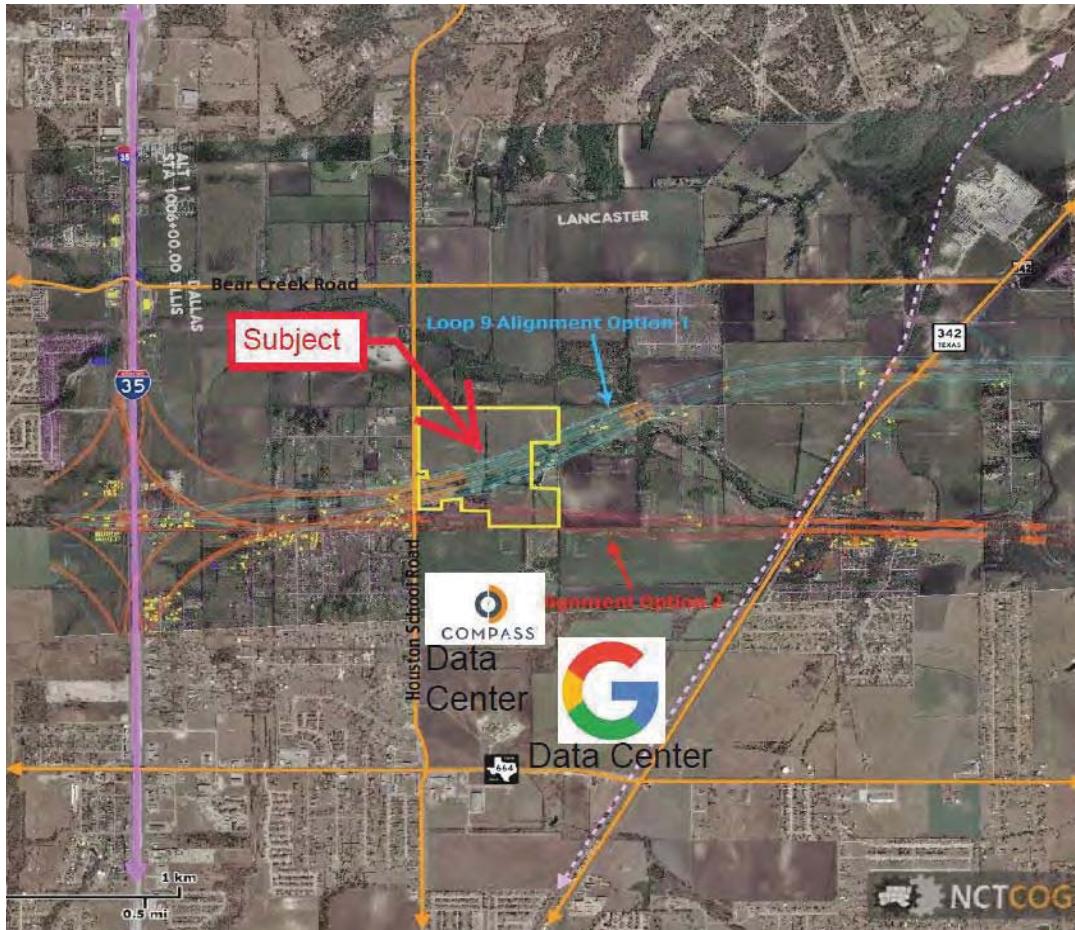


Lot #1, 2.4+/- acres \$198,500, Lancaster Texas
Located East of I-35E on the Loop 9 Freeway



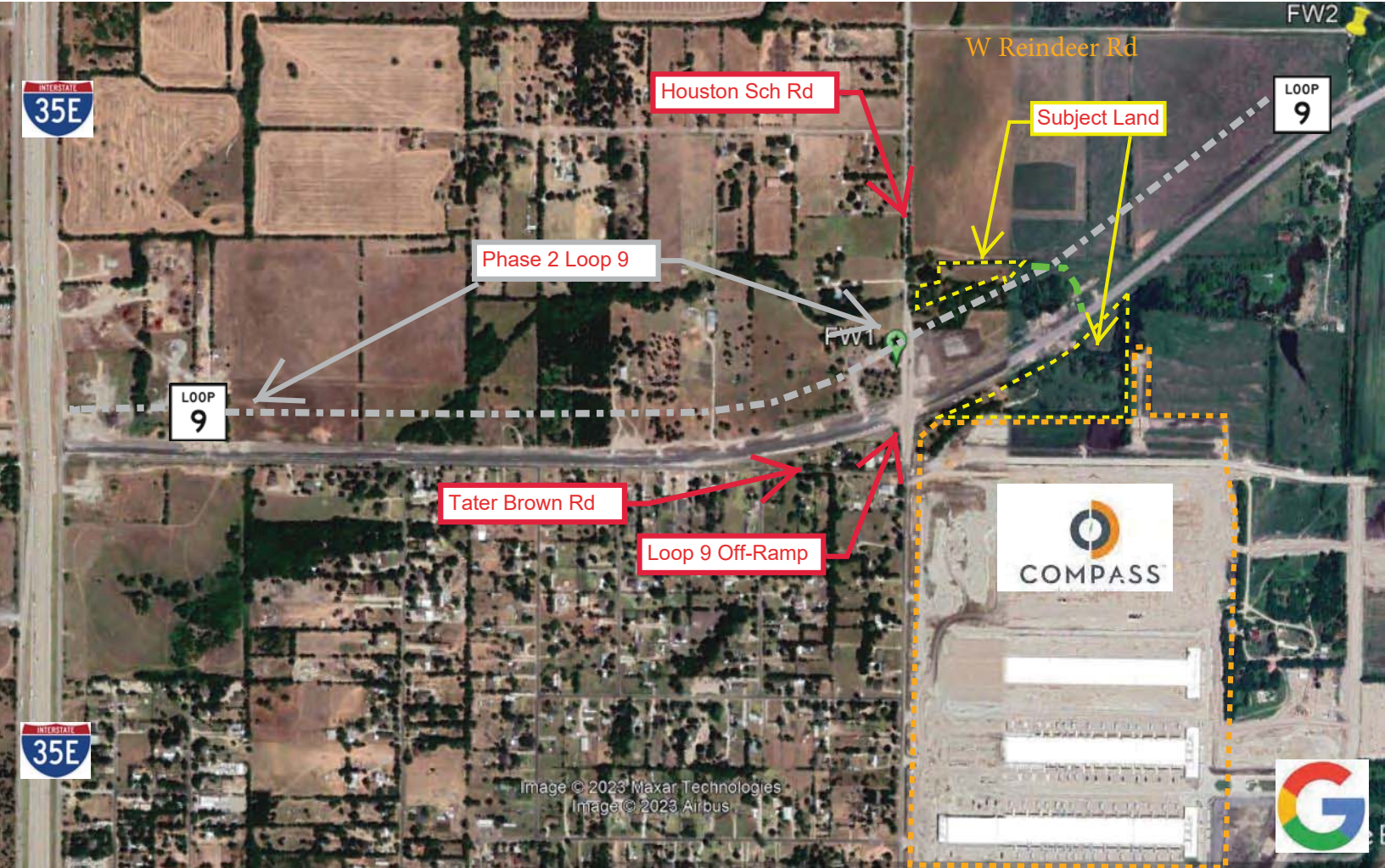
- Size: Lot #1, 2.4+/- acres \$198,500, Lancaster Texas
- Location: Intersection of Houston School Rd., NE of Tator Brown Rd.
- Water Provider: Rockett Water 6 inch Line Located in Houston Sch Rd
- Loop 9: Property Fronts Loop 9 right of way
-
- Proposed Commercial and Industrial Land.
- City of Lancaster Supports Commercial and Industrial Re-Zoning
- Loop 9 Off-Ramp, with Agreed TXDOT Access (see TXDOT Letter)
- Lots: (Tract 1, 2.431 acres, \$198,500) . (Tract 2, 1.97 ac, Sold)
Lots: (Tract 3, 4.154 ac, Sold) (Tract 4&5, 2.12 ac, \$195,000).

The information contained herein was obtained from sources deemed reliable. Owner, Seller, and or agent shall not be held responsible for errors or omissions. Subject to prior sale or withdrawal. Buyer to independently verify all information.

Landowner: Bill Olsen 602-430-7002

Bill@RealEstateAAA.com

**On-Site there are T-posts marking the corners of the land.
The T-post have white tops with pink and blue flagging**



INTERSTATE
35E

LOOP
9

Houston Sch Rd

Phase 2 Loop 9

Tater Brown Rd

Loop 9 Off-Ramp

Subject Land

COMPASS

LOOP
9



Image © 2023 Maxar Technologies
Image © 2023 Airbus



Available

Future 9 Frontage

Subject Property

Loop 9 Access

LOOP
9

Sold

South Property Line

Sold

Available

Houston Sch Rd



Imagery Date: 7/5/2022 32°32'58.58" N 96°48'22.30" W elev 0 ft

6 inch Rockett Water line

Houston School Rd

Future Loop 9 Frontage Rd

TRACT NO. 1
2.431 ACRES

Available

TXDOT approve access

STATE LOOP 9
(VARIABLE WIDTH ROW)

TRACT NO. 2
1.970 ACRES

Sold

TXDOT approve access

LOOP 9

LOOP 9

600

TRACT NO. 4
1.949 ACRES

Available

TRACT NO. 5
0.171 ACRE

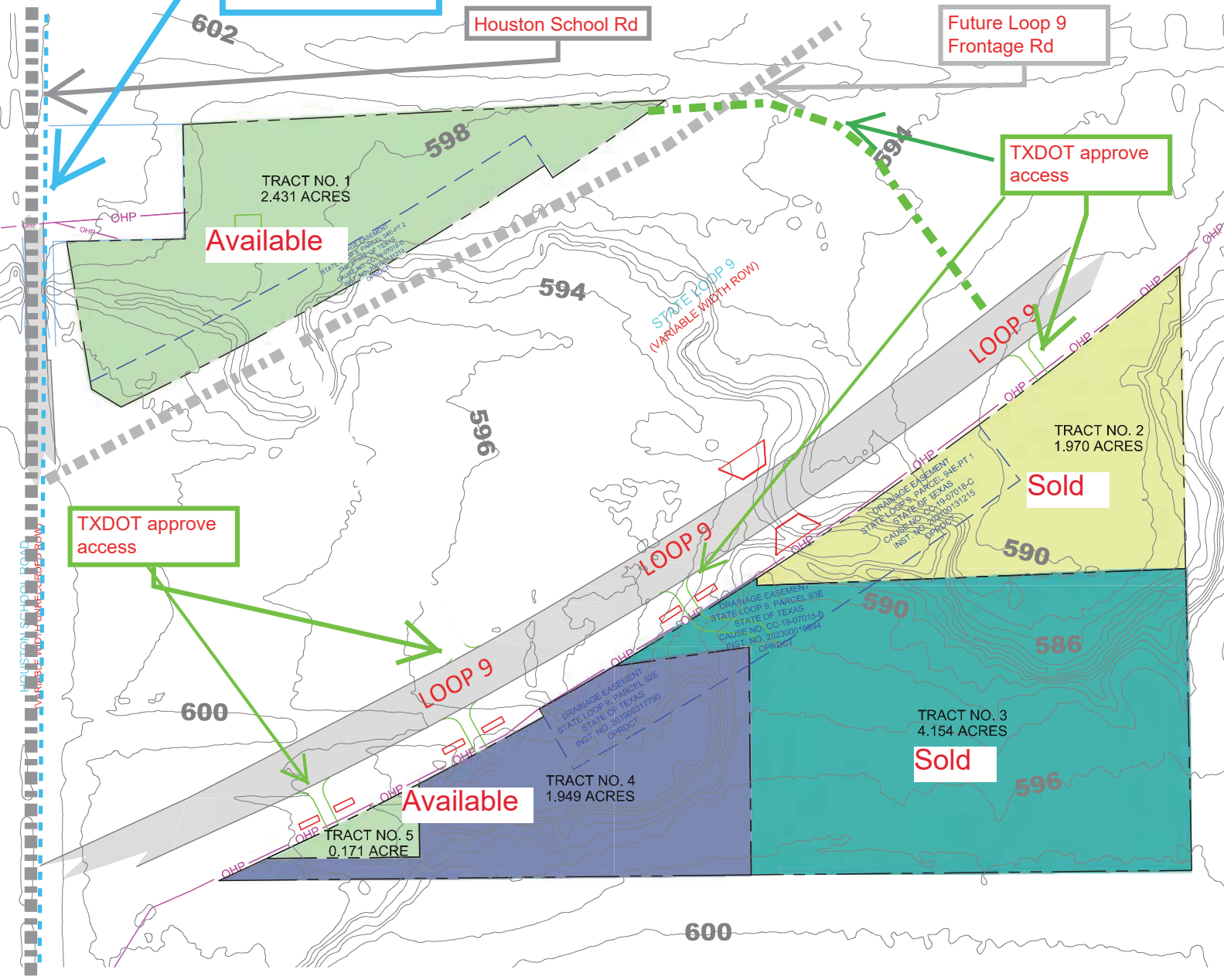
590

586

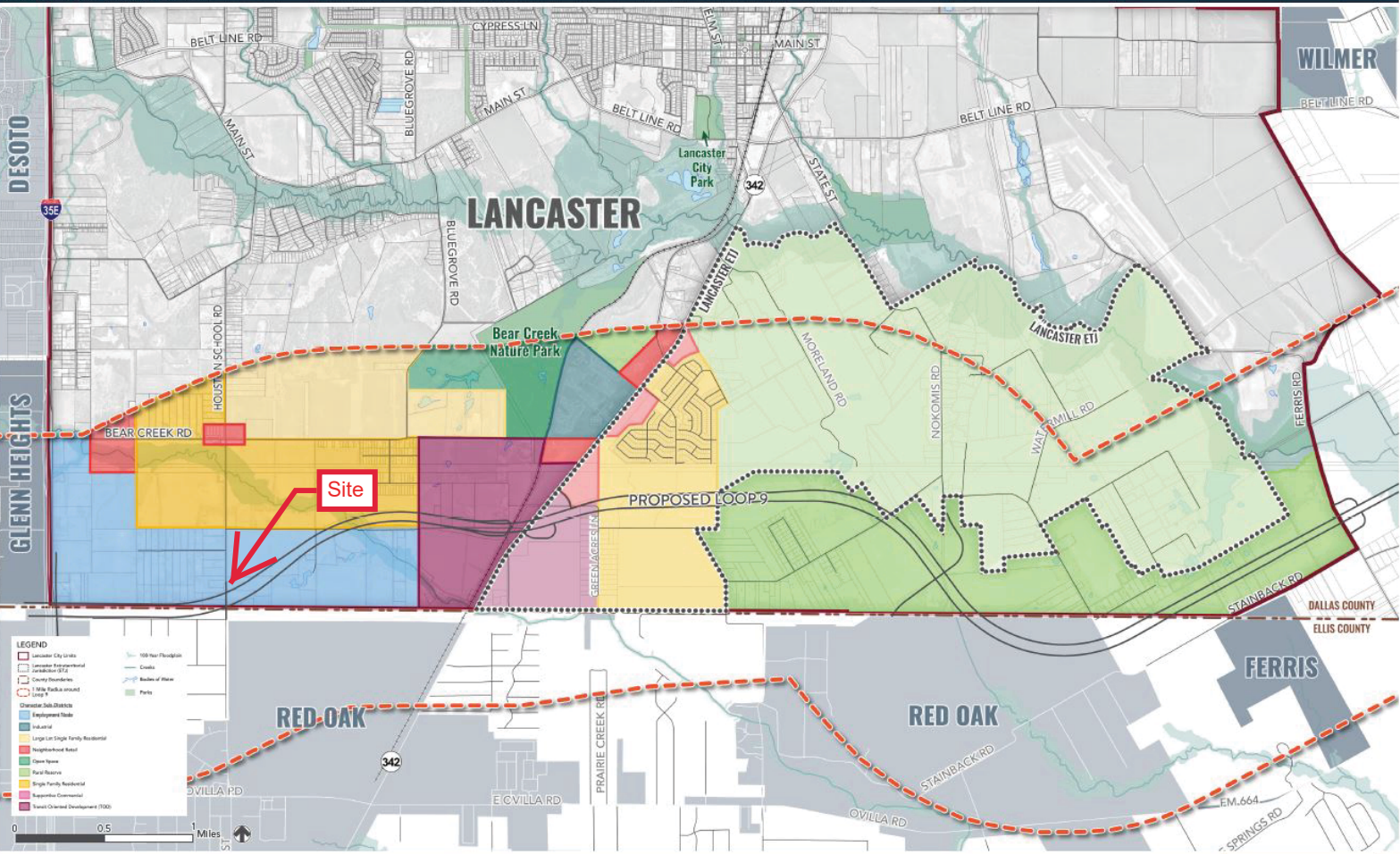
TRACT NO. 3
4.154 ACRES

Sold

600



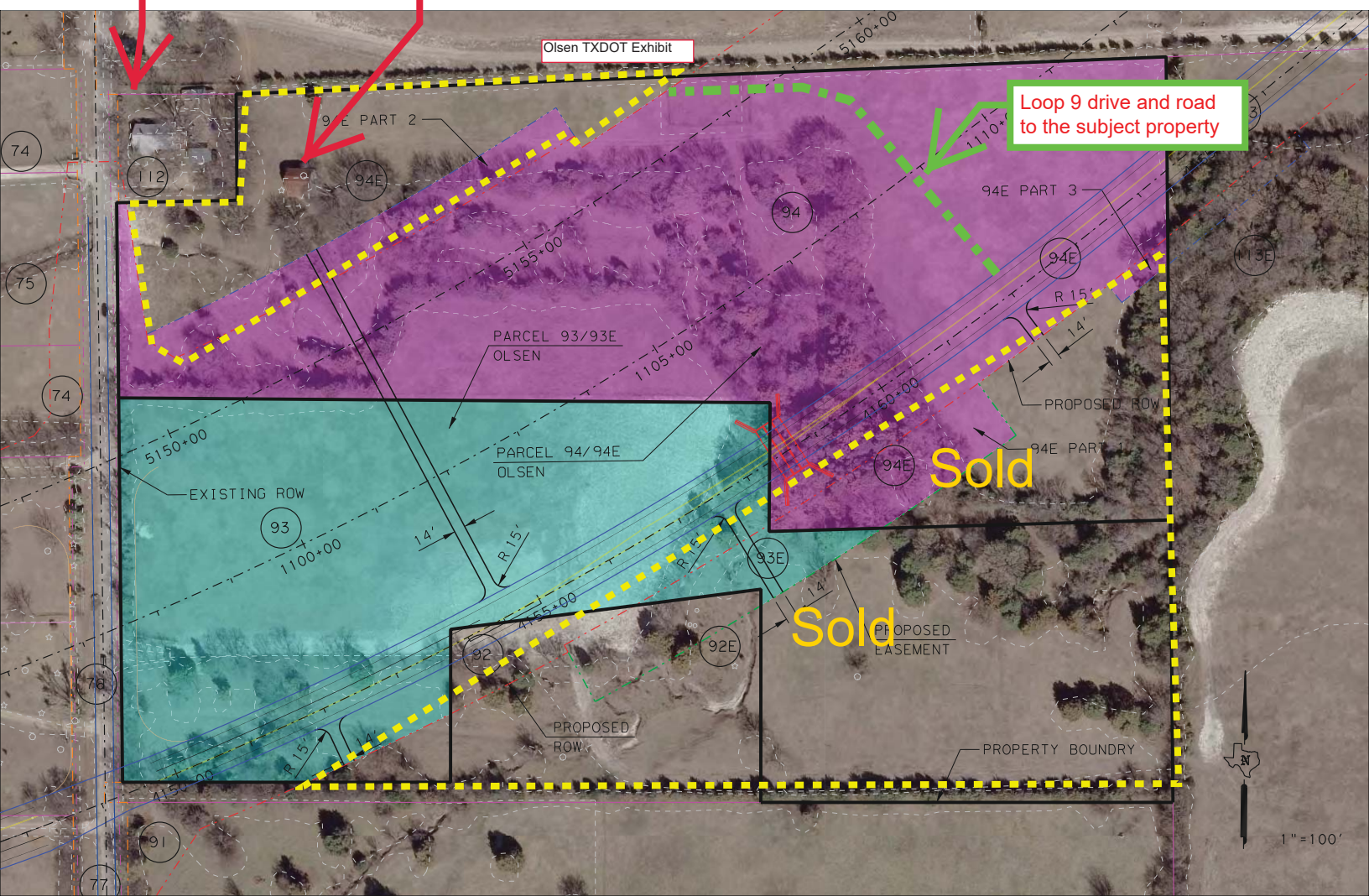
Map 3.3 | Loop 9 Corridor Preferred Scenario



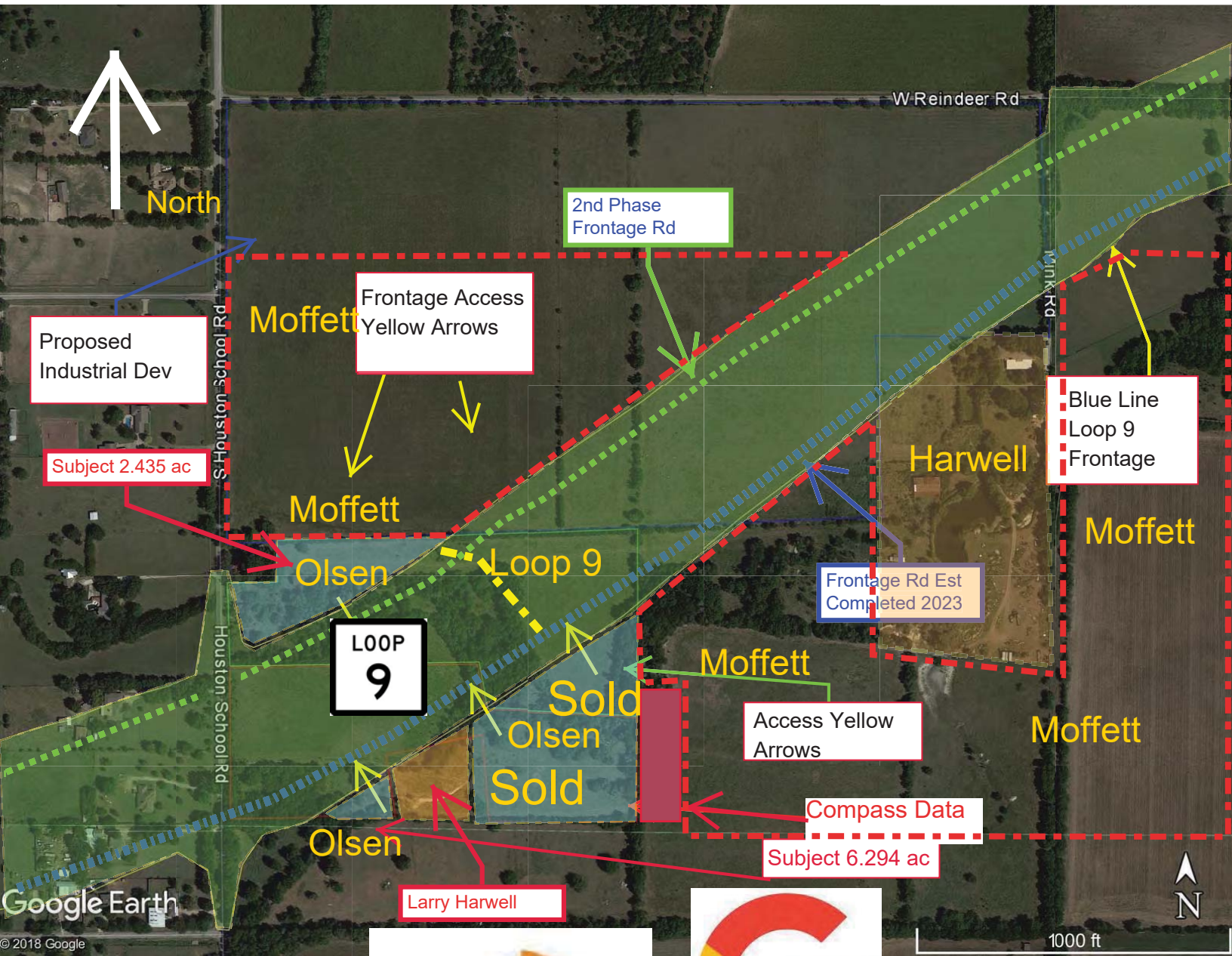
House not on Property

Old Shed on Property

Loop 9 drive and road to the subject property



Lot #1, 2.4+/- acres \$198,500, Lancaster Texas





125 EAST 11TH STREET, AUSTIN, TEXAS 78701-2483 | 512.463.8588 | WWW.TXDOT.GOV

September 3, 2024

Mr. Raymond William Olsen
a/k/a Robert W. Olsen
Co-Trustee of the R.W. and K.A. Olsen Revocable Living Trust
621 W. Desert Ave.
Gilbert, Arizona 85233

Subj: *The State of Texas v. Robert W. Olsen, Trustee of the R.W. and K.A. Olsen Revocable Living Trust*; Cause No. CC-19-07015-B. Filed in the County Court at Law No. 2; Dallas County, Texas

Dallas District; Dallas County; CSJ: 2664-10-010; Parcel No.: 93, 93E.

Subj: *The State of Texas v. Robert W. Olsen, Trustee of the R.W. and K.A. Olsen Revocable Living Trust*; Cause No. CC-19-07018-C Filed in the County Court at Law No. 3; Dallas County, Texas

Dallas District; Dallas County; CSJ: 2664-10-010; Parcel No.: 94, 94E.

Re: Owner's post-acquisition access to remainder tracts (Amended)

Dear Mr. Olsen:

In connection with the settlement of the pending condemnation proceedings regarding the Trust's property adjacent to Houston School Road in Lancaster, Texas (Parcels 93, 93E, 94, and 94E), this will confirm that there is no intention to deny access to the Olsen Trust's remainder tracts after the State's acquisition. Rather, as part of the construction of the Loop 9 project, it is TxDOT's intention to install the driveways at the locations shown in the attached Exhibits, at or near STA 4152+28 RT EB-14, STA 4157+51 RT EB-16, STA 4162+49 RT EB-20 and STA 4162+49 LT. In addition, pending the construction of the driveways, Property Owner may use the right-of-way acquired by the State to access the remainder tracts, subject to any necessary construction-related restrictions.

However, from and after such driveway installation and the completion of said current project, these driveways shall be subject to such regulation as is determined by the Texas Department of Transportation to be necessary in the interest of public safety and in compliance with approved engineering principles and practices and also subject to compliance with any applicable local municipal or county zoning, platting and/or permit requirements, including, but not limited to possible modification or relocation of such access driveway in the future, in the event the highway facility is expanded or modified as part of a separate future project.

OUR VALUES: *People • Accountability • Trust • Honesty*
OUR MISSION: *Connecting You With Texas*

An Equal Opportunity Employer

In accordance with TxDOT's utility policies, this also confirms that TxDOT will allow utilities on TxDOT's right of way along the roadway corridor in the areas between the ROW and the back of curb or edge of pavement structure. TxDOT also may allow public and private utility crossings provided they meet TxDOT's utility requirements. A TxDOT utility permit will be required.

If you have additional questions, please contact me at 972-938-1570.

Sincerely,



For Juan A. Paredes, P.E.
Area Engineer, Ellis/Navarro Counties
124 FM 876
Waxahachie, Texas 75165

Attachment: Exhibit "A"

