

LAND FOR SALE



W Highway 287 & Rex Odum Road
Midlothian & Waxahachie TX



OFFERING SUMMARY

SALE PRICE:	Tract 1: \$20,353,410
	Tract 2: \$10,383,037
	Tract 3: \$3,787,553
	Total: \$34,523,553
LOT SIZE:	Tract 1: 89 acres
	Tract 2: 291.04 acres
	Tract 3: 90 acres
	Total acres: 470.04
ZONING:	Pre-zoning "Corporate Module"
PRICE / SF:	Tract 1: \$5.25 sf
	Tract 2: \$.82 sf
	Tract 3: \$.97 sf
	Blended Total \$ per sf: \$1.69 sf

PROPERTY OVERVIEW

470 Acres of rolling Ellis County pastureland has been owned by the Grimes Family since 1881. The three (3) noncontiguous tracts are the remnant of the original working farm after the surrender of its' 243 Acre core for construction of Midway Regional Airport in 1986. Of note should be the construction of the 966 Acre Diamond J Ranch Estates to the immediate west, the current service road up-grade of US Highway 287, planned municipal collector road access to Tract 2 and the five (5) year expansion plan of Midway Regional Airport.

- New Hospitals: Baylor Scott White, Waxahachie and Methodist Medical Center, Midlothian
- New Housing: Diamond J Ranch Estates, 966 Acres & 2700 residential lots
- New Jobs: Google Data Center and Regional Headquarters, Midlothian
- Improved Air Transit: Midway Regional Airport Expansion Plans
- Improved Highways: TxDOT Service Road Additions to US 287 through Ellis County from Mansfield to Ennis
- New Boulevard: City of Waxahachie Thoroughfare Plan (Longbranch Road widening and extension south to US 287)
- New Roads: City of Midlothian Thoroughfare Plan (Unnamed collector roads connecting Longbranch to Walnut Grove through properties)
- City of Waxahachie Comprehensive Plan improvements
- Envision Midlothian Comprehensive Plan improvements

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PROPERTY DESCRIPTION

Tract 1: Located at the northwest corner of Rex Odum Drive and US 287, the property rises from the highway to present future construction prominently to traffic between Midlothian and Waxahachie. Currently under cultivation, the property is bounded on the west by North Prong Creek and Creekside Church and Diamond J Ranch to the north. Future municipal roads will connect to 966 Acre Diamond J Ranch estates. Immediate access to Midway Regional Airport VIA Rex Odom Drive. 89 ACRES | \$20,353,410.0 | \$228,690.00 AC | \$5.25 PSF



PROPERTY DESCRIPTION

Tract 2: The largest of the three, T2 is located between Midway Regional and the 966 Acre Diamond J Ranch. While the tract is currently landlocked, the future municipal road network will make it the vital connector between Diamond J and Midway and the vastly improved Longbranch Road. With substantial airport frontage, a significant portion of Tract 2 will be ideal for aviation related development. Existing surface water, North Prong Creek and access to the impressive Diamond J Ranch Lake 1, will make the balance of Tract 2 a desirable home for new institutional, corporate development or up-scale residential neighborhoods. 291 ACRES | \$10,383,037.00 | \$35,675.00 AC | \$0.82 PSF



PROPERTY DESCRIPTION

Tract 3: Located between the airfield and Longbranch Road, Tract 3 has impressive frontage on both the airfield and the road and enough depth to host significant industrial and commercial facilities. T3 will have significantly improved access to US 287 when Longbranch is widened and extended south to the new service roads currently proposed by the Texas Department of Transportation. The 90 Acre property will be ideal for aviation related development of all kinds. 90 Acres | \$ 3,787,106.00 | \$42, 079.00 AC | \$0.97 PSF

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Confidentiality & Disclaimer

MIDLOTHIAN, TX

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Flower Mound, TX in compliance with all applicable fair housing and equal opportunity laws.

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WHY

Hire KW Commercial for Land and Development:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers

I specialize in land brokerage and development services and possess an exceptional understanding of the complex factors that influence the land brokerage transaction and have the extensive experience and contacts to get the deal done right.

Working in coordination with my other specialties, land and development services include:

- Sales leasing and negotiation
- Site selection and demographics
- Entitlement and approval services
- Environmental resource constraints
- Feasibility analysis
- Valuation services
- Infrastructure analysis



ABOUT

KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.

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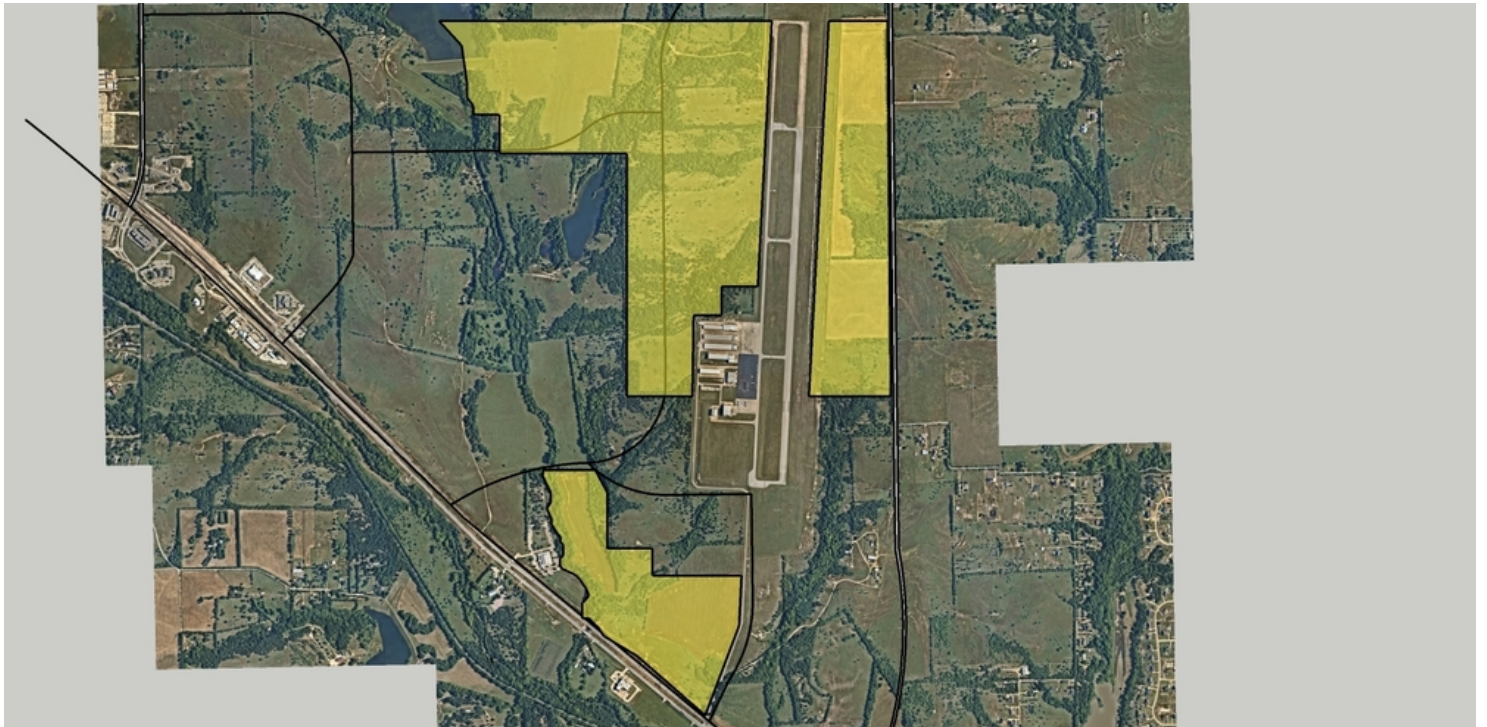
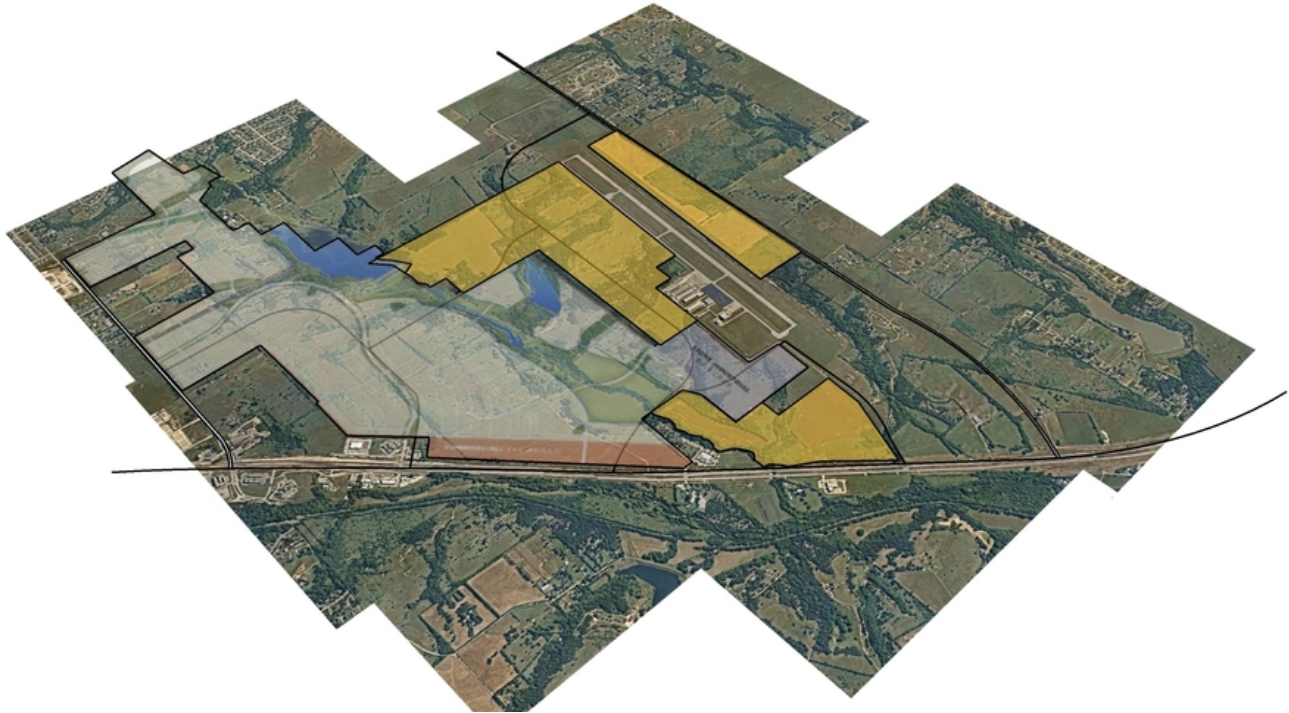
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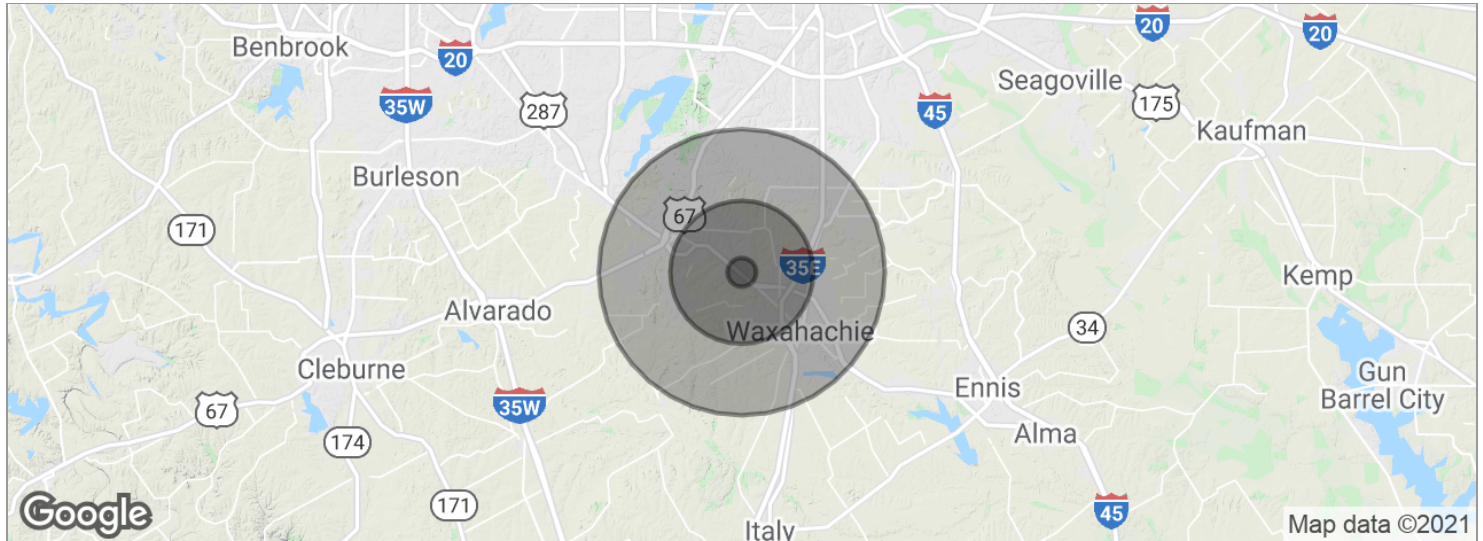
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	913	24,507	157,776
Median age	36.7	34.9	34.4
Median age (male)	36.0	34.0	32.6
Median age (Female)	37.4	35.5	35.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	319	8,296	52,257
# of persons per HH	2.9	3.0	3.0
Average HH income	\$80,740	\$90,901	\$85,308
Average house value	\$215,357	\$224,912	\$191,703

* Demographic data derived from 2010 US Census

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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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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TJ McNeece Sales Agent/Associate's Name	0447661 License No.	tjmcneece@kwcommercial.com Email	972-755-3734 Phone

 Buyer/Tenant/Seller/Landlord Initials Date