

**LOCATION:**

Located at the intersection of Stainback Rd and Nokomis Rd in the ETJ of Red Oak in Ellis County, Texas.

Segment B of the Loop 9 Corridor goes directly through the property, as shown in the Exhibit on Page 3.

**INVESTMENT HIGHLIGHTS:**

Loop 9 Corridor , Segment B: Phased construction of frontage roads from I-35E to I-45, awarded summer 2021 - \$78 million.

Right of Way for Loop 9 goes directly through the tract.

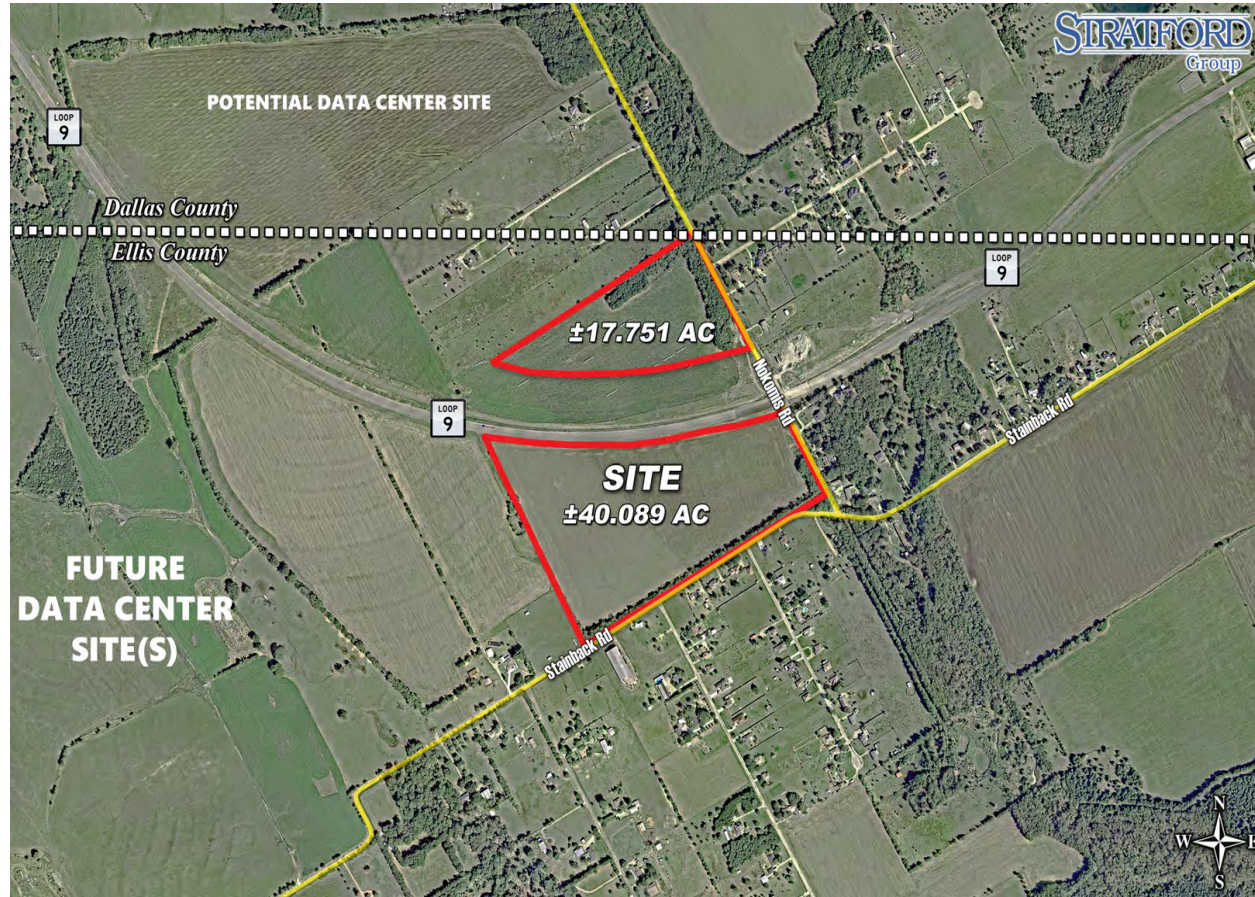
Excellent opportunity to take advantage of what will be one of the main East-West thoroughfares in Ellis County – Loop 9.

**ZONING:**

Not currently zoned. Located in the ETJ of Red Oak, TX.

**SCHOOL DISTRICT:** Red Oak Independent School District

**ASKING PRICE:** Contact Broker for Pricing.



Demographics	1 Mile	3 Miles	5 Miles	Red Oak PTA
2021 Population	6,305	30,042	76,374	211,588
2026 Population	6,993	33,137	82,876	229,259
Households	2,565	10,878	27,061	71,447
Persons Per HH	2.7	3.0	3.1	2.9
Average Age	33.8	34.7	36.2	35.7
Median HH Income	\$68,029	\$80,817	\$82,218	\$74,505
Average HH Income	\$90,997	\$97,536	\$98,750	\$88,955

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**Ellis County**  
TEXAS

**POTENTIAL DATA CENTER SITE**

LOOP  
9

*Dallas County*  
*Ellis County*

LOOP  
9

**±17.751 AC**

LOOP  
9

**SITE**  
**±40.089 AC**

**FUTURE  
DATA CENTER  
SITE(S)**

Minkonis Rd

Stainback Rd

Stainback Rd



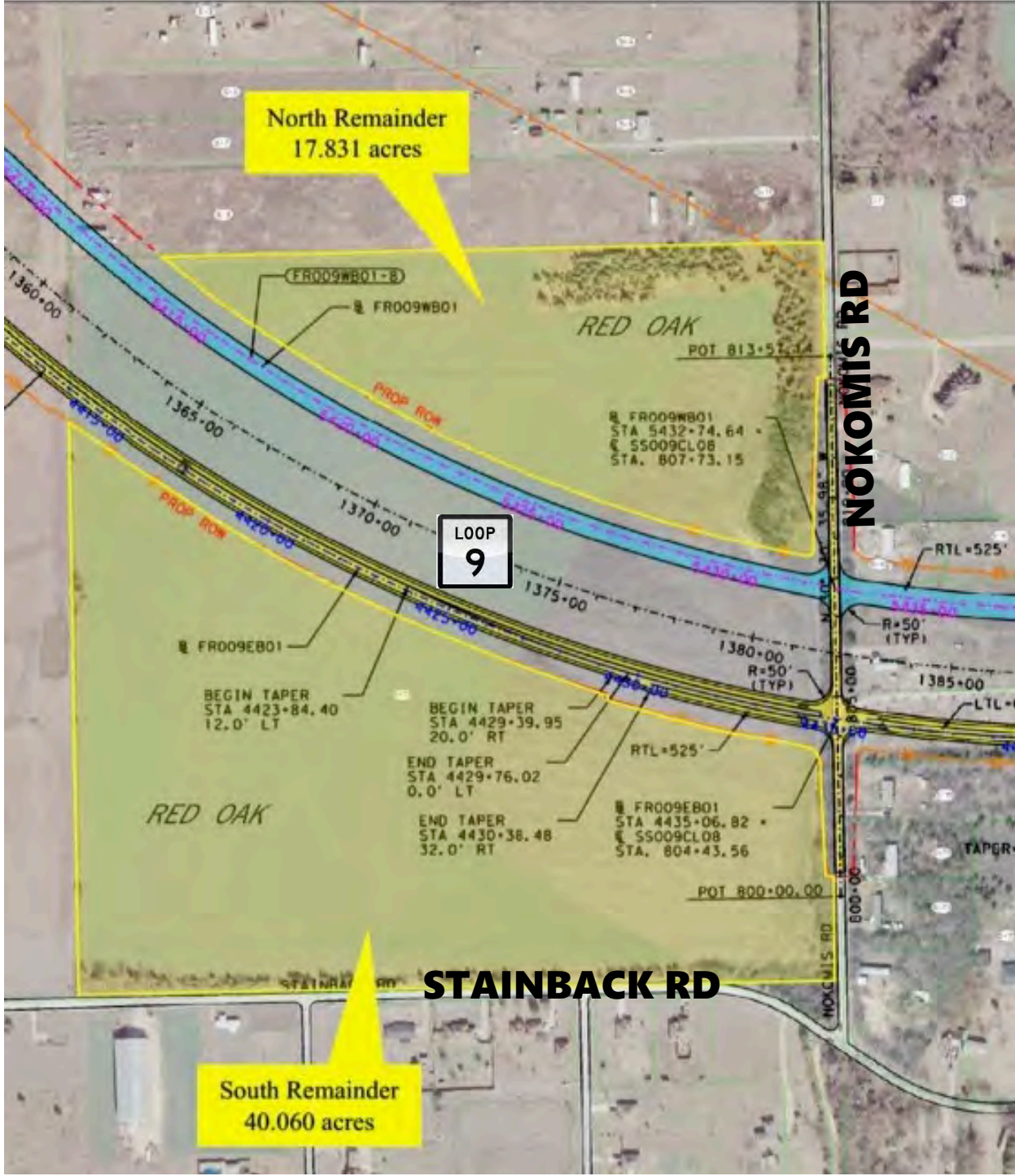


# Loop 9 Project

Loop 9 is an East-West Thoroughfare that will directly connect I-35 with I-45 south of Dallas. TXDOT has acquired all Right of Way needed for Segment B of Loop 9 and started construction on Segment B in January of 2022.

Loop 9 is a new East-West Thoroughfare in Ellis County that will connect I-45 to I-35 and be a main East-West Road in Ellis County. The following page contains additional details about the project from TXDOT such as timing, location, etc. The Exhibit shown on the right highlights the Subject Property in yellow, on both the north and south sides of future Loop 9.

- Remaining Acres North of ROW: **+/- 17.831 Acres**
- Remaining Acres South of ROW: **+/- 40.06 Acres**



The information contained herein was obtained from sources believed reliable; however, Stratford Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this Property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.

# LOOP 9 PROJECT (SEGMENT B: I-35E TO I-45)

## PROJECT FACT SHEET

TEXAS DEPARTMENT OF TRANSPORTATION

# LOOP 9



### CORRIDOR OVERVIEW

The **Loop 9 corridor project** seeks to address population growth, transportation demand, system linkages and connectivity in southern Dallas County, northern Ellis County and Kaufman County. The Loop 9 corridor features three segments, stretching from US Highway 67 to Interstate 20 (I-20).

TxDOT has started construction on the middle segment, known as Segment B. This segment spans 12.1 miles and runs through the communities of Red Oak and Ferris.

### The Loop 9 project will:

- Provide an east-west transportation facility to serve the local communities
- Provide a facility to accommodate expanding transportation demands resulting from population growth and economic development in the region
- Increase mobility and accessibility in the southern Dallas County, northern Ellis County and Kaufman County area

### STATUS OF SEGMENTS

#### Segment A:

- Segment A spans from US 67 to I-35E. Alternatives for this segment are currently being developed and studied in an Environmental Impact Statement process.

#### Segment B:

- Segment B will be built in stages. It will provide a direct link from I-35E to I-45. Construction began in January 2022 and all right of way has been acquired for this project. Construction on the Loop 9 interchange at FM 664 is tentatively scheduled to begin in early 2024.



Segments of the Loop 9 project with the current under construction Segment B shown in aqua blue.

#### Segment C:

- Segment C runs from I-45 to I-20. This corridor is currently inactive.

### SEGMENT B PROJECT DESCRIPTION

The first phase of the project will build one lane in each direction plus a periodic passing lane from I-35E to I-45. The work in the first phase will serve as one future frontage road for the ultimate project.

As traffic warrants and funding becomes available, Phase 2 will build the other side of the paired frontage road. The median will be left open for a future phase to build main lanes. Upon completion of Phase 2, the two-way frontage road built in Phase 1 will be converted to a one-way operation.

Phase 3 will build main lanes and grade separations at intersections as traffic warrants and funding becomes available.

### Phases 1, 2 and 3 of Loop 9, Segment B:



TxDOT graphics: Illustrations are not drawn to scale.

### LOOP 9 PROJECT (SEGMENT B: I-35E TO I-45) - PROJECT FACT SHEET

WINTER - Q1 2022

### NUMBERS AT A GLANCE

#### Segment A Limits: US 67 to I-35E:

- Total Length: 9.4 miles

#### Segment B Limits: I-35E to I-45:

- Total Length: 12.1 miles
- Description: Construct 0 to 3 (ultimate 6) lane frontage roads.
- Timeline: Winter 2022 to summer 2024. Phase 1; Phase 2 schedule to be determined as traffic and funding become available.

- Cost: \$78 million (Phase 1)

#### Project CSIs:

- 0092-02-130
- 2964-10-008
- 2964-10-009
- 2964-12-001
- 2964-12-002

#### Segment C Limits: I-45 to I-20:

- Total Length: 15 miles
- Timeline: Inactive

### NEXT STEPS

- Construction of Phase 1 of Segment B has begun, including interchanges at I-35E and I-45.
- Completion of Segment A environmental reviews: anticipated late 2023.
- Segment C studies are currently inactive.

### I-35E INTERCHANGE DETAIL



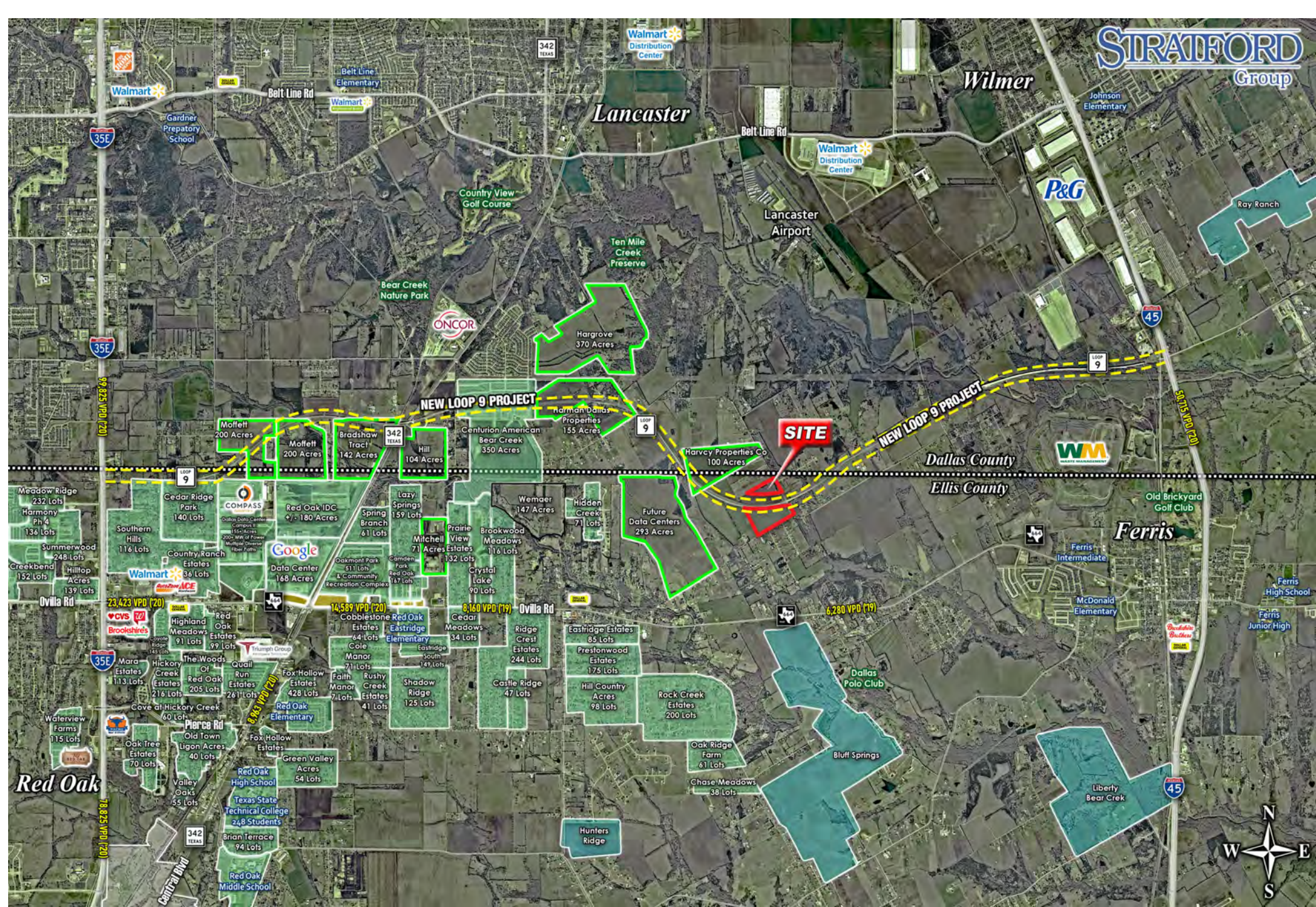
SOURCE: Texas Department of Transportation.

TxDOT graphic

A detailed look at Segment B of the Loop 9 project with an emphasis on the new I-45 interchange.

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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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the  
Texas Real Estate Commission

<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>
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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)