



RAILPORT<sup>SM</sup>

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## 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:	\$0.393599
Midlothian, City:	\$0.650000
Midlothian ISD:	\$1.3975
	<hr/>
TOTAL	\$2.441099

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

## ■ TEXAS ENTERPRISE ZONE

## ■ TELECOMMUNICATION

AT&T (Digital and 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:	\$0.393599
Midlothian, City:	\$0.650000
Midlothian ISD:	\$1.397500
<b>TOTAL</b>	<b>\$2.441099</b>

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

AT&T 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 \$60,221,183

	Schools	Enrollment
Elementary	6	3,425
Middle/Jr. High	2	1,798
High School	1	2,314

### 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
<b>Production Classification:</b>		
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
<b>Office, Clerical and Technical</b>		
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.

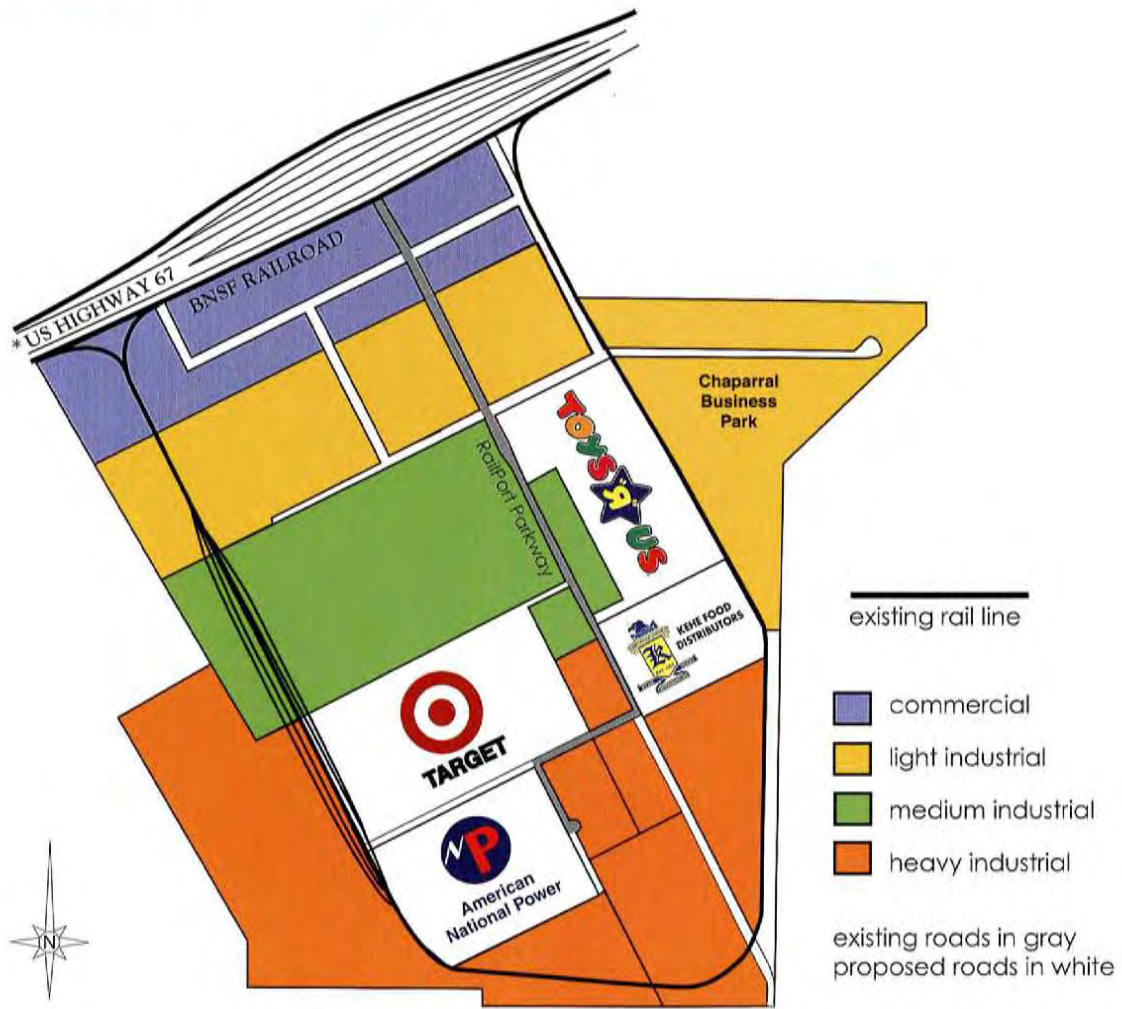
Beyond superior standards and commitment to landscaping, environmental systems and building finishes, there is no such thing as a typical TXI/Brookhollow "look". Each development is truly an original, whether it is a tree-lined park in Brookhollow/Arlington in Texas or mixed-use commercial development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

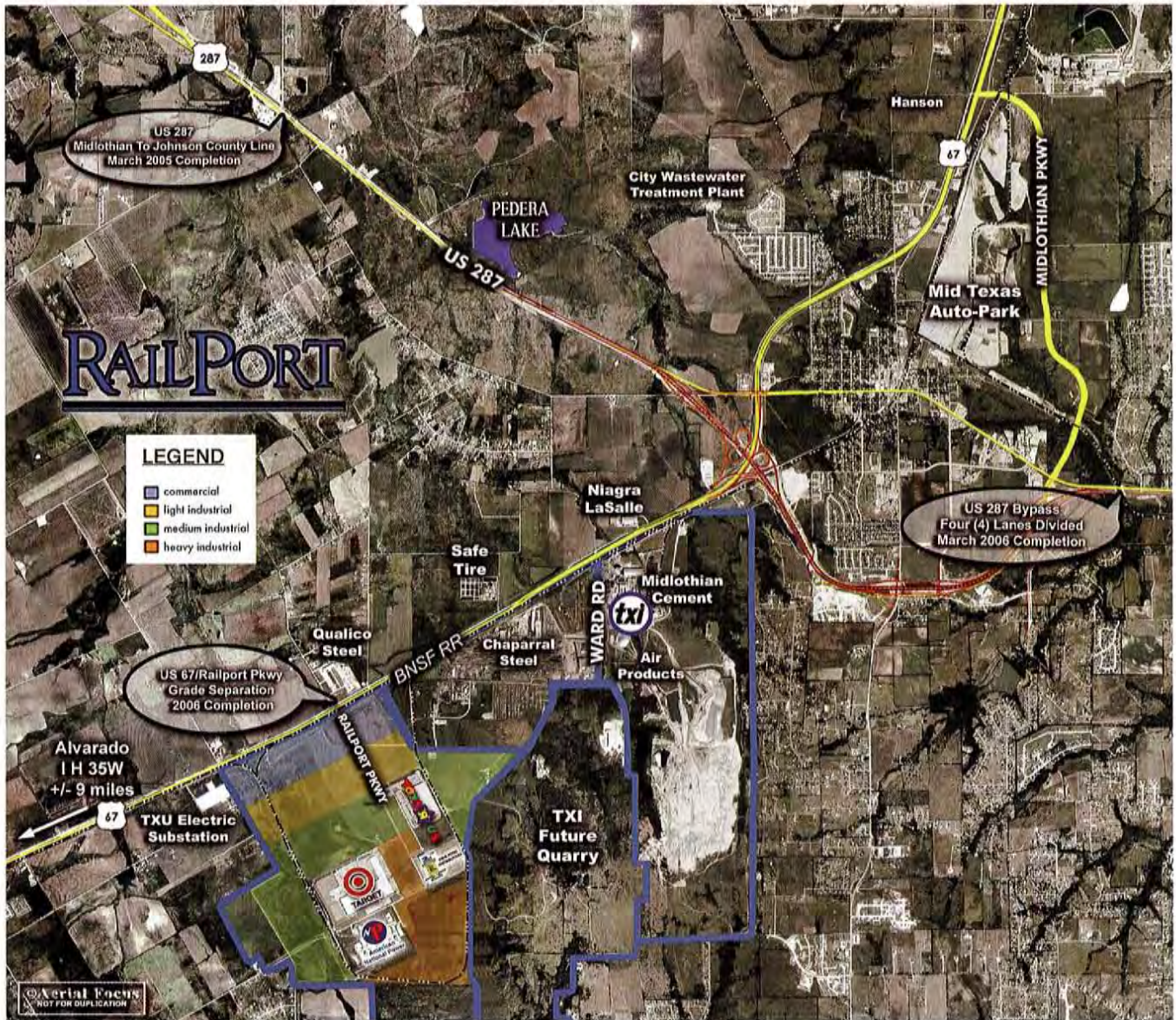
City of Midlothian	<a href="http://www.midlothian.tx.us">www.midlothian.tx.us</a>
Midlothian Economic Development Corporation	<a href="http://www.midlothian-texas.org">www.midlothian-texas.org</a>
Midlothian Chamber of Commerce	<a href="http://www.midlothianchamber.org">www.midlothianchamber.org</a>
Midlothian Independent School District	<a href="http://www.midlothian-isd.net">www.midlothian-isd.net</a>
Ellis County Central Appraisal District	<a href="http://www.elliscad.org">www.elliscad.org</a>
Texas Department of Economic Development	<a href="http://www.tded.state.tx.us">www.tded.state.tx.us</a>

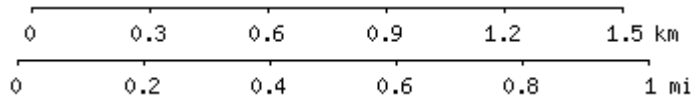
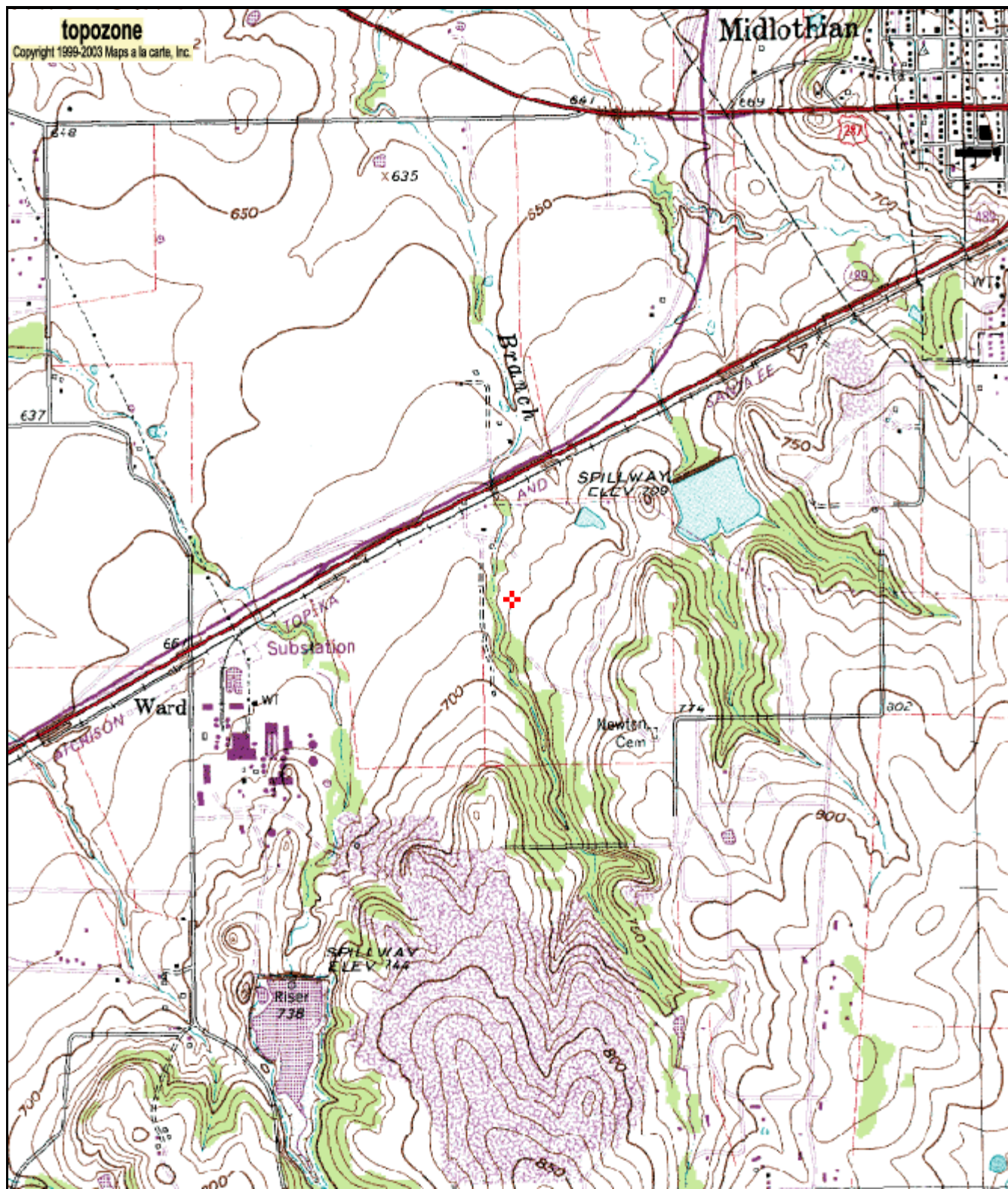
# Site Plan



\* Grade Separation  
US Hwy 67 - 2006

# Aerial Photo - Area





UTM 14 686417E 3593784N (NAD27)  
**USGS Venus (TX) Quadrangle**  
 Projection is UTM Zone 14 NAD83 Datum

M=4.602  
 G=1.065

**For additional information, please contact**

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