

468 acres (total acres)

358 Acres Zoned Industrial & Data Center UNDER CONTRACT

110 acres Mixed Use Residential, Zoned 536 units, Call for Pricing

Located 14 miles from Downtown Dallas, Wilmer TX

Landowner Austin R Olsen.

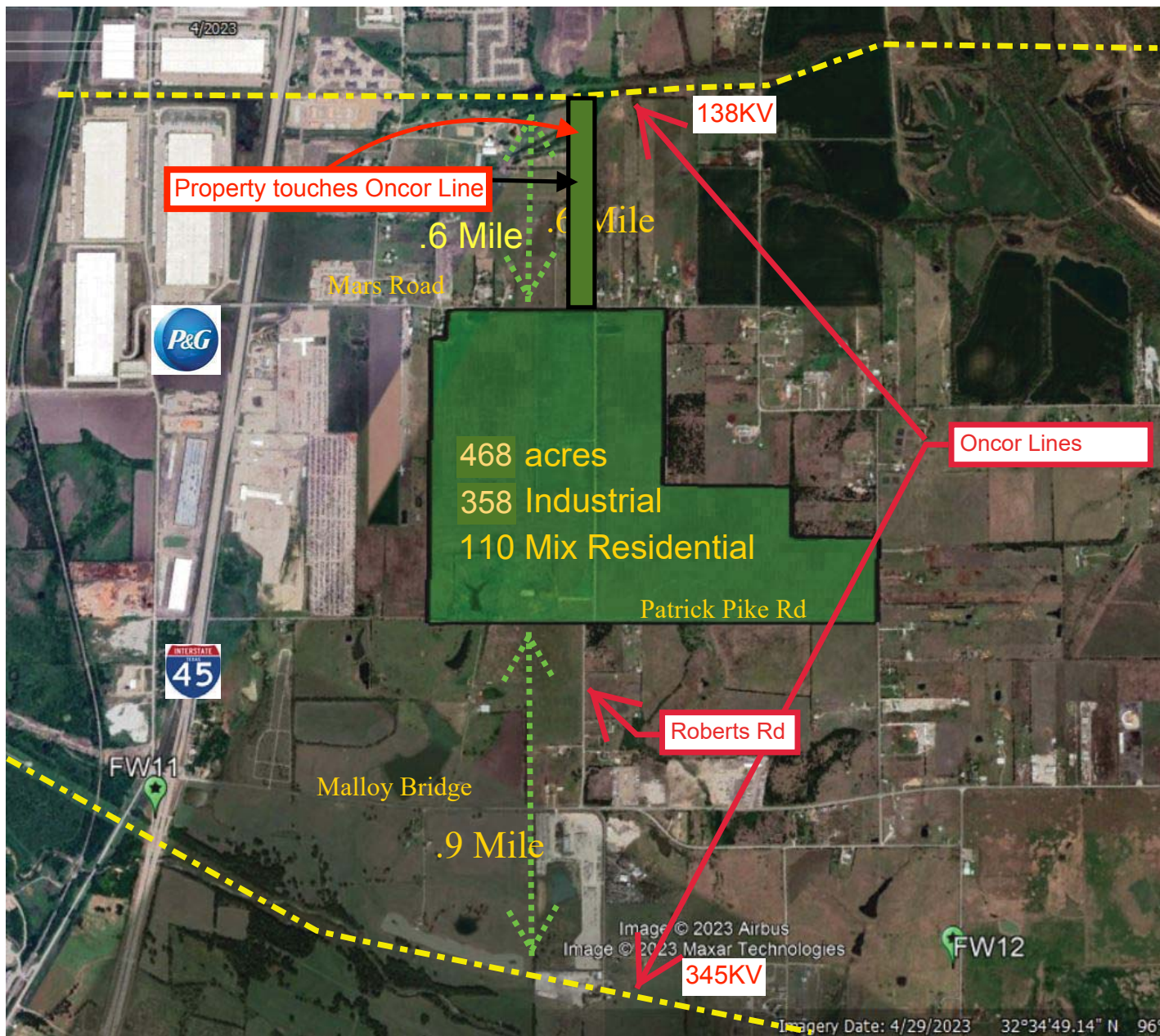
Call 602-614-9383 austin@realestateaaa.com



358 Acres Industrial LOT UNDER CONTRACT

110 Acres Mixed Use Residential AVAILABLE



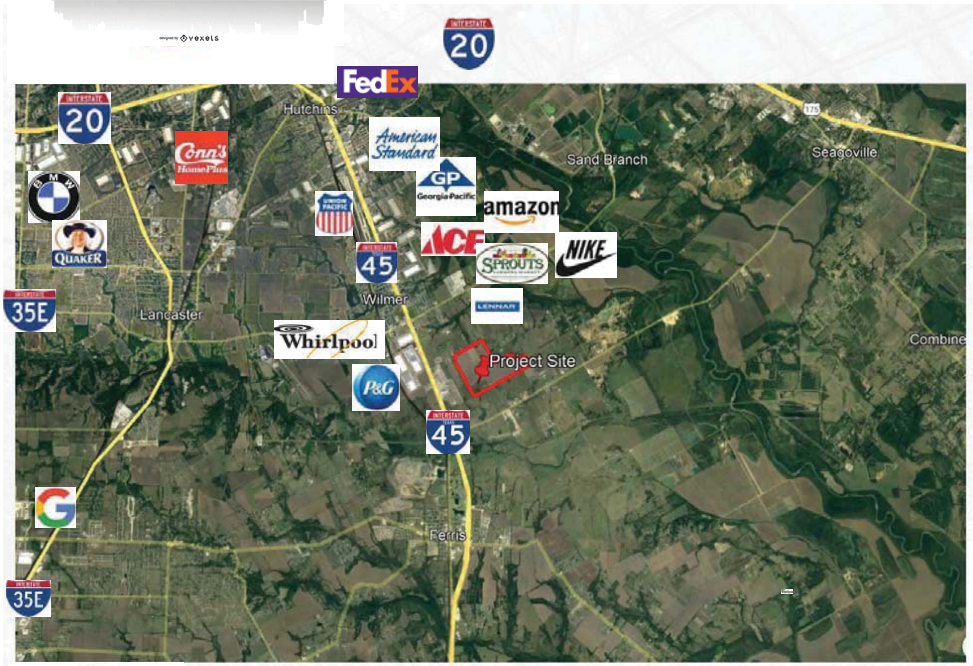


358 Acres Industrial LOT UNDER CONTRACT
110 Acres Mixed Use Residential AVAILABLE

14 Mile Radius of Downtown Dallas

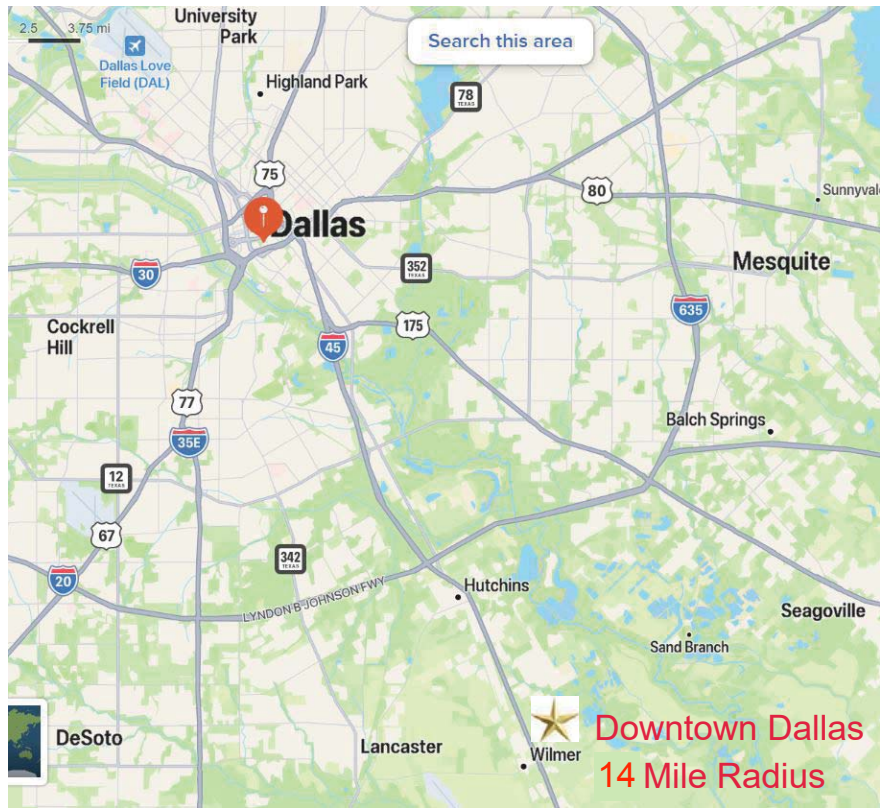


468 acres Wilmer Texas
I-45 & Mars Road, 1/2 Mile East of I-45
Hard Zoned

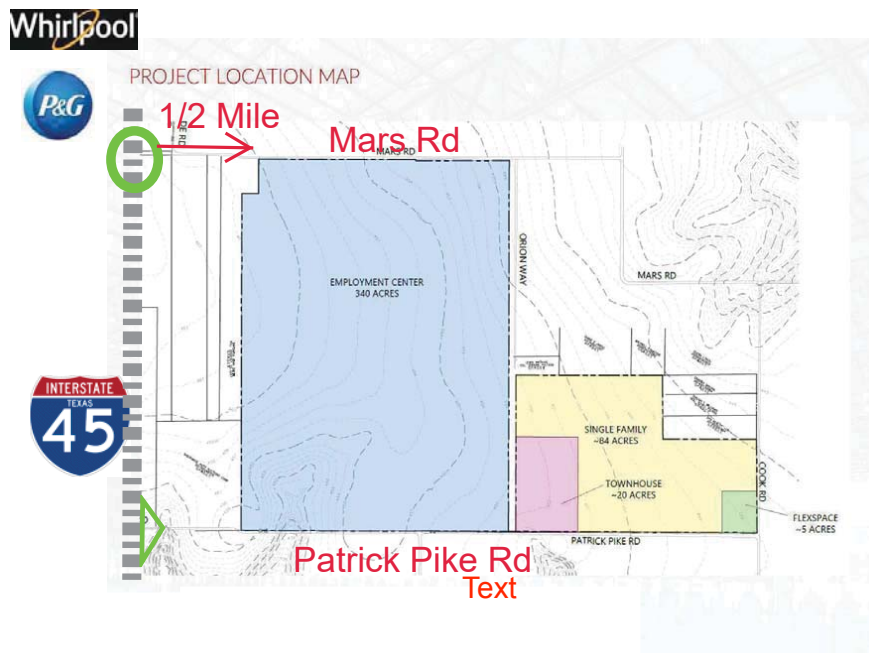


468 Total ac Wilmer TX
358 ac Zoned Industrial
110 ac Zoned Residential
Landowner Bill Olsen 602-430-7002
Landowner Austin Olsen 602-614-9383

Buyer shall make Buyer's own determination as to the merchantability, habitability, quantity, quality, environmental condition, utilities, wetlands, and title of the Property, including, zoning for any particular purpose or Buyer's proposed use. Buyer further acknowledges and agrees that any information provided by Seller or Seller's/Buyer's independent consultants or to be provided with respect to the property was obtained from a variety of sources. Seller makes no representations as to the accuracy or completeness of such information.



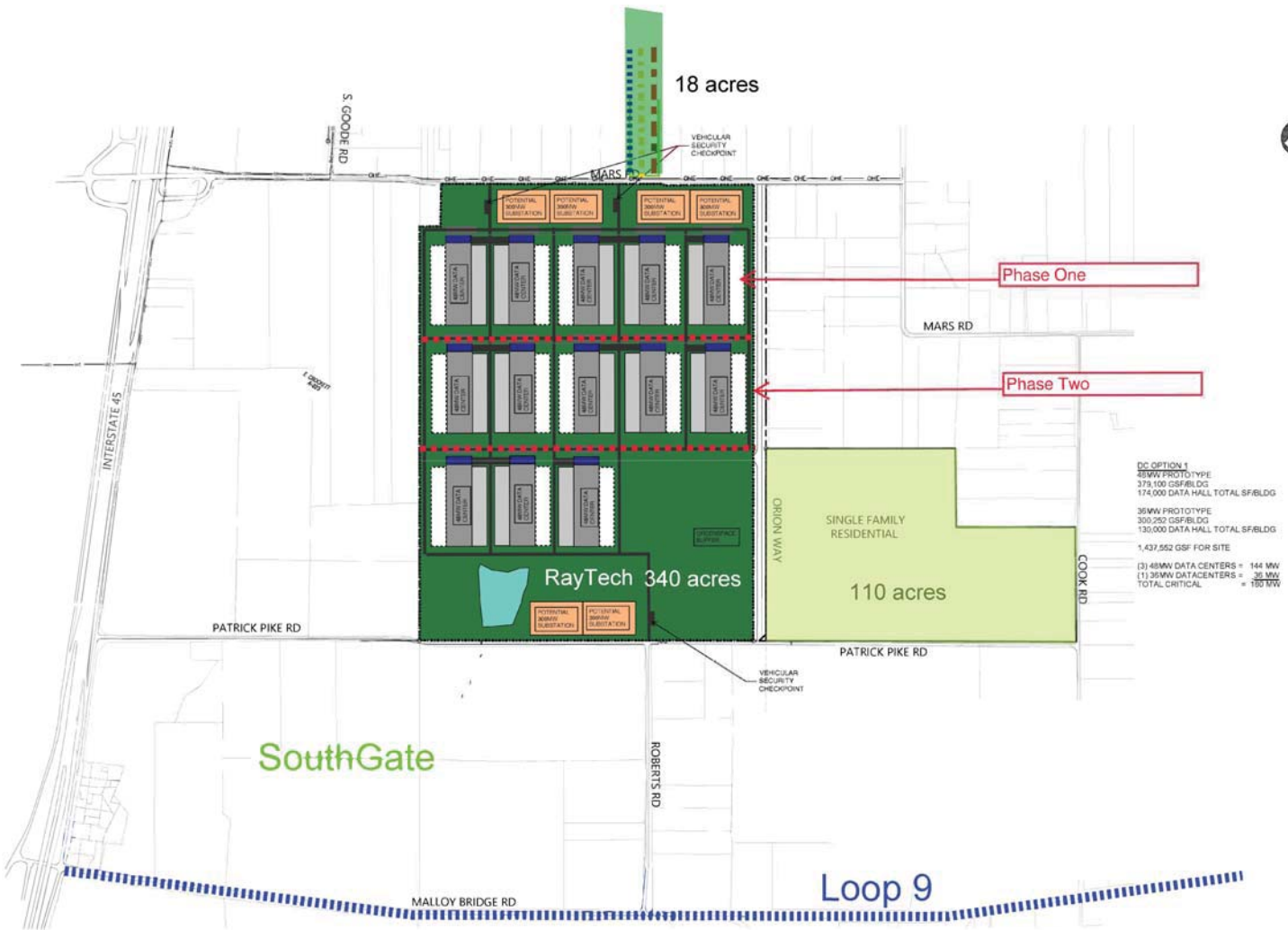
Approved Zoning



- 358 acres Zoned Light Industrial
- 20 acres Zoned Town-homes 10u/a 200 units
- 84 acres Zoned SF2, 4u/a. 336 units
- 5 acres Zoned Commercial

Landowner Bill Olsen 602-430-7002
Landowner Austin Olsen 602-614-9383

358 Acres Industrial LOT UNDER CONTRACT
110 Acres Mixed Use Residential AVAILABLE



DC OPTION 1
 48MW PROTOTYPE
 278,100 GSF/BLDG
 174,000 DATA HALL TOTAL SF/BLDG
 36MW PROTOTYPE
 300,252 GSF/BLDG
 130,000 DATA HALL TOTAL SF/BLDG
 1,437,552 GSF FOR SITE
 (3) 48MW DATA CENTERS = 144 MW
 (1) 36MW DATACENTERS = 36 MW
 TOTAL CRITICAL = 180 MW

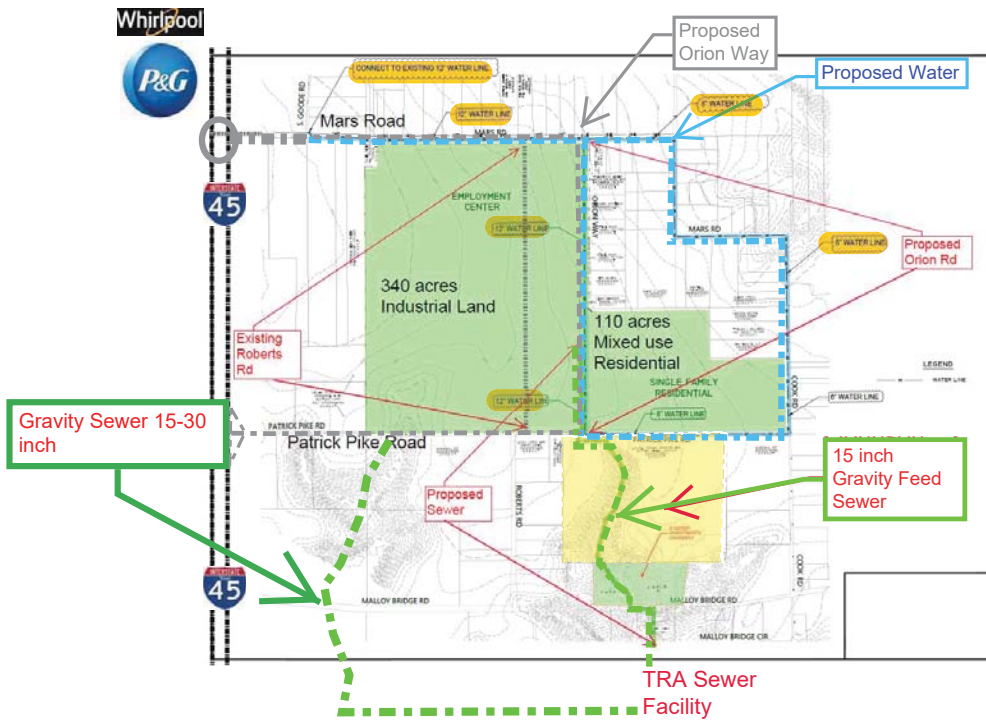
WILMER DATA CENTER CONCEPTUAL
 SITE PLAN



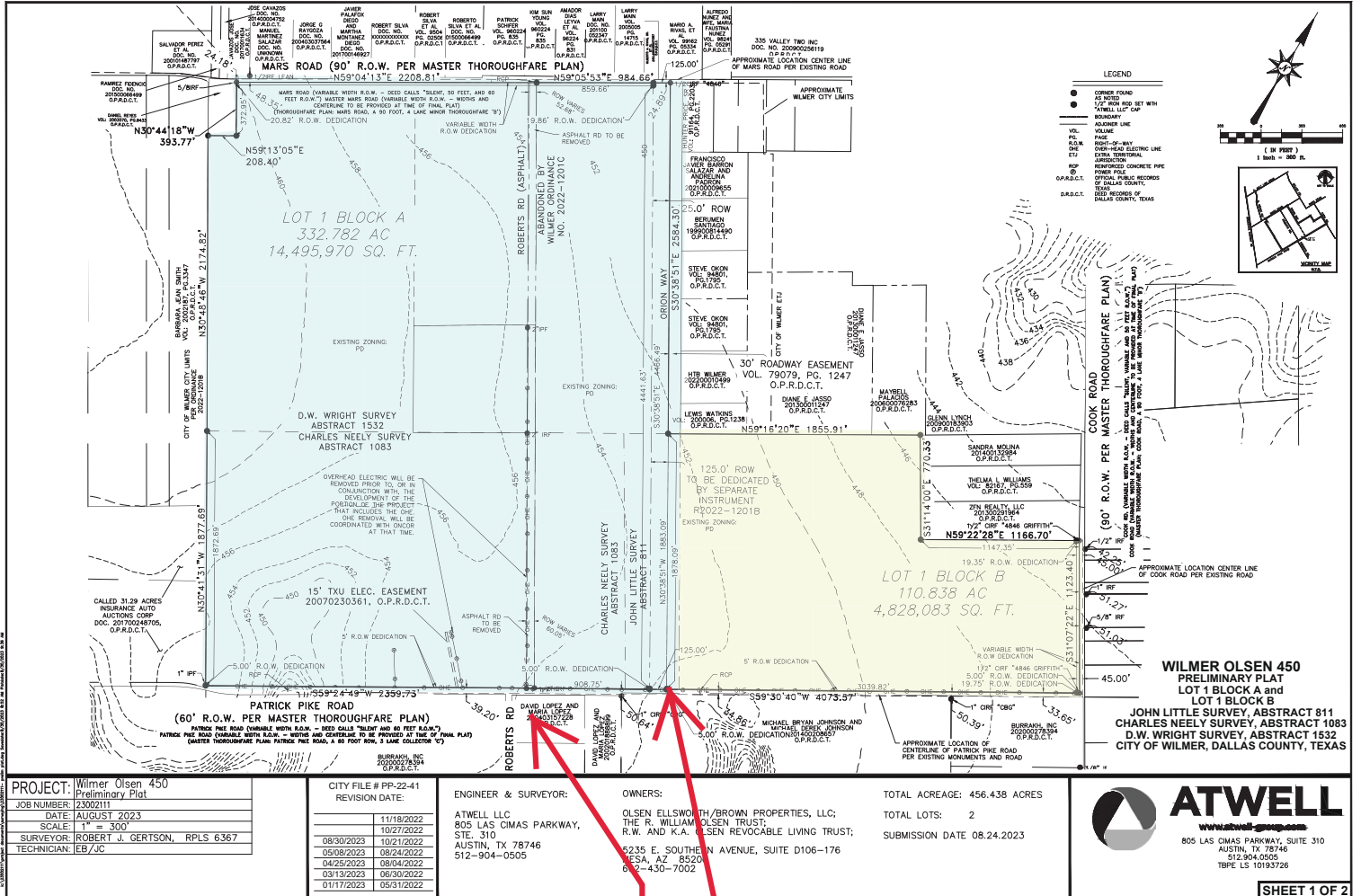
SCALE: 1" = 400'
 0 400 800
 02.26.2024



Wilmer, TX, 468 acres, Zoned, (358 ac Industrial, 110 Residential)



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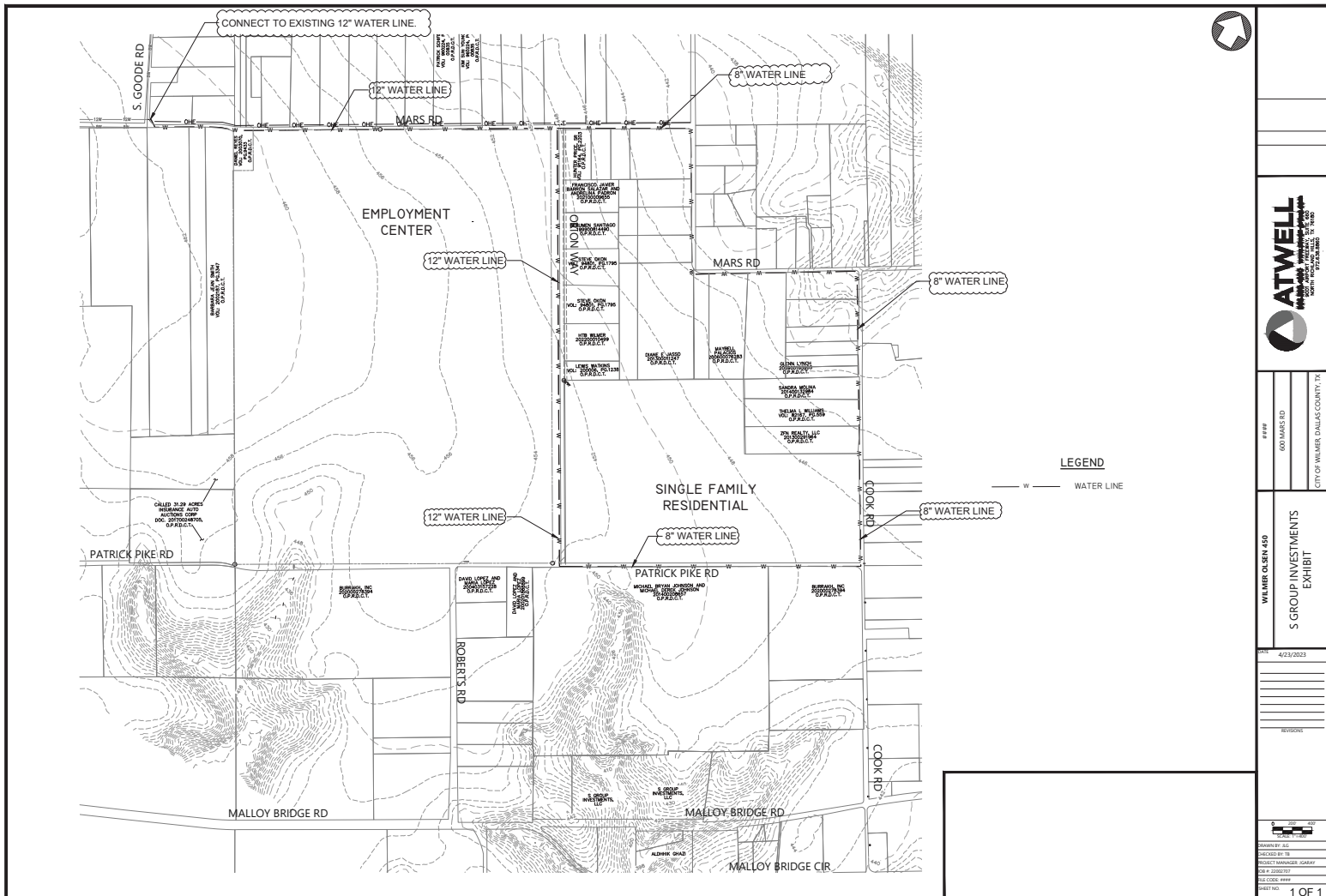
Robert Rd can be abandoned & Construct Orion Way

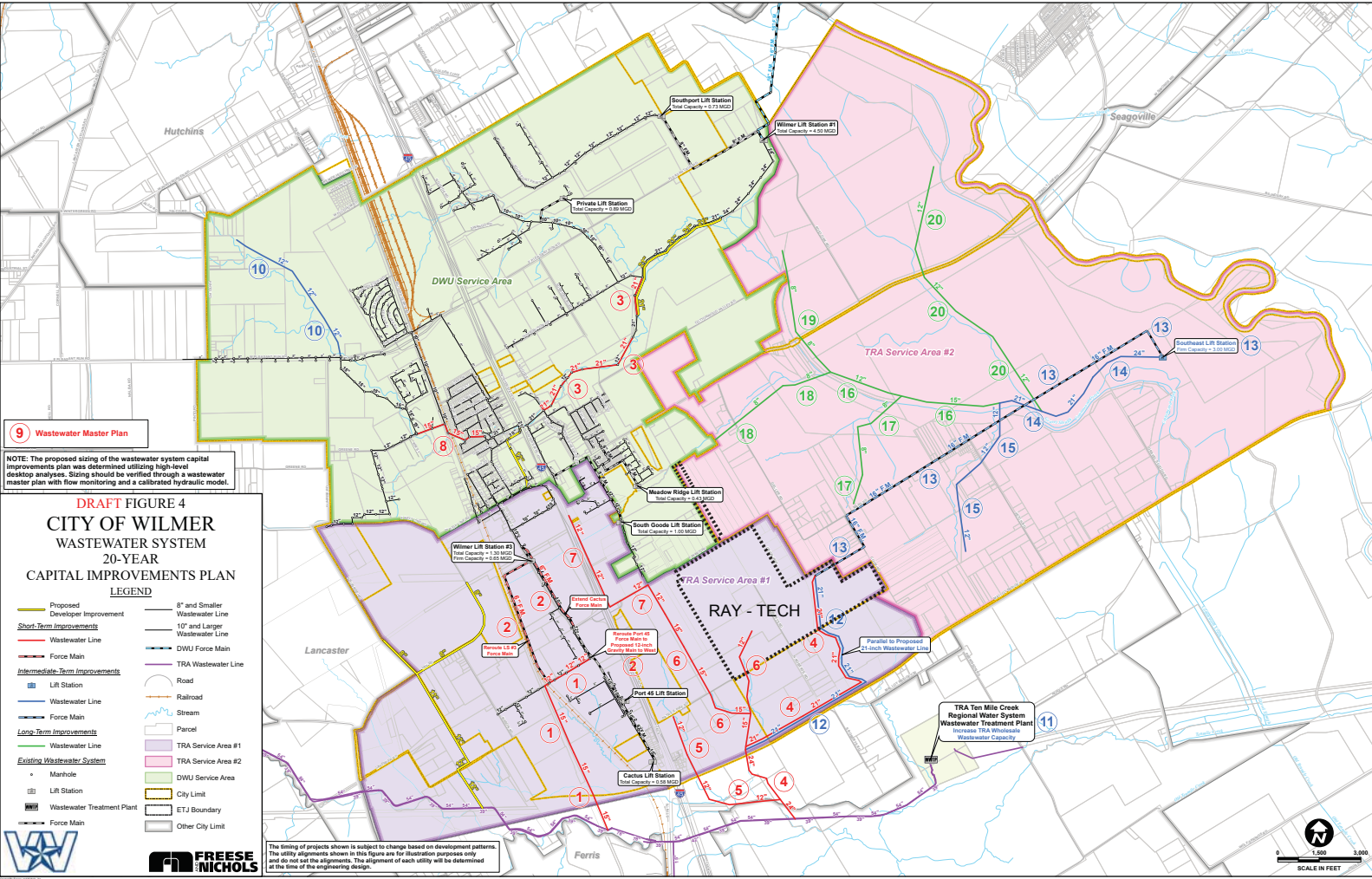


WAIMER COUNTY 450
 S GROUP INVESTMENTS
 EXHIBIT

DATE: 4/23/2023
 REVISIONS:

SCALE BY: JG
 CHECKED BY: TB
 PROJECT MANAGER: GREAY
 JOB # 202307
 SHEET CODE: 1000
 SHEET NO. 1 OF 1





REPRESENTATIVE BUILDING ARCHITECTURE 1



Landowner Bill Olsen 602-430-7002





Town-Home Front Entry & Front Garage



Townhome Amenities

