



RAILPORTSM





DISTANCES TO MIDLOTHIAN:

From	Miles
Downtown Dallas	24
Downtown Ft. Worth	27
Grand Prairie	15
Arlington	19
DFW Airport	29

RAILPORT is a 1,700-acre TXI rail served business park development south of the Dallas/Fort Worth Metroplex.

■ LOCATION

Midlothian, Texas (Ellis County)

Centrally Located to Metroplex (Dallas/Fort Worth)

24 miles south of Dallas; 27 miles southeast of Fort Worth

South of TXI Chaparral; Highway 67 runs along the west side of the property.

■ SIZE

1,700 acres

Various parcels and sizes available

5-200 acres

■ ZONING

Heavy to light industrial and commercial

■ ACCESS

Major thoroughfare access from Highway 67 and Highway 287

Easy access to IH-35, IH-45, I-20, US-67 and SH-360

30 minutes from Dallas/Fort Worth International Airport and Love Field

COMPETITIVE ADVANTAGES

■ FREEPORT TAX EXEMPTION

City of Midlothian
Midlothian Independent School District
Ellis County

■ ELECTRIC ENERGY DELIVERY

TXU Electric Delivery
Loop Feed Electrical Distribution

■ DUAL SOURCE GAS SERVICE

ATMOS Energy Gas Pipeline – X System
North Texas Pipeline

■ GAS TRANSMISSION CAPACITY

250,000 MMBtu/day Available
8" Distribution Line in Place
12" Distribution Line Available

■ DUAL RAIL SERVICE

BNSF and Union Pacific

■ INDUSTRIAL GASES

Air Products and Chemical, Inc.

■ LOW TAX RATES

Ellis County:	\$0.34950
Midlothian, City:	\$0.65795
Midlothian ISD:	\$1.69750
	<hr/>
TOTAL	\$2.70495

Tax Rate (Per \$100 assessed Value) as of 10/06

■ TEXAS ENTERPRISE ZONE

■ TELECOMMUNICATION

SBC (Digital and Fiber Optic)
Williams Communication (Fiber Optic)

■ CONTROLLED DEVELOPMENT ENVIRONMENT

Owners Association
Covenants, Conditions, and Restrictions

■ INFRASTRUCTURE

■ ROADS - EXTERNAL

US Hwy 67 & RailPort Parkway

- Current – Traffic Signal
- Grade Separation 2006/2007

US Hwy 67

- 4-Lanes Divided

US Hwy 287

- Bypass 2006
- 4 Lanes Divided

■ Roads - Internal

48' width
Concrete, curb and gutter
Lighted
Engineered for WB-50 Tractor Trailers

■ Water

12' Loop Distribution System
300' Fire Hydrant Spacing

■ Sanitary Sewer

Gravity Flow System
Engineered for Industrial Processes
8" – 30" Lines

■ Storm Water Drainage

Underground Storm Water Collection System
Open Vegetated Channels

■ Landscaping

Fully landscaped medians and rights of way

COMMUNITY PROFILE

MIDLOTHIAN, TEXAS

TAXATION

Ellis County:	\$0.34999
Midlothian, City:	\$0.424040
Midlothian ISD:	\$1.764500
Other	<u>\$0.194156</u>
TOTAL	\$2.732695

Tax Rate (Per \$100 assessed Value) as of 10/04

UTILITIES

Electric Energy Delivery

TXU Electric Delivery	
Reliability	99.98564%
Voltage Transmission	69 KV
	138 KV
	345 KV

Natural Gas Transmission

TXU Gas
Atmos Energy

Water

City of Midlothian
Joe Pool Lake
Tarrant Regional Water District
Max Capacity is 13.9 MGD
Max Peak (to date) 9.0 MGD

Sanitary Sewer System

Mountain Creek Regional Wastewater
Treatment Plant
Trinity River Authority
Permitted Capacity 3.0 MGD

TELEPHONE

SBC Digital

TRANSPORTATION

Air Service

Midway Regional Airport
Dallas/Fort Worth International Airport
Dallas Love Field

Freight Carriers

Central Texas Freight Lines
Roadway, Tex-Pack
United Parcel Service
Consolidated Tex-Pack

Rail Service

Burlington Northern Santa Fe
Union Pacific Railroad

EDUCATION

Midlothian ISD

Public school operating budget \$40,347,643

	Schools	Enrollment
Elementary	4	1934
Intermediate	1	832
Middle/Jr. High	2	916
High School	1	1472
Private	2	100

CLIMATE

Annual average temperature: 65°
Monthly average high temperature: 96°
Monthly average low temperature: 35°
Annual average precipitation: 30.05"
Annual average snowfall: Trace
Elevation: 700'

WAGE DATA

	Entry Level	
	\$ Low	\$ High
Production Classification:		
Assembler, General	6.50	6.96
Electrician	16.47	17.42
Laborer, General	7.40	9.73
Machinist, General	10.63	15.18
Maintenance, General	12.29	16.60
Mechanic (Maintenance)	11.03	18.60
Truck Driver, Lt., any Ind.	10.26	13.68
Warehouse Worker	7.40	9.73
Welder, Production	11.65	16.91
Office, Clerical and Technical		
Accountant/Auditor	15.17	26.83
Computer Programmer	25.00	41.18
Customer Service Rep.	7.82	20.50
General Office Clerk	9.17	13.69
Key Data Entry Oper.	7.43	13.04
Secretarial	7.85	14.50
Shipping & Rec. Clerk	9.28	13.07

ECONOMIC DEVELOPMENT INCENTIVES

City/County Tax Abatements
Enterprise Zone
Industrial Development Bonds
Foreign Trade Zone
4A/4B Economic Development Sales Tax
Freeport Tax Exemptions/Grants

(All subject to minimum criteria and discretion of the various taxing entities and economic development concerns).

TXI Real Estate/Contact Info

TXI Real Estate is a creative leader in the planned business park concept initiating its first 1200-acre development in the shadow of downtown Dallas' skyline in 1954. World Industrial planning leaders began referring to Brookhollow Dallas as "the most significant development in America." TXI Real Estate has since established itself, as an innovator in balancing business needs with the preservation of nature. All of the Company's Brookhollow developments across the country are architectural monuments to this basic concept.

TXI is the largest producer of cement in Texas asna major producer I California. TXI is also the second-largest producer of structural steel beams in North America, and a significant supplier of steel bar, aggregate and concrete products. In addition, TXI is a leading North American recycling company. TXI is a publicly-traded company on the NYSE under the symbol TXI.

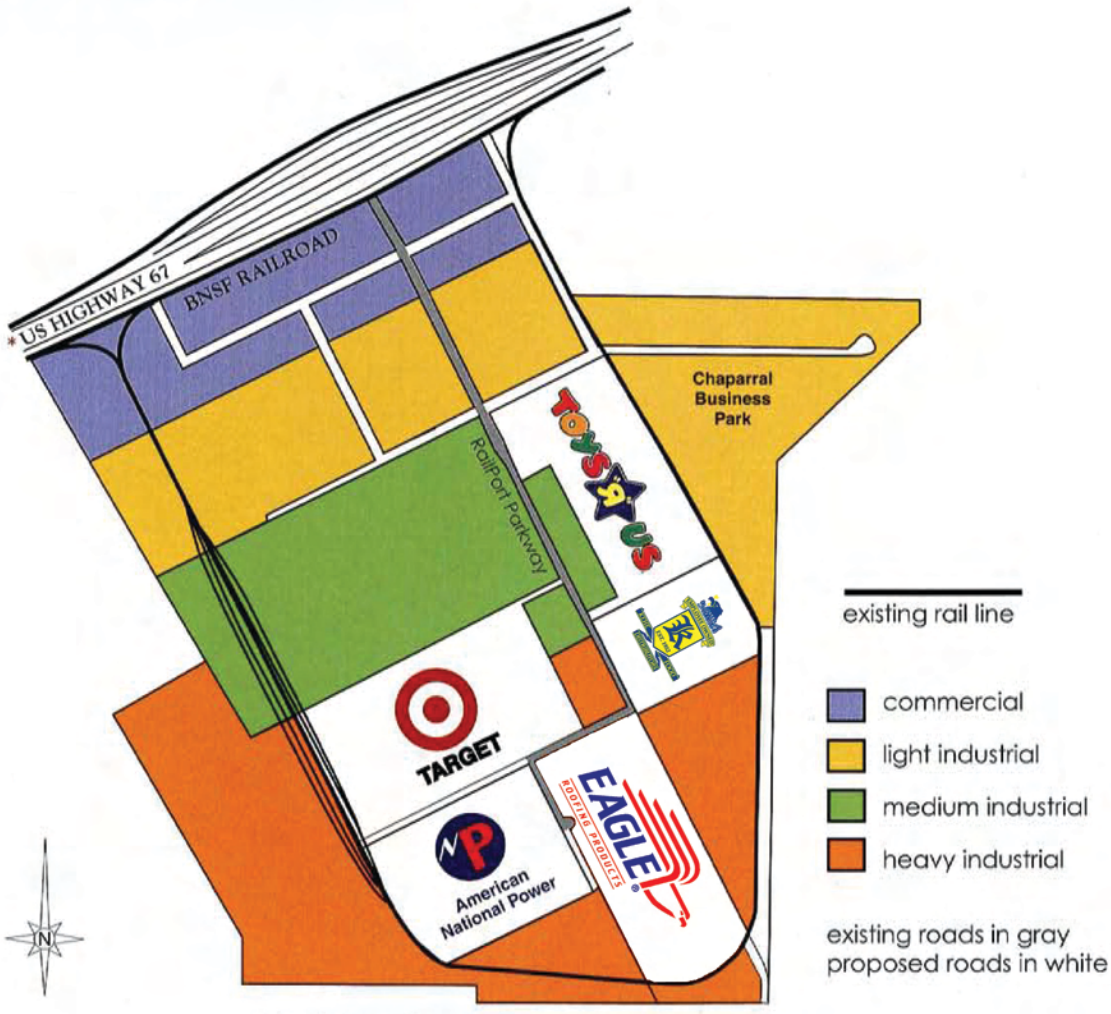
Beyond superior standards and commitment to landscaping, environmental systems and building finishes, there is no such thing as a typical TXI/Brookhollow "look". Each development is truly an original, whether it is a tree-lined park in Brookhollow/Arlington in Texas or mixed-use commercial development in Brookhollow West in Houston, Texas.

Meticulous planning makes this carefully tailored approach possible. Before a site plan is drawn, Brookhollow conducts extensive research to determine what features best fit the community. Real estate experts are consulted regarding current market conditions. Thus, value of client-investors' properties is never left to chance but is protected by exceptional foresight and superior location. In each TXI Real Estate development, convenient access to airports and major highways, as well as rail service, is a prerequisite.

Area Links:

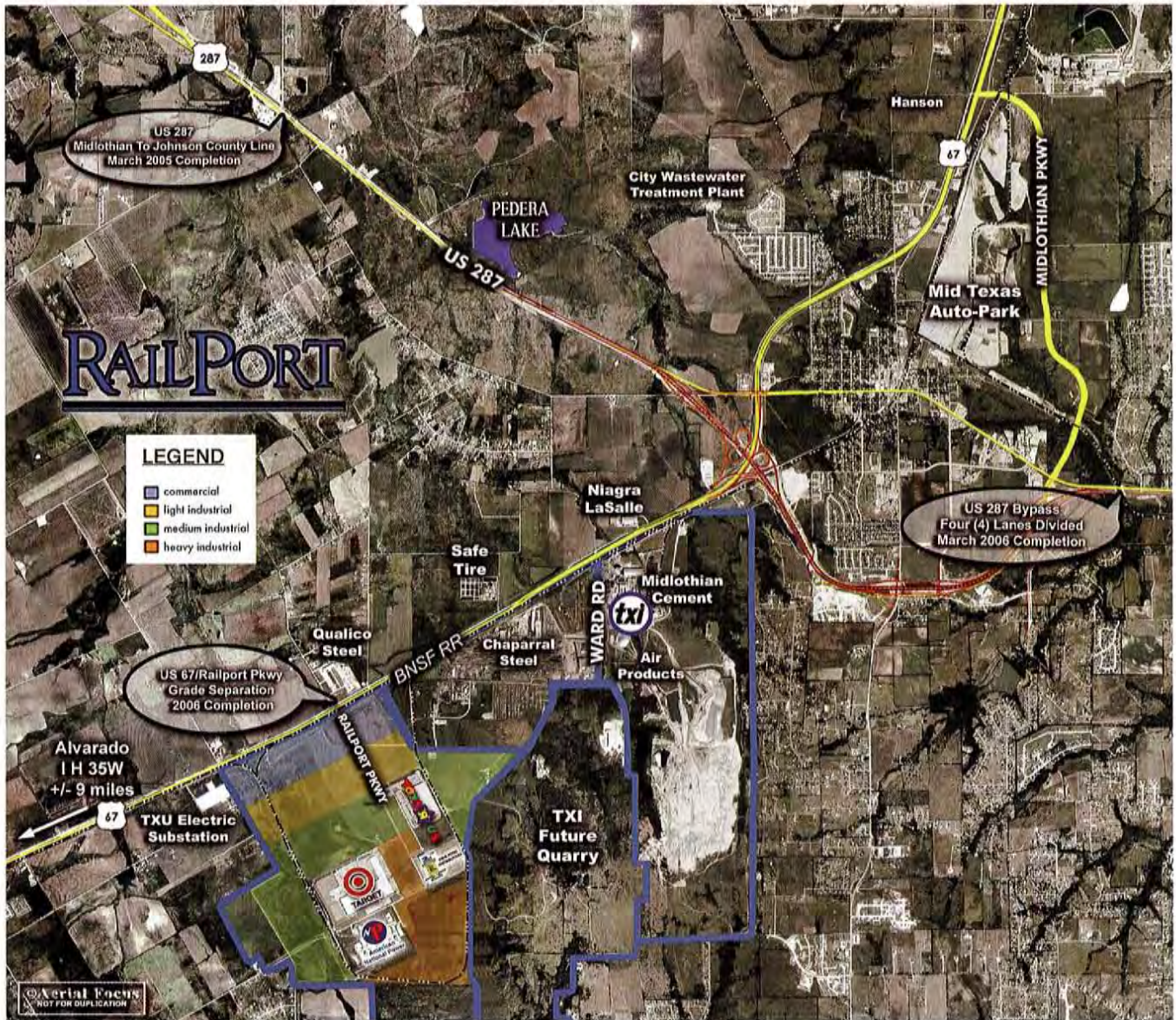
City of Midlothian	www.midlothian.tx.us
Midlothian Economic Development Corporation	www.CEDMidlothian.org
Midlothian Chamber of Commerce	www.midlothianchamber.org
Midlothian Independent School District	www.midlothian-isd.net
Ellis County Central Appraisal District	www.elliscad.org
Texas Department of Economic Development	www.tded.state.tx.us

Site Plan



* Grade Separation
US Hwy 67 - 2006

Aerial Photo - Area



Dallas Business Journal - March 3, 2003

<http://dallas.bizjournals.com/dallas/stories/2003/03/03/focus2.html>

From the February 28, 2003 print edition

Best New Development-Industrial

Target Distribution Center at RailPort: Midlothian wins hard-fought battle

Margaret Allen Staff Writer

MIDLOTHIAN — On Sept. 10, 2001, representatives of Minneapolis-based Target Corp. (NYSE:TGT) toured TXI Railport business park in the city of Midlothian.

The visit by Randy Danielson and Eric Engh of Minneapolis-based Ryan Cos. was part of an effort to scour the southern end of the Metroplex to find land for their client. Target was preparing to build a massive, \$50 million distribution center as part of a nationwide expansion.

The duo had looked at a number of sites, including one on the Fort Worth side of the Metroplex that they'd found especially to their liking.

But at 1,700-acre Railport, they found more than just a site — it was a complete package of zoning, infrastructure and faster permitting.

And that made all the difference, according to Dan McAuliffe, vice president of real estate marketing for Dallas-based industrial conglomerate Texas Industries Inc. (NYSE:TXI), the park's developer. He and Barry Bone represented TXI in the deal.

The giant retailer was ultimately convinced the Ellis County location was the right spot.

"The city of Midlothian is proactively courting industry and is willing to expedite all the processes in order to lure companies there," McAuliffe said. "The utilities were in place. The property was already zoned. The preliminary platting was already done. And later the permitting was expedited. Probably 75% of what Target needed was in place and ready to roll."

In spring 2004 Target will open the massive 1.35 million-square-foot distribution center, located on a 124-acre, \$5 million parcel. Construction of the facility marks the largest such center in the Metroplex. Target is only the third tenant at the giant, rail-served park,

which sits strategically midway between Dallas and Fort Worth at the transportation crossroads of U.S. highways 287 and 67.

When fully operational, the center will create 750 new full-time jobs in northern Ellis County. That will make the distribution center one of Midlothian's largest employers.

The steel and cement capital of Texas, Midlothian has three of the largest cement plants in the nation. TXI, with 1,400 employees, is the city's largest employer.

The new distribution center, expandable to 1.7 million square feet, will eventually put \$40 million in assessed value onto the city's property tax roles. At the same time, Target has a reputation for being a good corporate citizen, and Midlothian also was willing to roll out the red carpet for that.

With so much at stake in the hard-fought battle to close the deal, Railport and Midlothian sported a full entourage of city and state officials to attend a final presentation to Target's representatives. The group included the city's mayor, two members of the city council, Midlothian's city manager, as well as its fire chief and a state representative.

"The whole transaction was a real interesting demonstration of the impact a community can have on attracting business," said McAuliffe. "It really demonstrated to these guys that the community really wanted them."

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Concrete roof tile maker coming to Midlothian

High oil prices boost chance to challenge asphalt shingles

Dallas Business Journal - November 10, 2006

by [Margaret Allen](#)

Slowing home sales, even in the booming North Texas market, won't deter **Burlingame Industries Inc.** from building its first concrete roof tile manufacturing plant in Texas.

Family owned Burlingame, based in California, is expanding eastward and now wants to step more aggressively into Texas with a Midlothian plant.

Burlingame is drawn by the state's largely untapped residential market, which is dominated by asphalt shingles, and by Texas' housing market, which is stronger than other parts of the country, even during downturns.

"The only way we'll make inroads into the Dallas market is to take market share away from asphalt," said Kevin Burlingame, president of the company.

Burlingame Industries, which markets under the trade name Eagle Roofing Products, now sells relatively few tiles into Texas, mostly just West Texas. But the company has big plans.

"It could ultimately represent 20% of our business in five years' time," Burlingame said.

The company plans a three-phase plant construction: A 15,000-square-foot design center with offices and a training facility costing up to \$35 million, a 160,000-square-foot plant with four manufacturing lines and a second plant the same size, said Richard Jones, the company's chief financial officer.

With the first phase, Burlingame would employ as many as 250 people, Jones said. One plant produces 1.7 million squares of tile, or about enough for 57,000 homes a year, he said.

"We think the Dallas market is going to have to be developed because asphalt is a very popular shingle there," Jones said.

Construction will start in eight to 10 months, as the company completes its new plant near Orlando, Fla. Midlothian production should start sometime in 2007, Jones said. It will serve Texas and the surrounding states.

Burlingame Industries has shipped into Texas for years from one of its two Phoenix plants, Jones said. It has three plants in California.

About 92% of pitched-roof homes in North America have asphalt shingles, 6% have concrete and 2% use exotic roof materials, Burlingame said.

The industry's primary technical group, the Chicago-based **Tile Roofing Institute**, wants to double tiles' market share in the next five years, according to Jeanne Sheehy, TRI managing director. In the last five years, it had 60% total tile sales growth, Sheehy said.

In North Texas, concrete tile is rare except on homes valued at \$2 million and up. But high oil prices have pushed up the price of asphalt shingles, easing the price difference between those and more expensive concrete, which still has higher shipping and installation. Any roof built to code will support concrete tiles, which weigh 10 pounds each compared with asphalt's two pounds.

"The only way to sell volumes of this is to capitalize on demand for modest-priced homes," Burlingame said. "We have to price it for installation on a home anyone could afford."

The biggest challenge in Texas, where concrete isn't the norm, will be developing experienced installers.

TRI, which in 2006 launched its certified installer training program, will hold its first two-day training event in Texas in 2007, probably in the Dallas area, Sheehy said.

Burlingame will build its plant on 50 acres in TXI's 1,700-acre RailPort industrial park for its proximity to the cluster of cement manufacturers there.

Midlothian extended tax abatements to 75% in the first two years and 45% in the next six. Ellis County abated 55% of taxes for seven years, according to Frank Viso, executive director, **Midlothian Economic Development Corp.**

"One of the best things we liked about them was their benefits for their employees," Viso said.

Jones said the company has a full benefit package for employees.

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