



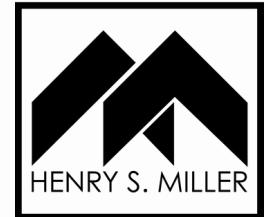
±9.60 ACRES

PAD SITES FOR SALE

SEC OF I-45 & 8TH STREET
FERRIS, TEXAS 75125

PROPERTY DETAILS

SEC OF I-45 & 8TH STREET
FERRIS, TEXAS 75125



UTILITIES AVAILABLE TO EACH PAD



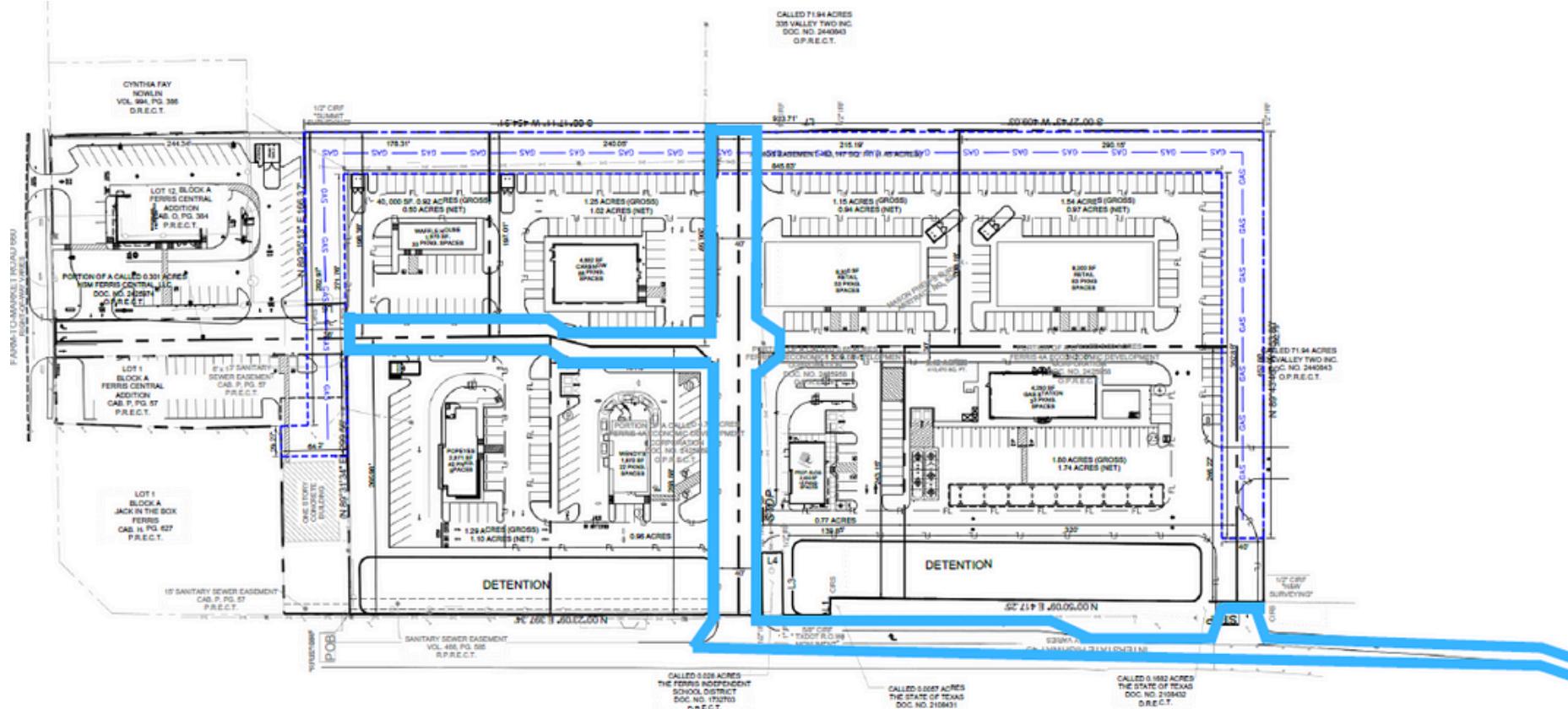
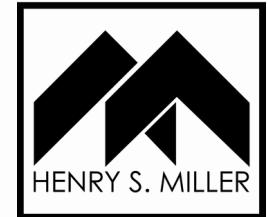
SUITED FOR HOTEL AND RETAIL USE



These incredible pad sites are available for sale in Ferris, Texas on I-45 access road. The property offers excellent visibility and access to I-45 and East 8th Street. With a new middle school, high school, and stadium just east of the property, plus several subdivisions surrounding it on 8th Street - this piece of land is destined to be part of a great retail and hotel development. Don't miss out on this opportunity!

CONCEPTUAL SITE PLAN

**SEC OF I-45 & 8TH STREET
FERRIS, TEXAS 75125
LOT 1-7, BLOCK A**



NEARBY PROJECT

SEC OF I-45 & 8TH STREET
FERRIS, TEXAS 75125

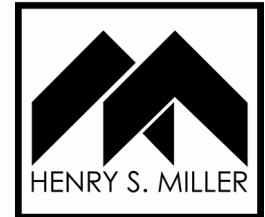


LOOP 9 PROJECT

LOOP 9, SOUTHEAST PROJECT
(CORRIDOR B: I-35 E TO I-45)

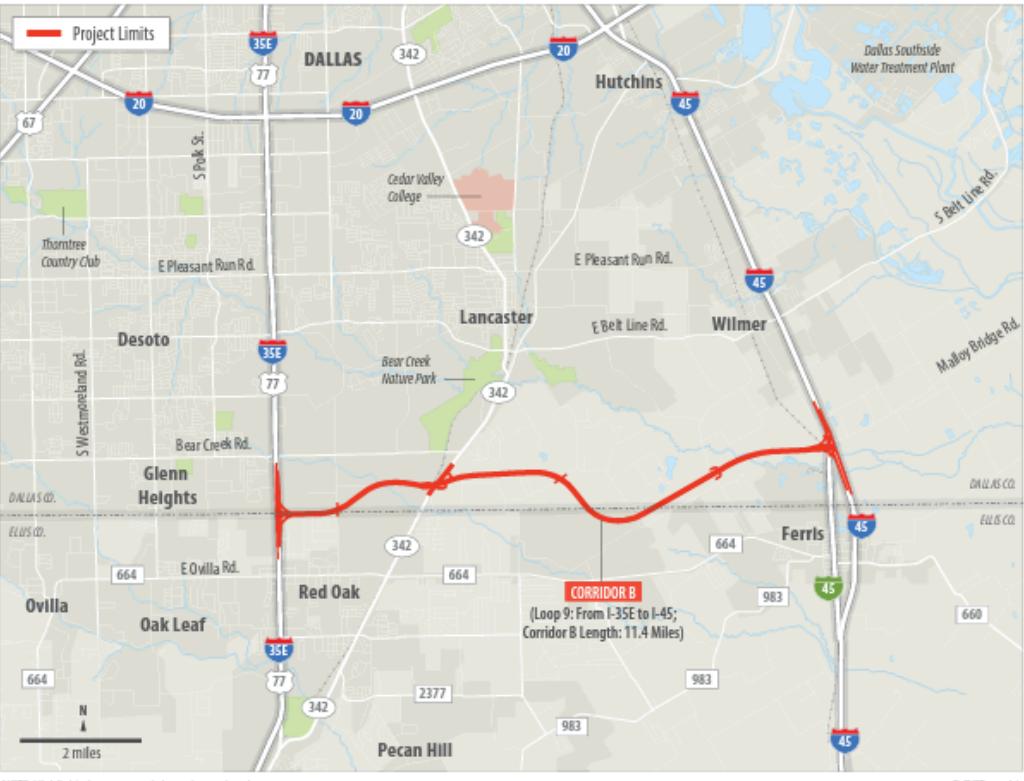
LOOP 9 PROJECT

SEC OF I-45 & 8TH STREET
FERRIS, TEXAS 75125



LOOP 9 SOUTHEAST PROJECT (CORRIDOR B: I-35E TO I-45)

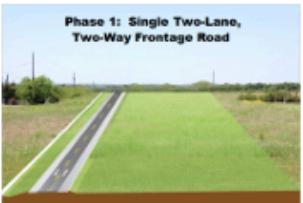
"Through collaboration and leadership, we deliver a safe, reliable, and integrated transportation system that enables the movement of people and goods."



NOTE: Highlighted areas are not drawn to exact scale.

PHASE 1: TYPICAL SECTION

Phase 1 will consist of one Two-Way frontage road. The right-of-way (ROW) for all phases will be purchased during Phase 1.



Phase 1: Single Two-Lane, Two-Way Frontage Road

SOURCE: Texas Department of Transportation

PHASE 2: TYPICAL SECTION

Phase 2 will construct the other side of the paired frontage road. Each side of the frontage road will be converted to one-way operation. The median will be left open for the future Phases.



Phase 2: Add Second Two-Lane Frontage Road and Convert Phase 1 to One-Way Operation

PURPOSE AND NEED

The need for the Loop 9 project is to address population growth, transportation demand, system linkages, and connectivity among the existing roadway facilities. It would provide a direct link from I-35E to I-45 and would serve the residents and businesses in the area. The need for these improvements is based on population growth, transportation demand, system linkages, and connectivity among existing roadway facilities.

Loop 9 is an element of the regional long-range transportation plan that would aid in addressing the transportation needs identified in the region.

The purpose of Loop 9 would be to:

- Provide a facility that would accommodate expanding transportation demands resulting from population growth and economic development in the region
- Increase mobility and accessibility in the region
- Provide an east-west transportation facility to serve the communities in the project area

PROJECT DETAILS

Limits: I-35E to I-45

CSJ: 2964-10-005

Description: Construct 0 to 2 (ultimate 6) lane frontage roads

Estimated Project Let: March 2021

Total Length: 11.4 miles

PROJECT STATUS

Two feasible build alternatives have been identified.

ESTIMATED COSTS

Estimated Construction Cost	\$165 M
Estimated Right of Way Cost	\$132 M
Estimated Total Cost*	\$297 M

CONSTRUCTION FUNDING STATUS

Funded: Phase 1	\$143 M
Unfunded: Phase 1	\$22 M

*Subject to change. TxDOT graphic

PROGRAMMING STATUS

MTP (2040 Metropolitan Transportation Plan)	YES
MTP ID: 6.30.1	YES
UTP (2017 Unified Transportation Program)	YES
STIP (Statewide Transportation Implementation Program, 2017-2020); PHASE: C	YES

PROJECT TIMELINE



SOURCE: TxDOT

TxDOT graphic



Phase 3: Add Third Frontage Road Lane in Each Direction

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DEVELOPMENT MAP

SEC OF I-45 & 8TH STREET
FERRIS, TEXAS 75125



FUTURE DEVELOPMENT

SEC OF I-45 & 8TH STREET
FERRIS, TEXAS 75125



DALLAS
BUSINESS JOURNAL

Google commits at least \$600 million to build out new Dallas-Fort Worth data center

Google announced plans Thursday to invest \$330 million in Texas this year alone.

This investment from the technology giant, which is a subsidiary of Alphabet Inc. (Nasdaq: GOOGL), includes beginning construction on a new Dallas-Fort Worth facility.

Google previously revealed that it is set to invest at least \$600 million in a new data center site in Red Oak over the course of multiple years.

The investment in Red Oak, a community south of Dallas in Ellis County, will mark Google's second site in Texas, [the first being in Midlothian](#).

The technology giant made the announcement at an event attended by U.S. Sen. John Cornyn and U.S. Rep. Jake Ellzey at the Dallas College Workforce Development Training Center.

"Texas continues to lead the nation in job growth and workforce development, including in the tech sector," said Sen. Cornyn. "Google's expanded data center in Midlothian and the new one in Red Oak will build on those successes, and I look forward to seeing the positive impact these investments will have in North Texas and beyond."

<https://www.bizjournals.com/dallas/news/2023/08/31/google-investment-new-data-red-oak.html>



By [Anna Butler](#) - Managing Editor, Dallas Business Journal
Aug 31, 2023 Updated Aug 31, 2023 3:20pm CDT



Image: Google

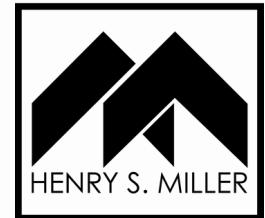
U.S. Senator John Cornyn attended an event announcing Google's investment into Red Oak on Thursday, Aug. 31.

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READ MORE 

FUTURE DEVELOPMENT

SEC OF I-45 & 8TH STREET
FERRIS, TEXAS 75125



The Dallas Morning News

Chinese company plans \$200 million solar panel manufacturing plant in Wilmer

A Chinese company has chosen southern Dallas County for its first solar panel manufacturing facility in the Western Hemisphere.

Trina Solar, which has a U.S. headquarters in Fremont, Calif., will build a plant larger than 1 million square feet in Wilmer, [the company said Monday](#). The photovoltaic panel supplier said it is investing more than \$200 million in property and equipment and will create 1,500 local jobs.

"We have long had a vision to manufacture solar products in the United States, and we are proud of the jobs we are creating and the investment we are making in the Wilmer community," said Trina Solar U.S. president Steven Zhu in a statement. He has lived in Texas for more than a decade.

"Trina's goal in building this facility is to begin to create an ecosystem of American manufacturing that can serve the burgeoning U.S. solar market," Zhu said.

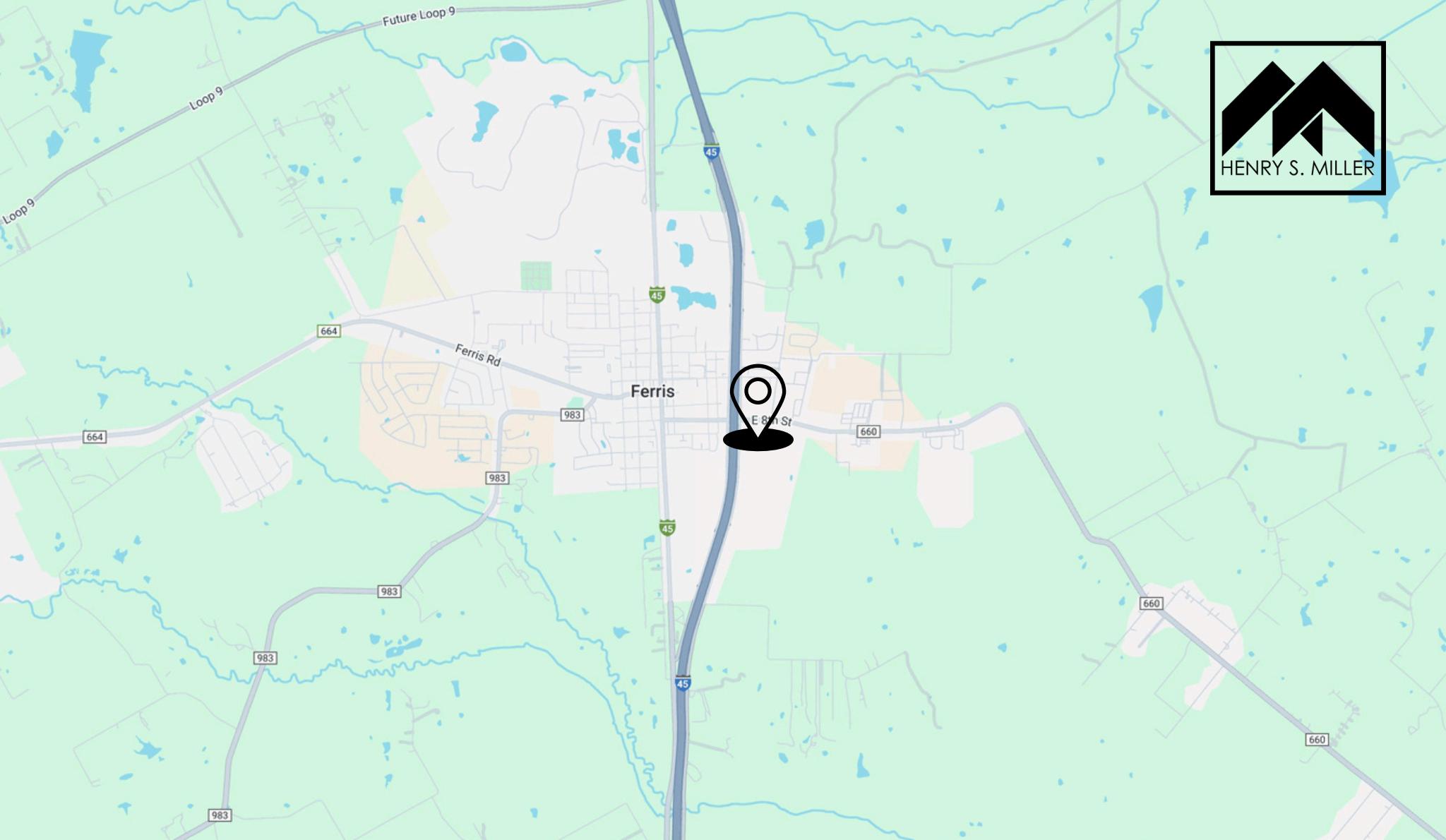
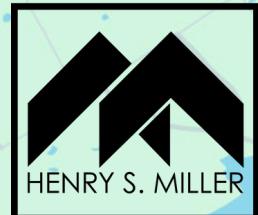
A Toronto-area company, Canadian Solar, also recently shared plans for a [solar equipment manufacturing plant in Mesquite](#) that's set to employ up to 1,500 people, which the company said would be a \$250 million investment to renovate a 91-acre industrial campus.

By [Mitchell Parton](#)

2:32 PM on Sep 11, 2023 — Updated at 6:07 PM on Sep 11, 2023



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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:

- o Must treat all parties to the transaction impartially and fairly;
- o 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.
- o 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 ESTABLISHED.

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.