



FOR SALE

PROPERTY: 26.46 Acres, Wilmer, TX
FRONTAGE: 980' on I-45, 660' on Mars Road
1,180' on Millers Ferry
AADT: 60,400+ (TxDOT Estimate - 2024)
UTILITIES: City Water, *Sewer, Atmos Energy, Electric
PROPOSED ZONING: Freeway Commercial / Mixed Use
ASKING PRICE: \$7,490,000

The 26.46 acres at the SWC of the I-45 / Mars Road interchange is 5 miles south of Interstate 20, and 14 miles south of the Dallas CBD. North and south exits from I-45 feed directly to Mars Road. The property is less than 2 miles from the International Inland Port of Dallas (IIPOD), and only 3.7 miles from the Lancaster Airport. Dallas County records show no evidence of previous structures on the property.

This high-visibility site is ideally suited for commercial development. City administrators believe there is great potential for a variety of service providers to meet the needs of the dozens of surrounding employment centers. They are confident demand exists for one or two QSRs and a branded restaurant offering table service. The working population within 3 miles is over 4,000, including over 500 on 12-hour night shifts.

Four new major distribution centers are less than a mile away to the north and west. Whirlpool, P&G, Porta-cool, and USA Wheel & Tire are automated yet employ over 700 full-time workers. Many of these have 12-hour shifts, rotating 3 and 4 days per week. The P&G facility is out of parking and now shuttles employees to and from neighboring lots. A very large Walmart frozen foods distribution center, west on Beltline, was completed a year ago. Other similar facilities are under construction in the immediate area.

Daily traffic hubs nearby include three large car auction operations. There are a dozen large (600,000 SF+) distribution centers within 3 miles (10 minutes), north of the property. More are under construction to the west. A comprehensive list, including full-time employee counts, is available on request.

The site topography shows drainage is excellent. The SEC of the property, near the service road, measures 469' ASL. The NWC is 462,' the lowest point, making it an ideal location for regional detention. The City Engineer has determined that a sewer capacity study* would be required to assure service using the existing line at Mars and Miller's Ferry. A new 12" sewer line is planned beginning at the east end of Lavender Road and connecting with a private trunk line now in design development.

6 / 2025

This information was gathered from sources deemed reliable, but is not guaranteed by AVIA REALTY. It is subject to errors, omissions, and corrections. The property is subject to prior sale or withdrawal without notice. Interested parties are encouraged to tour the site, discuss with the City of Wilmer, and seek an independent evaluation.

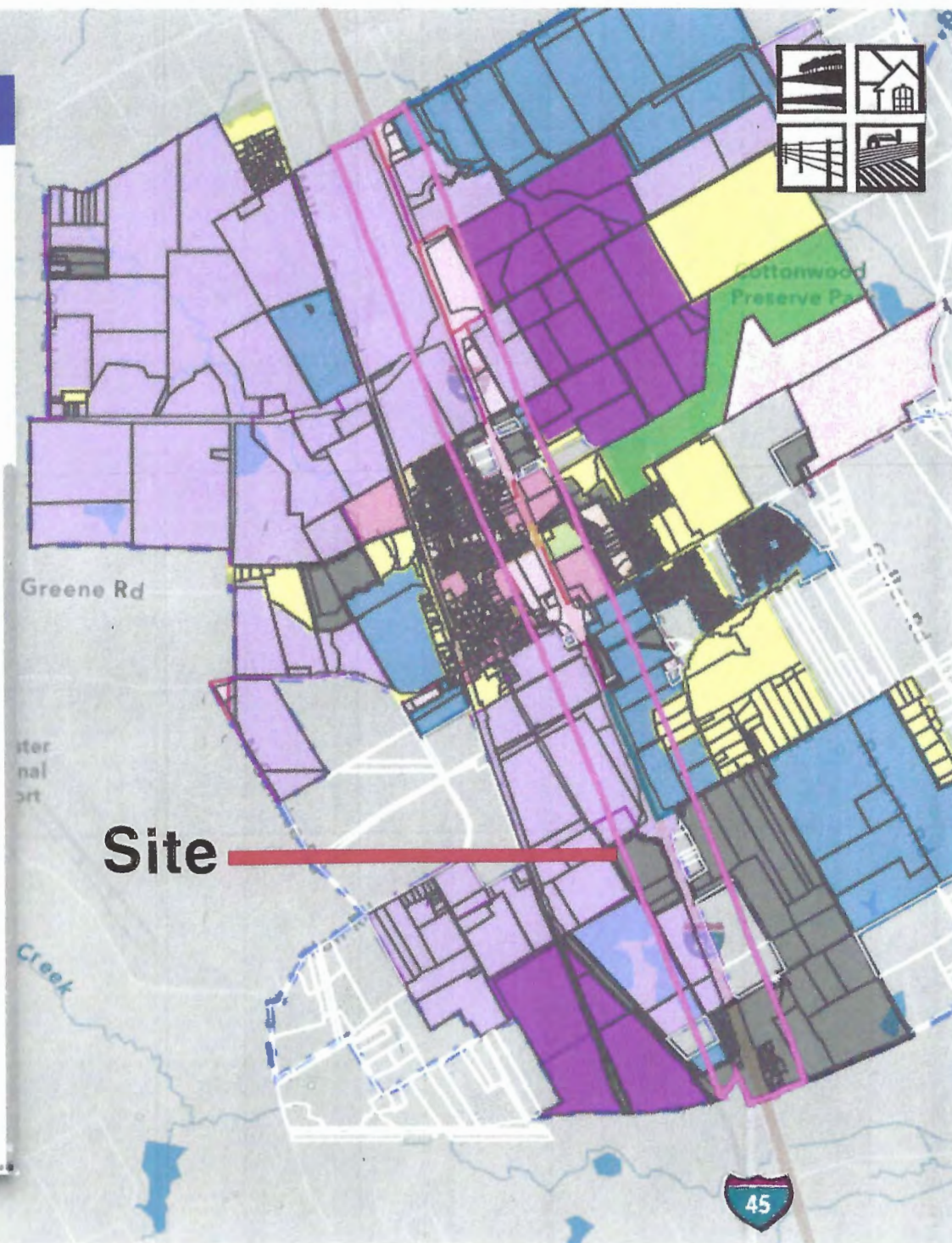
AVIA REALTY 1601 Seascap Rockwall, TX 75087 972.897.4888

Layer List

-  C1 (Commercial Restricted)
-  C2 (General Commercial)
-  I1 (Light Industrial)
-  I2 (Heavy Industrial)
-  MF (Multi-Family Residential)
-  MH (Manufactured Home)
-  PD (Planned Development)
-  SF-1 (Single Family Residential 1)
-  SF-2 (Single Family Residential 2)
-  NZ (No Zoning)
-  OS (Open Space)

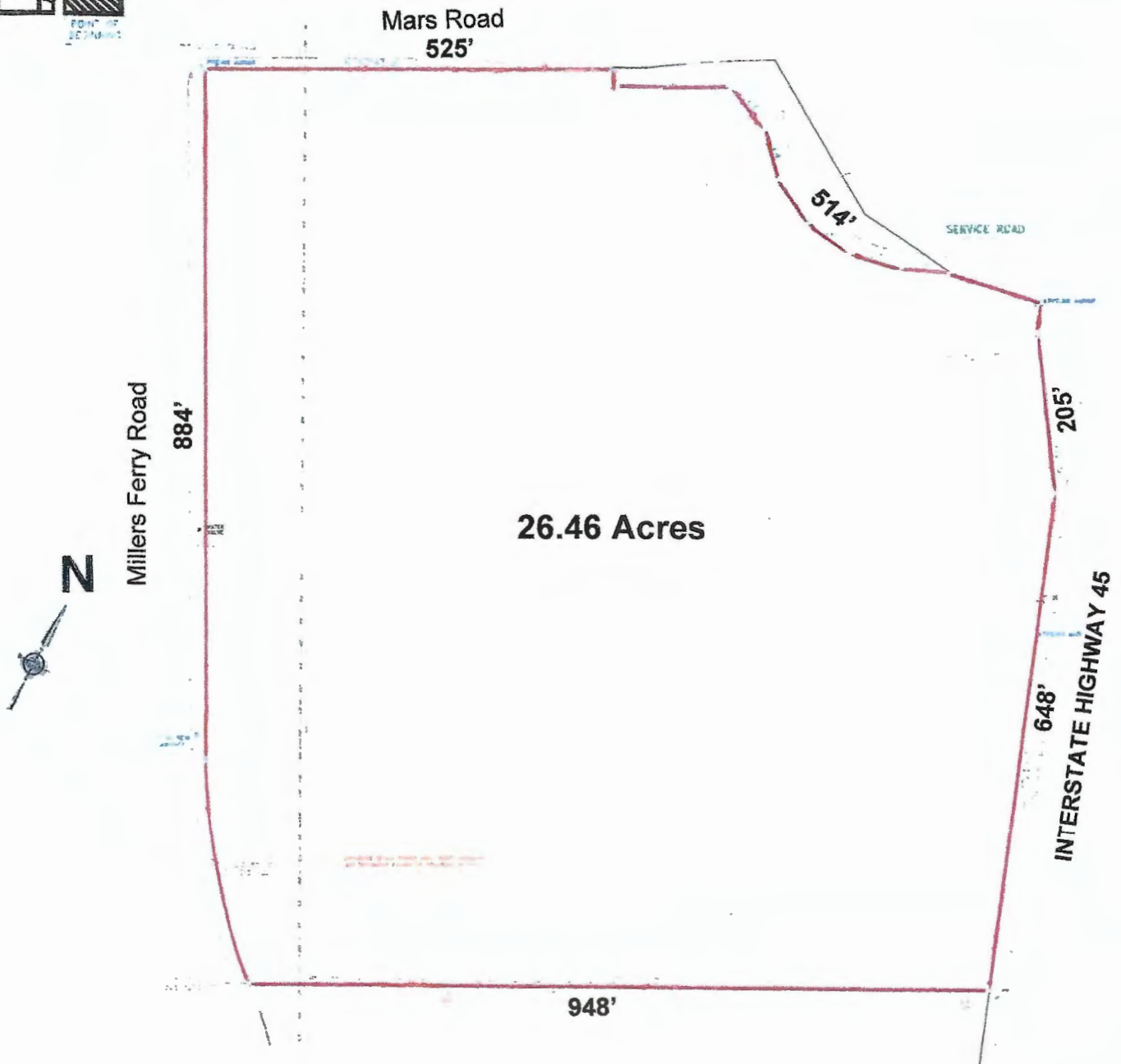
▶ ☒ City Limits ...

▶ ☒ Out of City ...



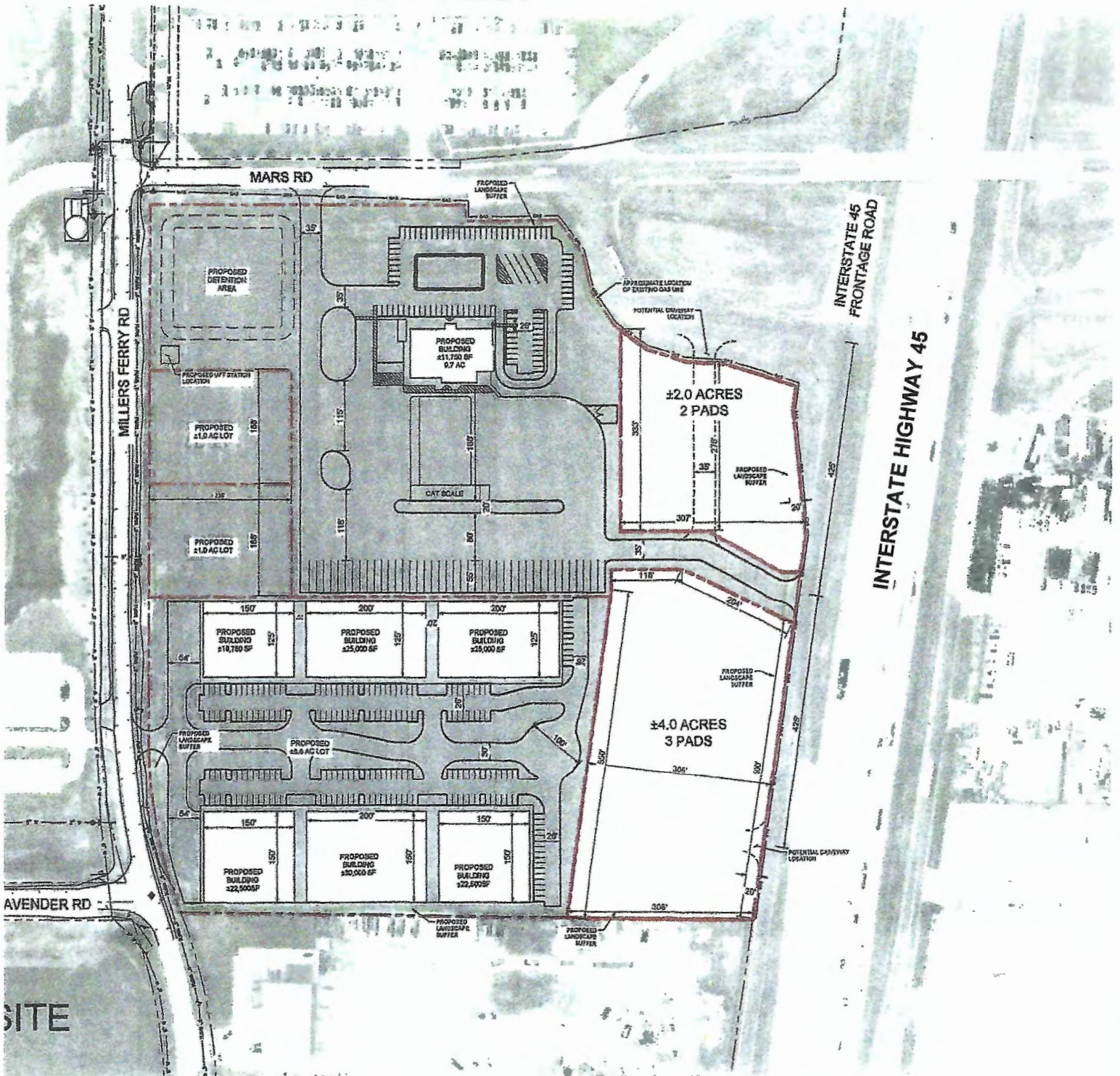


PROPERTY DRAWING





CONCEPT PLAN



No Scale
June, 2025

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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.

2-10-2025



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.

Steven Clark Staggs	0409180	scs@joimail.com	972.897.4888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kay Maxwell	654722	kaymaxwell@charter.net	214.236.2052
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date