

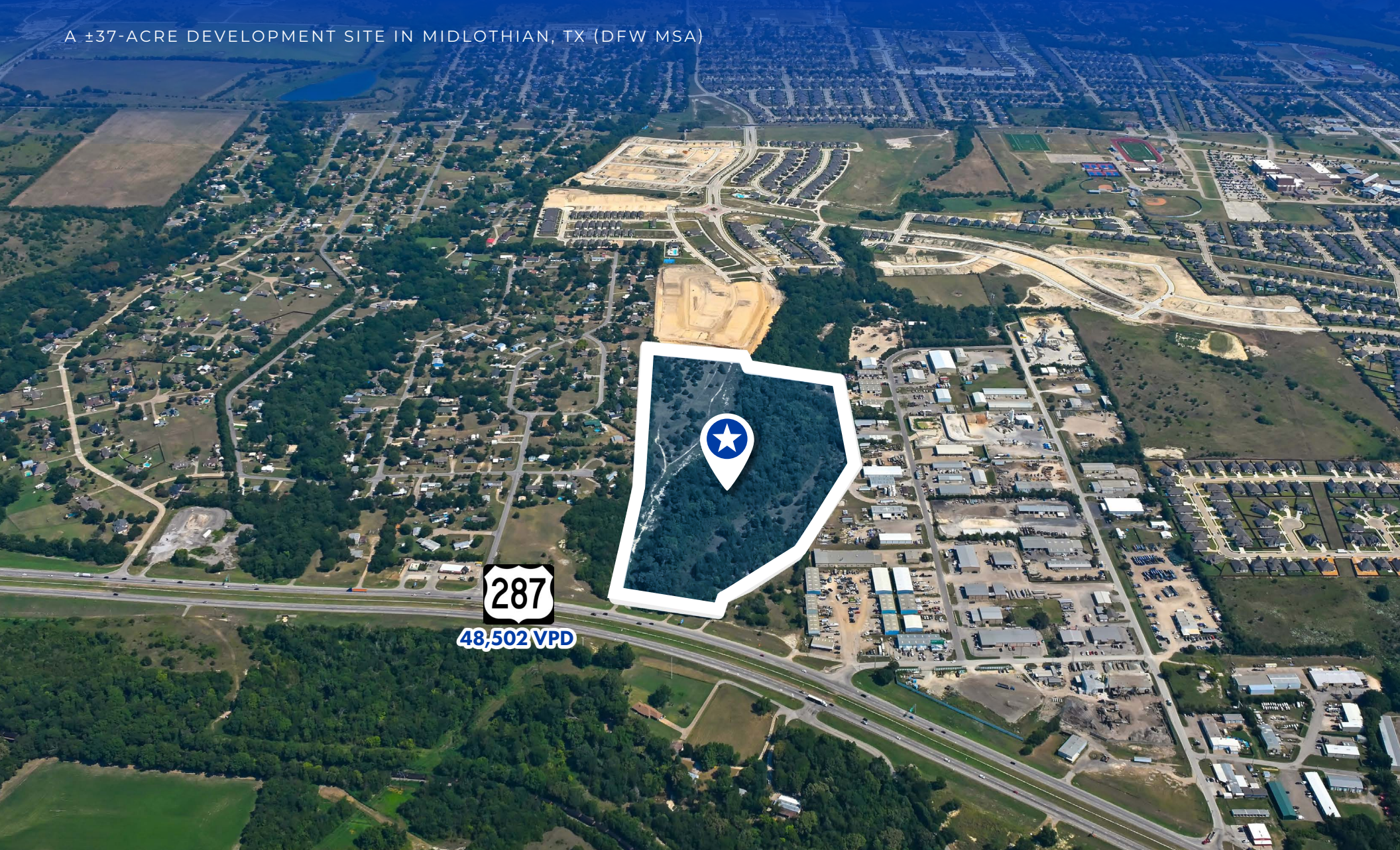
OFFERING MEMORANDUM



# Midlothian Commercial Development Site

NEC Hwy 287 and Future Onward Rd (East of Primrose Dr) | Midlothian, TX 76065

A ±37-ACRE DEVELOPMENT SITE IN MIDLOTHIAN, TX (DFW MSA)





### MIDLOTHIAN COMMERCIAL DEVELOPMENT SITE PROJECT LEADS

**WILLIAM ROSATTI, CCIM**

Senior Associate  
972.455.4922  
wrosatti@northmarq.com

**SHRAVAN VIJALAPURAM**

Senior Associate  
972.455.1937  
svijalapuram@northmarq.com

*In Association with*  
**JOEL HEIKENFELD**  
TX Broker #535216

### NATIONAL DEVELOPMENT SERVICES

**SCOTT LAMONTAGNE**

National Director  
512.450.6820  
slamontagne@northmarq.com

**JEANNETTE JASON**

Senior Vice President  
813.254.4900  
jjason@northmarq.com

**DIANE SOGAL**

Vice President  
512.450.6822  
dsogal@northmarq.com

**ALAN SPERLING**

Vice President  
561.702.0202  
asperling@northmarq.com

**LINDSEY FAHEY**

Vice President  
303.225.2139  
lfahey@northmarq.com

**WILL BAUGHER**

Vice President  
410.296.0704  
wbaugher@northmarq.com

**ALEXANDRA STOELZLE**

Vice President  
801.947.4708  
astoelzle@northmarq.com

**CHASE GARDNER**

Associate Vice President  
512.450.6817  
csgardner@northmarq.com

**WILLIAM ROSATTI, CCIM**

Senior Associate  
972.455.4922  
wrosatti@northmarq.com

**SHRAVAN VIJALAPURAM**

Senior Associate  
972.455.1937  
svijalapuram@northmarq.com

**LOGAN PHILLIPS**

Senior Associate  
704.258.1790  
lphillips@northmarq.com

**VIKAAS PATNI**

Senior Associate  
513.828.6252  
vpatni@northmarq.com

**CONNOR COOK**

Associate  
713.333.8821  
ccook@northmarq.com

**ALEX SCHMIDT-FELLNER**

Associate  
512.450.6809  
aschmidtfellner@northmarq.com

**IAN O'MAHONY**

Associate  
512.450.6801  
iomahony@northmarq.com

### DEBT + EQUITY

**MASON BROWER**

Vice President  
972.637.2173  
mbrower@northmarq.com

**KYLE SUMMERFORD**

Vice President  
972.637.2172  
ksummerford@northmarq.com

### DESIGN + CONSTRUCTION

**LGE DESIGN BUILD**

Ray Catlin  
469.498.0998  
rcatlin@lgedesignbuild.com

# Table of Contents



EXECUTIVE SUMMARY

04



INVESTMENT HIGHLIGHTS

08



LOCATION OVERVIEW

14



MAJOR EMPLOYERS

18



NOTABLE DEVELOPMENT PROJECTS

26



INDUSTRIAL SUBMARKET OVERVIEW

30

# 01

# EXECUTIVE SUMMARY




# Executive Summary

## Midlothian Commercial Development Site

Northmarq is pleased to present the **Midlothian Commercial Development Site**, a ±37-acre development opportunity located at the NEC of Highway 287 and Future Onward Road, just east of Primrose Drive, in the rapidly expanding city of Midlothian, Texas (DFW MSA). The property offers excellent regional connectivity via Highway 287, providing direct access to Dallas, Fort Worth, Arlington, Mansfield, and Waxahachie, while sitting within a dynamic industrial and commercial corridor that continues to attract significant corporate investment.

Midlothian has emerged as one of North Texas' premier industrial hubs, supported by a robust infrastructure network and the presence of major employers. Notable operators in the area include Google, which operates a 375-acre data center campus in Midlothian, with another under development in nearby Red Oak, and Oncor, which recently completed a 422,000 SF build-to-suit facility developed by KDC. Additional employers such as Target, QuikTrip, Gerdaу Ameristeel, Home Zone, SunOpta, and Mouser Electronics further strengthen the employment base and industrial ecosystem.

The site also benefits from proximity to a skilled and growing labor pool, supported by educational institutions including Navarro College and the planned Texas State Technical College campus in Midlothian. The area is also served by Midlothian Independent School District, a highly regarded district that attracts families and supports long-term residential and commercial demand. Healthcare anchors such as Baylor Scott & White and Methodist Health System add further regional stability and growth potential. With its strategic location along Highway 287, and strong demand from industrial growth and corporate investment, the site represents a rare opportunity for commercial development in one of the fastest-growing submarkets in North Texas.



**±37.13 AC**  
Total Acreage



**Industrial / Flex / Self-Storage**  
Projected Site Use



**PD-107**  
Zoning



# 02

# INVESTMENT HIGHLIGHTS



# Midlothian Commercial Development Site

## Site Description

### PROPERTY SUMMARY

ADDRESS	NEC Hwy 287 and Primrose Dr Midlothian, TX 76065
OFFERING PRICE	To Be Determined by Market
TERMS	All Cash
ACREAGE	±37.13
PARCEL ID NUMBER	227463
TAX RATE	2.030892%
COUNTY	Ellis
SUBMARKET	Arlington-Mansfield-Midlothian
CURRENT USE	Raw Land
PROJECTED SITE USE	Industrial, Flex, or Self-Storage
ZONING	PD-107
SCHOOL DISTRICT	Midlothian Independent School District
East Hwy 287 & Primrose Dr	48,502 VPD

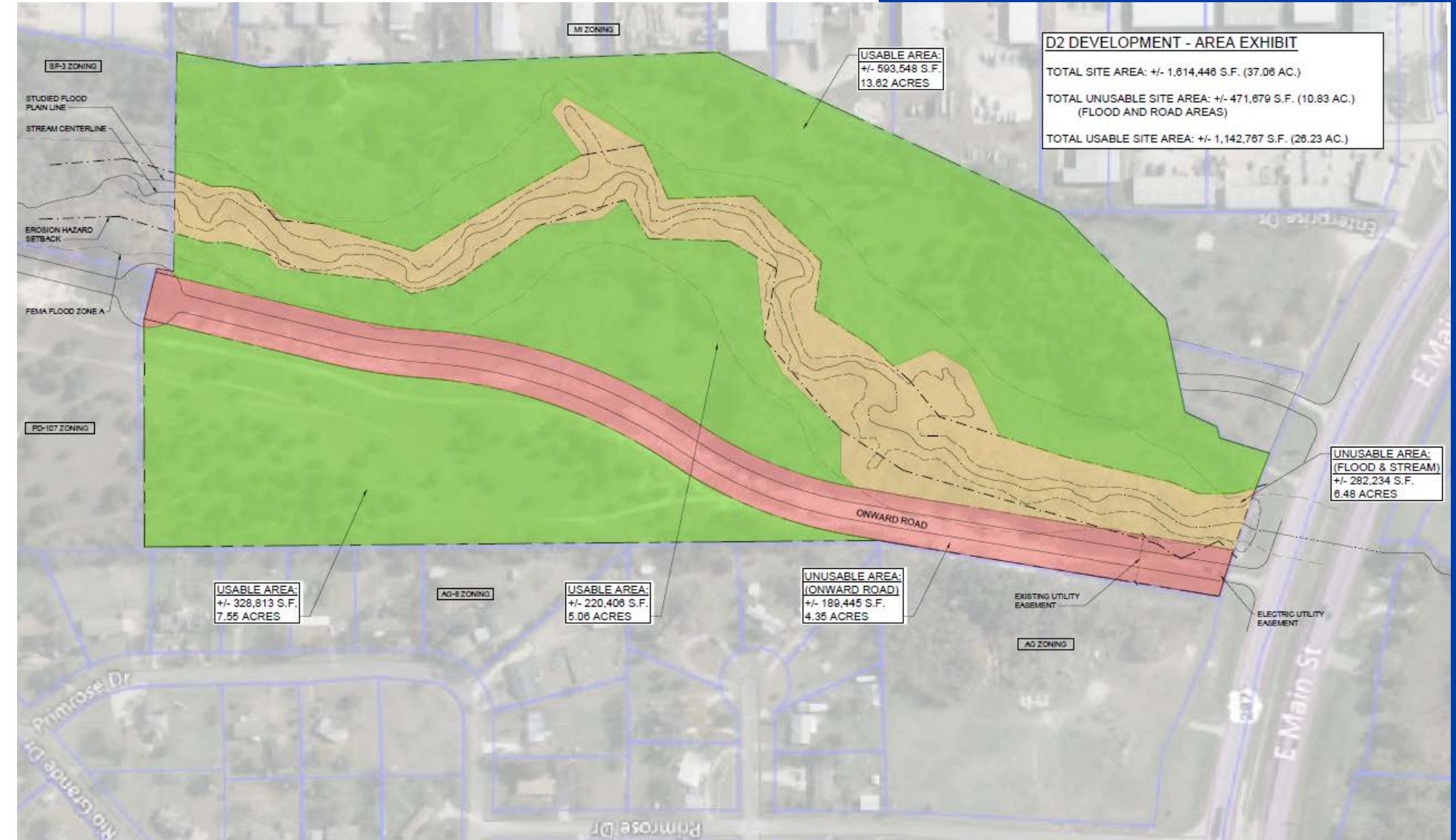
### UTILITIES PROVIDER LOCATION

WATER / WASTEWATER	City of Midlothian	On-Site
ELECTRIC	Oncor	On-Site

### TAX GRID

ELLIS COUNTY	0.273992%
MIDLOTHIAN ISD	1.106900%
CITY OF MIDLOTHIAN	0.650000%
<b>TOTAL TAX RATE</b>	<b>2.030892%</b>

# Development Area Exhibit



# Midlothian, Texas *Demographics*

5 Mile Radius



**42,564**

Population



**14,196**

Households



**3.1%**

YoY Unemployment Rate  
(Healthy North Texas)



**\$121,071**

Average Income



# Midlothian, Texas *Market Statistics*



The city maintains over 1,500 acres of parks and green space, with Mockingbird Nature Park as a hub for birdwatching and nature photography



The hit TV series *The Chosen* established its permanent production home in Midlothian, Texas, where it built a full-scale biblical village set and studio at Camp Hoblitzelle

## WORKFORCE

**4.96%**

YOY EMPLOYMENT GROWTH

**3**

TOP INDUSTRIES



HEALTHCARE



EDUCATION



MANUFACTURING

# 03

# LOCATION OVERVIEW



# Midlothian, TX

(DFW MSA)

Midlothian, Texas is a high-growth city located approximately 25 miles south of Downtown Dallas, offering exceptional regional connectivity via US 67 and US 287. With a rapidly expanding population, strong economic fundamentals, and a high-performing public school system through Midlothian ISD that attracts families and supports long-term residential and workforce growth, the city has emerged as one of the most dynamic industrial hubs within the Dallas-Fort Worth Metroplex. Midlothian continues to attract institutional capital and major employers drawn to its strategic location, business-friendly environment, and expanding infrastructure.

The market is anchored by a robust and diversified employment base, with notable industrial users including Google, which operates a 375-acre data center in Midlothian— one of only 19 nationwide—as well as Target, QuikTrip, SunOpta, Gerdau Ameristeel, and Mouser Electronics. Recent large-scale industrial projects underscore the area’s momentum: Oncor completed a 422,000-square-foot build-to-suit facility on a 60-acre site, while Home Zone delivered a 740,000-square-foot, \$44 million distribution center. These commitments highlight the region’s ability to support modern logistics, manufacturing, and large-format distribution.

Backed by continued infrastructure investment, a skilled and growing labor force, and a school district consistently recognized for academic excellence and community engagement, Midlothian is positioned as a premier industrial growth corridor. Rising barriers to entry, coupled with sustained public and private investment, reinforce long-term value for logistics, distribution, and advanced manufacturing users seeking scale within one of the nation’s fastest-growing regions.



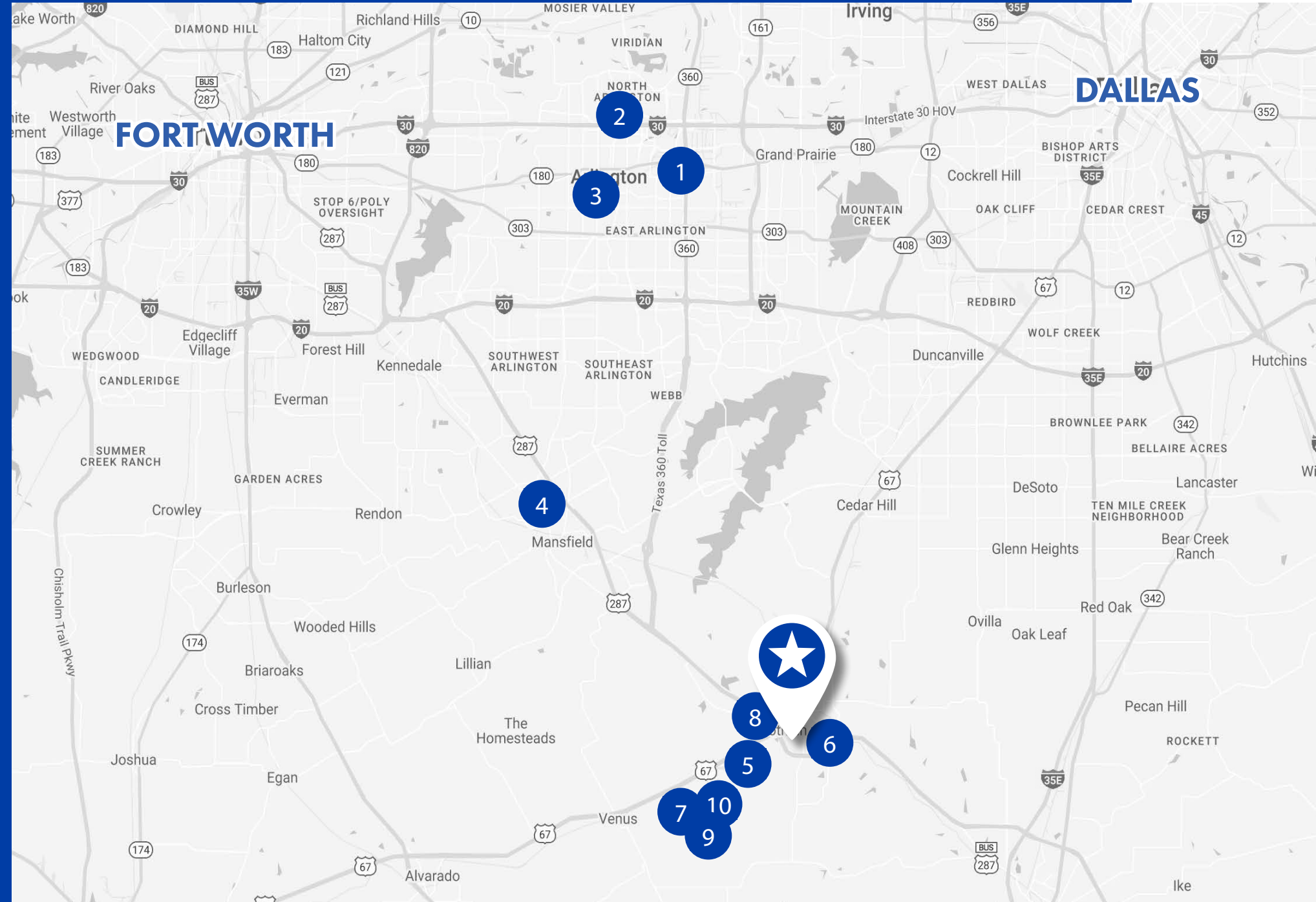
04

MAJOR  
EMPLOYERS



# Major Employers

#	EMPLOYER	EMPLOYEES	DISTANCE FROM SITE
1	General Motors	8,919	25 minutes
2	Texas Health Resources	6,619	30 minutes
3	University of Texas at Arlington	5,600	31 minutes
4	Mouser Electronics	2,000+	18 minutes
5	Gerdau Ameristeel	1,015	9 minutes
6	Baylor Scott & White	1,000+	5 minutes
7	Target Distribution Center	750	12 minutes
8	Home Zone Distribution Center	245	8 minutes
9	SunOpta	180	13 minutes
10	QuikTrip Distribution Center	150+	14 minutes





## Manufacturing & Distribution

General Motors maintains a strong footprint in the southern DFW Metroplex, with major operations in nearby Arlington and supporting facilities throughout the region. GM's Arlington Assembly Plant—less than 30 minutes away—serves as a key regional employer and manufacturing hub, producing full-size SUVs for global markets. The plant supports thousands of jobs and fuels a robust network of parts suppliers and logistics partners throughout Ellis and Tarrant counties. This proximity enhances Midlothian's appeal to industrial developers and logistics users seeking to align with automotive manufacturing supply chains, as well as employees targeting a lower cost of living.



## Technology & Electronics

Headquartered just 20 minutes north in Mansfield, Mouser Electronics is a global distributor of semiconductors and electronic components serving over 600,000 customers in more than 220 countries. With a state-of-the-art campus spanning over 1 million square feet and employing more than 2,000 people, Mouser is a major contributor to the regional tech and logistics economy. Its presence adds significant depth to the local industrial base and strengthens Midlothian's positioning for advanced distribution, e-commerce fulfillment, and tech-adjacent employment. Mouser's continuous growth reinforces the region's attractiveness to global corporations seeking central U.S. logistics advantages.



## Education & Development

The University of Texas at Arlington (UTA), located approximately 30 minutes north of Midlothian, is a Tier 1 research institution with more than 40,000 students. UTA's strong engineering, business, and healthcare programs directly support workforce development across North Texas. For Midlothian, UTA serves as a key academic partner and talent pipeline, helping to attract employers seeking access to a skilled labor force. The university's continued investment in research and innovation adds value to the broader region and complements Midlothian's long-term vision of economic and educational advancement.



05

NOTABLE  
DEVELOPMENT  
PROJECTS



# NOTABLE DEVELOPMENT PROJECTS



06

INDUSTRIAL  
SUBMARKET  
OVERVIEW



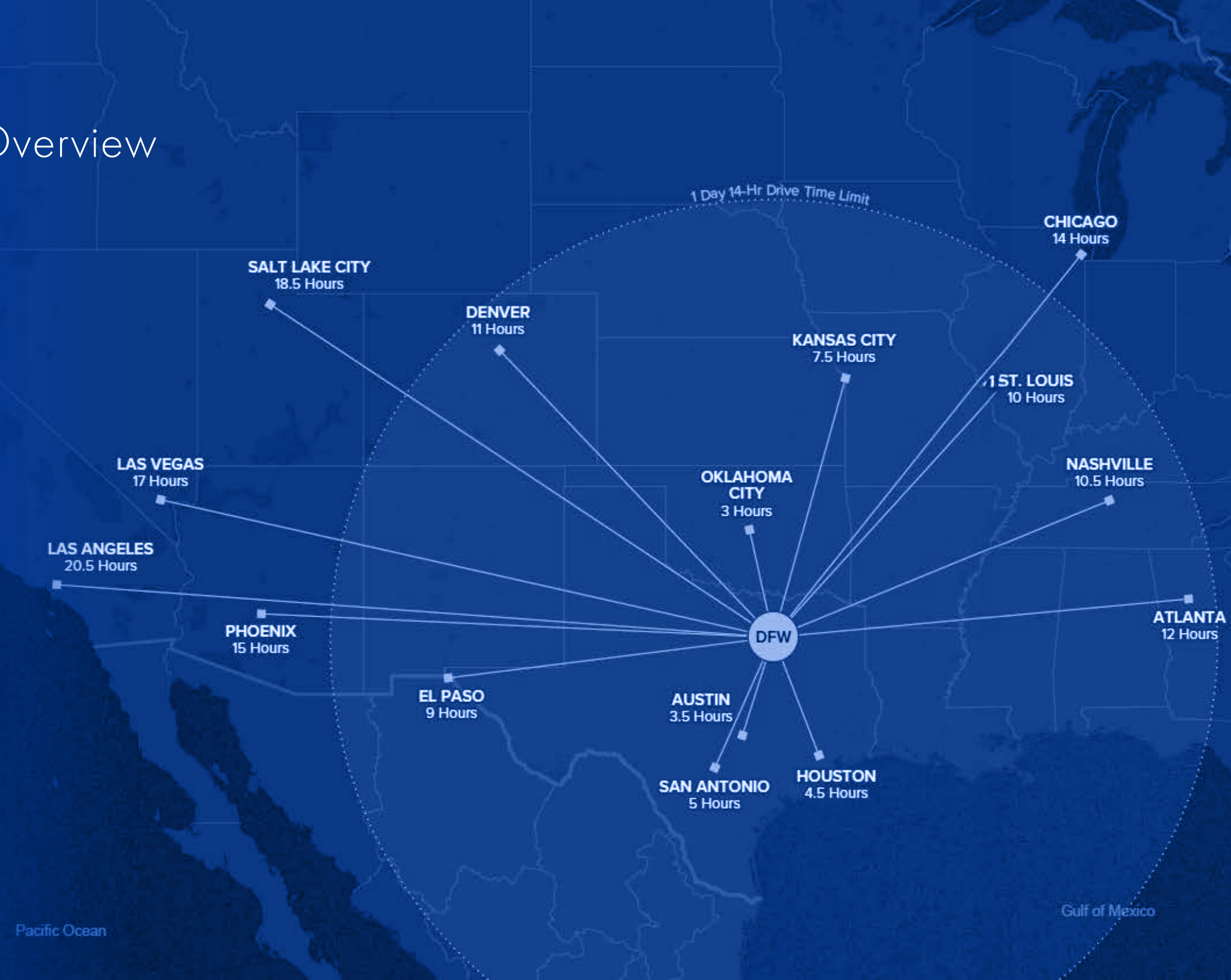
# Industrial Submarket Overview

## Regional Hub Driving Strong Industrial Demand

The Dallas-Fort Worth industrial market stands as one of the nation's premier logistics and distribution hubs, centrally positioned to connect the Central U.S. with major corridors including Los Angeles/Inland Empire, Chicago, Atlanta, and the East Coast. Within this thriving ecosystem, Midlothian and Ellis County are quickly emerging as a key growth corridor for modern industrial users.

Located at the intersection of US 67, US 287, and I-35, the area delivers unmatched connectivity and efficiency. Expanding infrastructure, direct access to rail and interstate networks, and proximity to DFW International Airport create a seamless link to both regional and national distribution channels. Coupled with a rapidly growing labor pool and strong population growth across southern DFW, Ellis County offers the ideal balance of space, accessibility, and opportunity.

These advantages have made Midlothian and Ellis County a magnet for institutional capital and national tenants, reinforcing their position as one of the Metroplex's most compelling industrial submarkets and a powerful complement to DFW's role as the country's leading distribution hub.



# Southwest Dallas/US-67 Industrial Submarket Overview

The SW Dallas/US 67 industrial submarket continues to demonstrate resilient fundamentals, with tenants absorbing 3.3M SF over the past year while developers delivered 1.3M SF. This strong demand has driven the vacancy rate down to 8.1%, even as more than 3.2M SF remains available.

Leasing activity is concentrated in large-scale industrial facilities, including a recently transacted 852,000 SF property in the RailPort distribution center and a 1.1M SF logistics facility at High Point 67 fully leased to Pratt Industries.

While new construction has slowed significantly—with just 17,000 SF currently underway compared to a five-year peak of 8.3M SF—the market continues to support rent growth. Asking rents rose 3.3% year-over-year, highlighting the submarket's long-term value as a logistics hub serving DFW and national distribution networks.

**3.3M SF**

12-Month Net Absorption

**1.3M SF**

12-Month Deliveries

**8.1%**

Current Vacancy Rate

**3.3%**

Market Asking Rent Growth

\*Costar Market Report



## MIDLOTHIAN COMMERCIAL DEVELOPMENT SITE PROJECT LEADS

### **WILLIAM ROSATTI, CCIM**

Senior Associate  
972.455.4922  
wrosatti@northmarq.com

### **SHRAVAN VIJALAPURAM**

Senior Associate  
972.455.1937  
svijalapuram@northmarq.com

*In Association with*

**JOEL HEIKENFELD**  
TX Broker #535216

## NATIONAL DEVELOPMENT SERVICES

### **SCOTT LAMONTAGNE**

National Director  
512.450.6820  
slamontagne@northmarq.com

### **JEANNETTE JASON**

Senior Vice President  
813.254.4900  
jjason@northmarq.com

### **DIANE SOGAL**

Vice President  
512.450.6822  
dsogal@northmarq.com

### **ALAN SPERLING**

Vice President  
561.702.0202  
asperling@northmarq.com

### **LINDSEY FAHEY**

Vice President  
303.225.2139  
lfahey@northmarq.com

### **WILL BAUGHER**

Vice President  
410.296.0704  
wbaugher@northmarq.com

### **ALEXANDRA STOELZLE**

Vice President  
801.947.4708  
astoelzle@northmarq.com

### **CHASE GARDNER**

Associate Vice President  
512.450.6817  
csgardner@northmarq.com

### **WILLIAM ROSATTI, CCIM**

Senior Associate  
972.455.4922  
wrosatti@northmarq.com

### **SHRAVAN VIJALAPURAM**

Senior Associate  
972.455.1937  
svijalapuram@northmarq.com

### **LOGAN PHILLIPS**

Senior Associate  
704.258.1790  
lphillips@northmarq.com

### **VIKAAS PATNI**

Senior Associate  
513.828.6252  
vpatni@northmarq.com

### **CONNOR COOK**

Associate  
713.333.8821  
ccook@northmarq.com

### **ALEX SCHMIDT-FELLNER**

Associate  
512.450.6809  
aschmidtfellner@northmarq.com

### **IAN O'MAHONY**

Associate  
512.450.6801  
iomahony@northmarq.com

## DEBT + EQUITY

### **MASON BROWER**

Vice President  
972.637.2173  
mbrower@northmarq.com

### **KYLE SUMMERFORD**

Vice President  
972.637.2172  
ksummerford@northmarq.com

### **LGE DESIGN BUILD**

Ray Catlin  
469.498.0998  
rcatlin@lgedesignbuild.com

## DESIGN + CONSTRUCTION

## EXCLUSIVE REPRESENTATION

Northmarq is exclusively representing the seller in the disposition of **Midlothian Commercial Development Site**.

## OFFERING STRUCTURE

**Midlothian Commercial Development Site** is going to market with an unlisted purchase price and the Property shall be subject to bid or offer.

## ALL OFFERS SHOULD INCLUDE:

- Proposed purchase price
- Amount of earnest money, amount non-refundable
- Summary of closed transactions with references
- Timing for inspection period and closing
- Source of funds for the acquisition
- Development plans

## COMMUNICATION

All communications, inquiries and requests should be addressed to the Northmarq Team, as representatives of The Landowner. The Landowner at the property should not be directly contacted. The Landowner reserves the right to remove property from the market. The Landowner expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any given time or to extend the deadlines set forth in the time schedule.

## DISCLAIMER

This Offering Memorandum has been prepared solely for informational purposes to assist prospective investors in evaluating a potential real estate investment opportunity. Northmarq makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, completeness, accuracy, reliability, and fitness for any particular purpose. This document does not constitute an offer to sell or a solicitation of an offer to buy any securities, nor shall it be construed as investment, legal, or tax advice. Prospective investors are encouraged to conduct their own independent due diligence and consult with their financial, legal, and tax advisors before making any investment decisions. The projections, assumptions, and forward-looking statements included in this memorandum are for illustrative purposes only and are subject to significant uncertainties and risks. Actual results may differ materially from those expressed or implied. Past performance is not indicative of future results. By accepting this memorandum, the recipient agrees to keep its contents confidential and not to disclose or reproduce it, in whole or in part, without prior written consent. Neither the property owner nor any of its affiliates shall be liable for any loss or damage arising from reliance on the information contained herein. **ANY RELIANCE ON THE CONTENT OF THIS OFFERING MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

© 2026. All rights reserved.

# INFORMATION ABOUT BROKERAGE SERVICES



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Northmarq Multifamily, LLC</b>	<b>9007806</b>	<b>jheikenfeld@northmarq.com</b>	<b>(972)455-1942</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joel Heikenfeld</b>	<b>535216</b>	<b>jheikenfeld@northmarq.com</b>	<b>(214)632-5709</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Scott D. Lamontagne</b>	<b>509323</b>	<b>slamontagne@northmarq.com</b>	<b>(512)450-6820</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>William Rosatti, CCIM</b>	<b>657149</b>	<b>wrosatti@northmarq.com</b>	<b>(972) 455-4922</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

