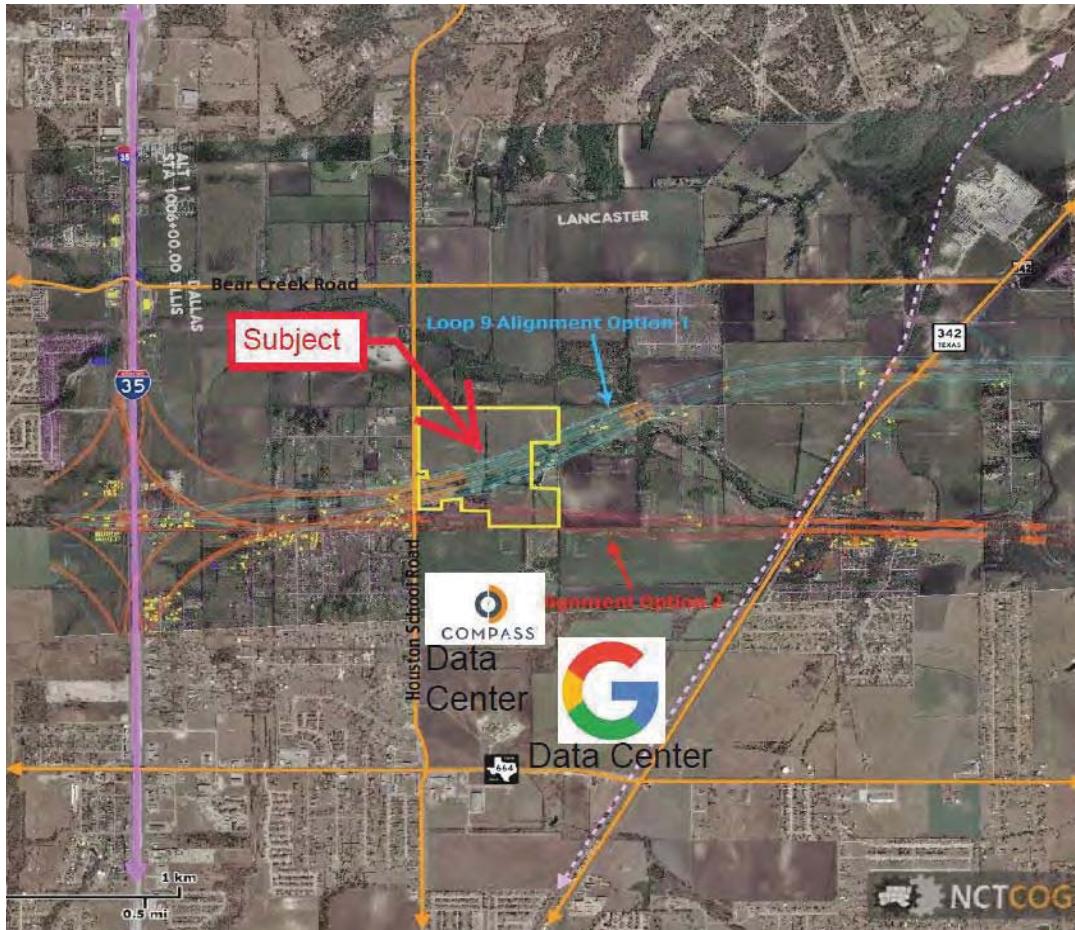


Lot #1, 2.4+/- acres \$198,500, Lancaster Texas
Located East of I-35E on the Loop 9 Freeway

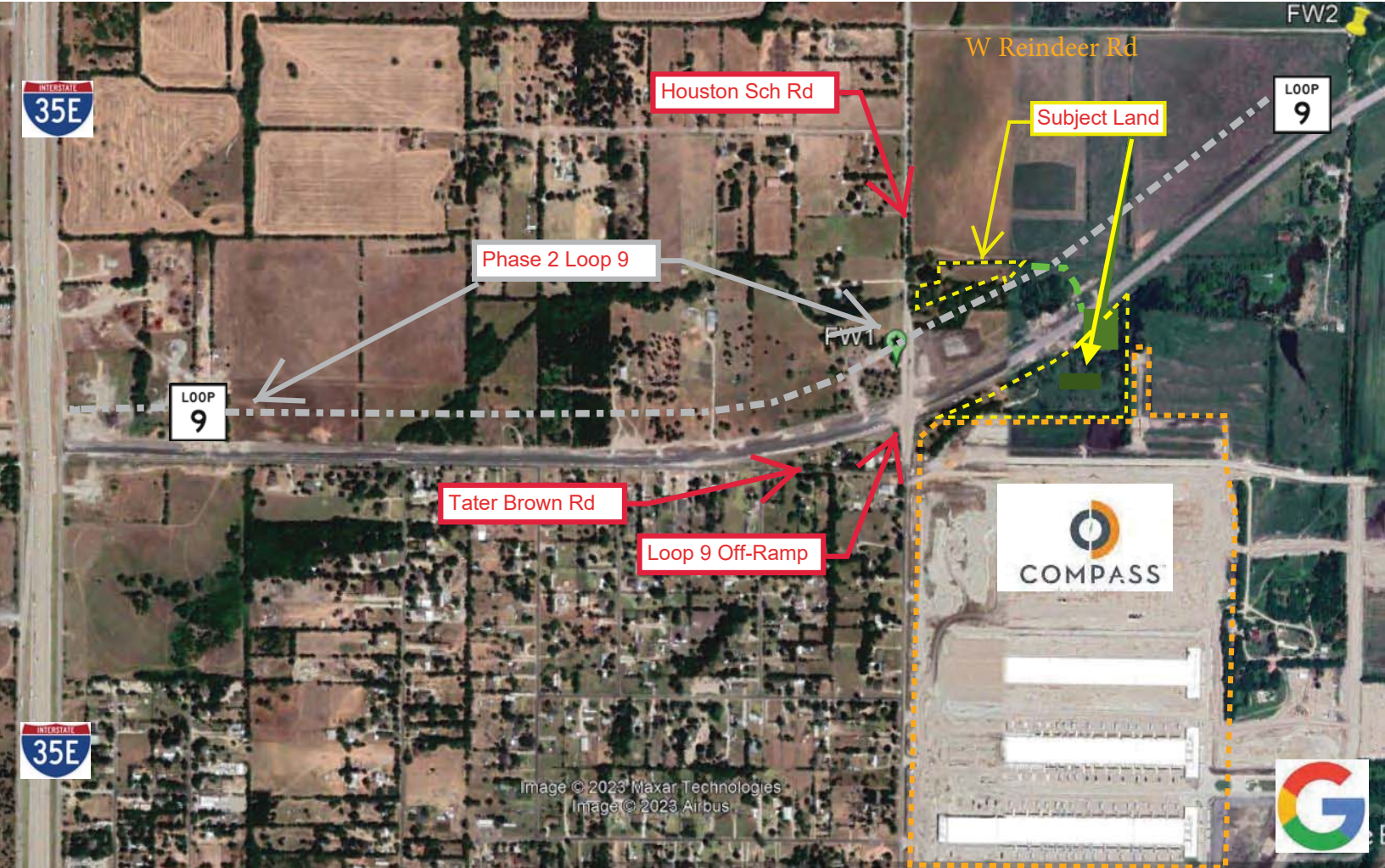


- Size: Lot #1, 2.4+/- acres \$198,500, Lancaster Texas
- Location: Intersection of Houston School Rd., NE of Tator Brown Rd.
- In planning process of bringing water to property.
- Loop 9: Property Fronts Loop 9 right of way
- New TXDOT Driveway Directly off Loop 9, Great Access!
- Proposed Residential, Industrial, Commercial.
- 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: Austin Olsen 602-614-9383
austin@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

INTERSTATE
35E

LOOP
9

LOOP
9

Houston Sch Rd

Phase 2 Loop 9

Tater Brown Rd

Loop 9 Off-Ramp

Subject Land

COMPASS

Image © 2023 Maxar Technologies
Image © 2023 Airbus



FW2

W Reindeer Rd



Available

Subject Property

LOOP
9

New Driveway off
Loop 9!

Sold

South Property Line

FW1

Available 0.171 Acres

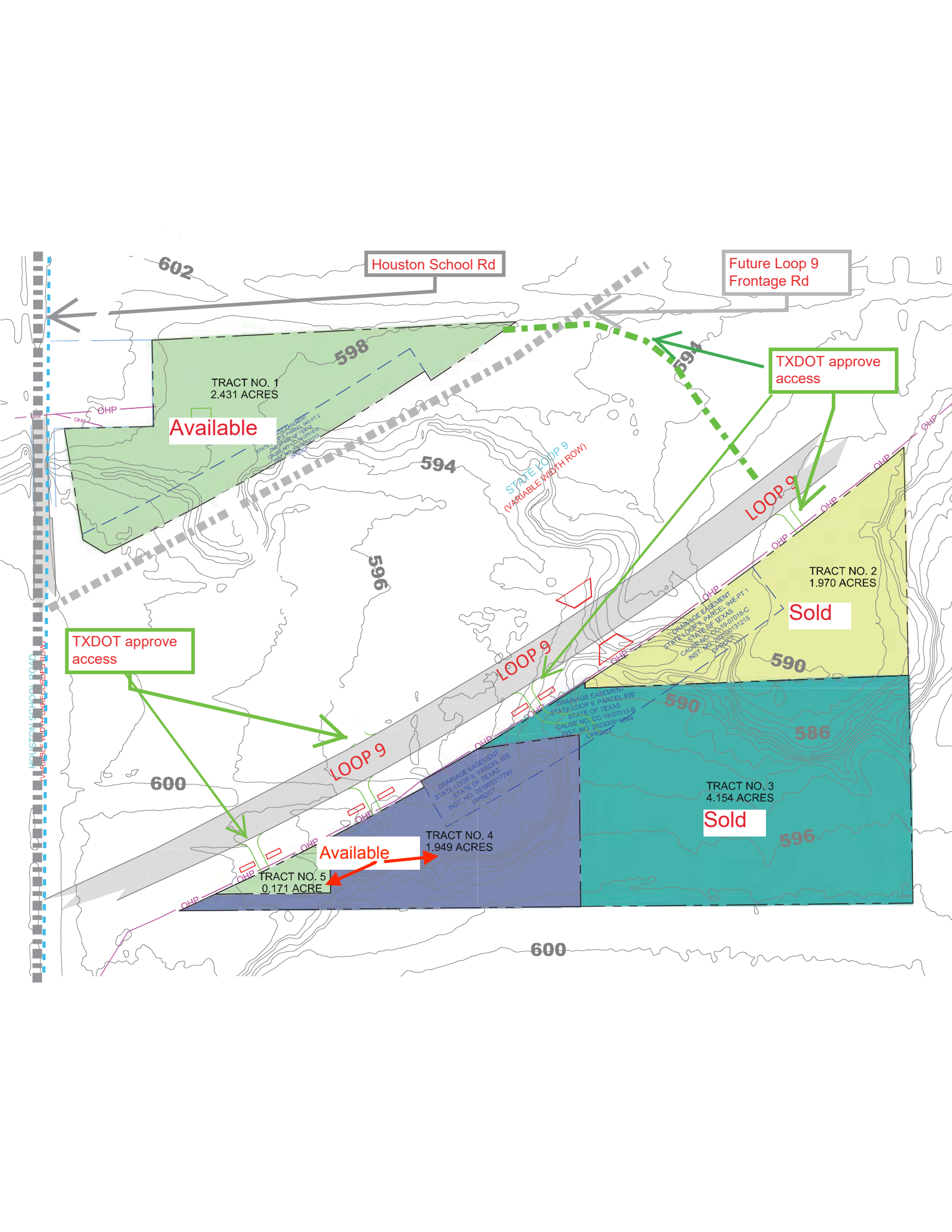
Available 1.949 Acres

Sold

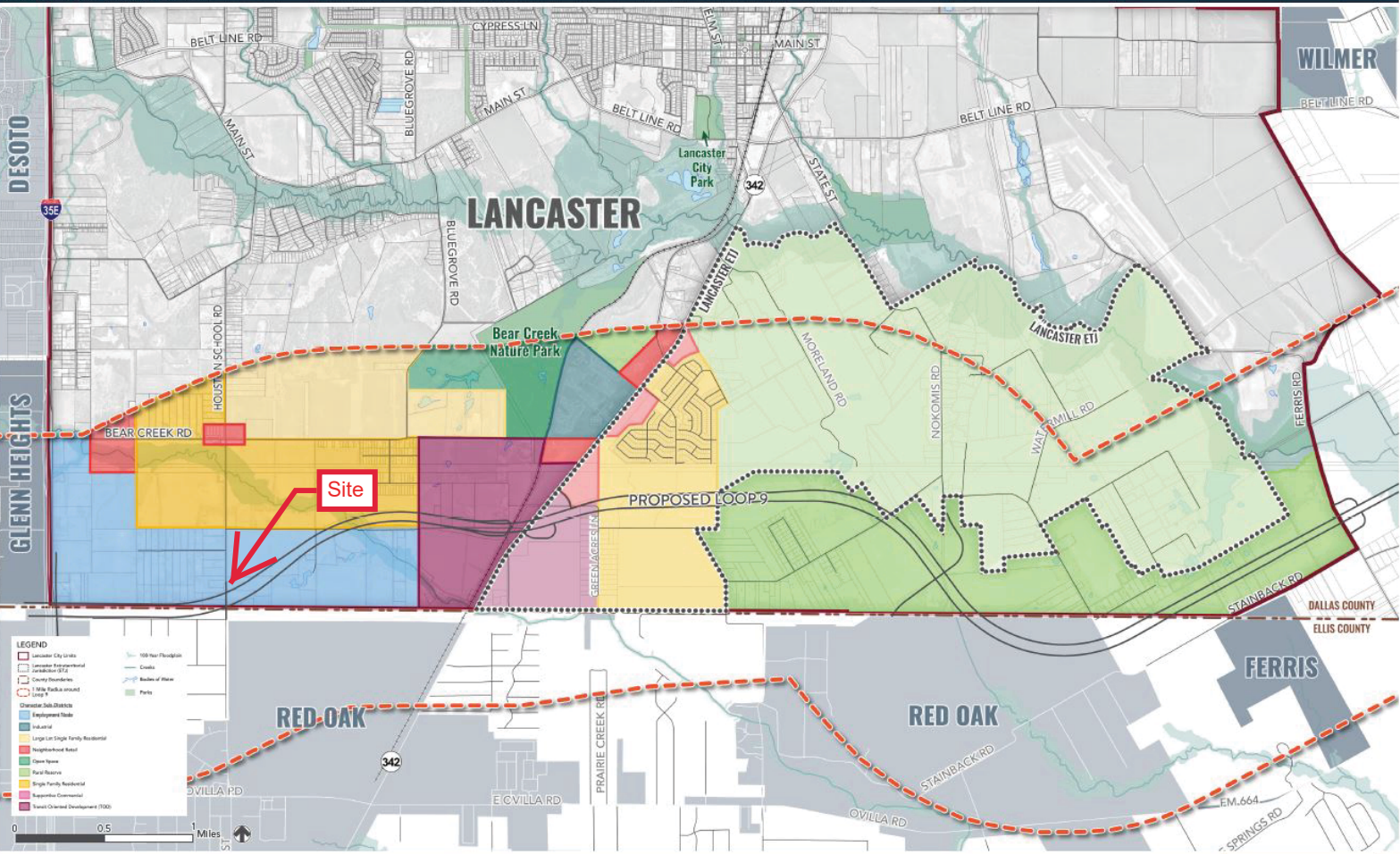
Houston Sch Rd



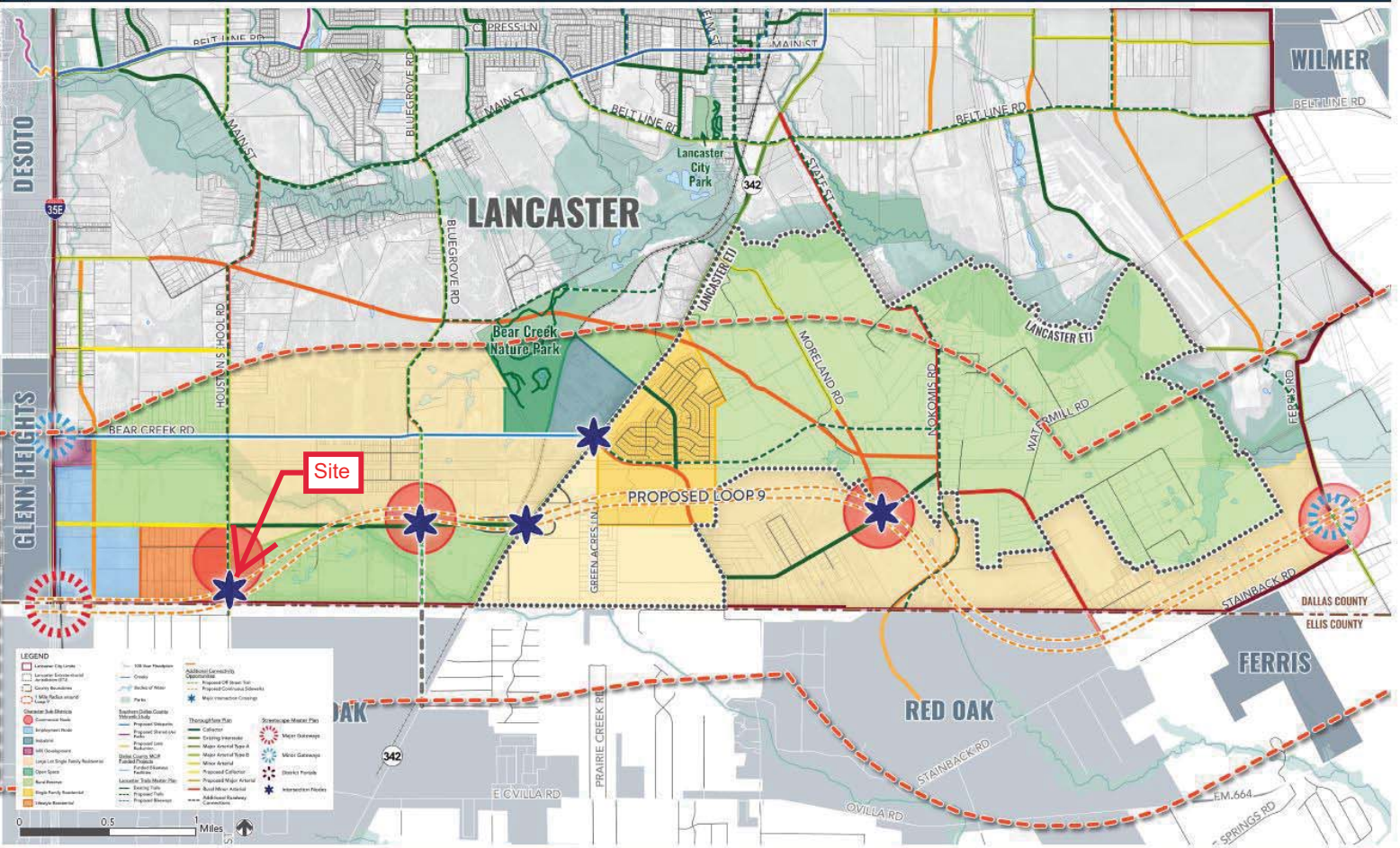
Imagery Date: 7/5/2022 32°32'58.58" N 96°48'22.30" W elev 0 ft



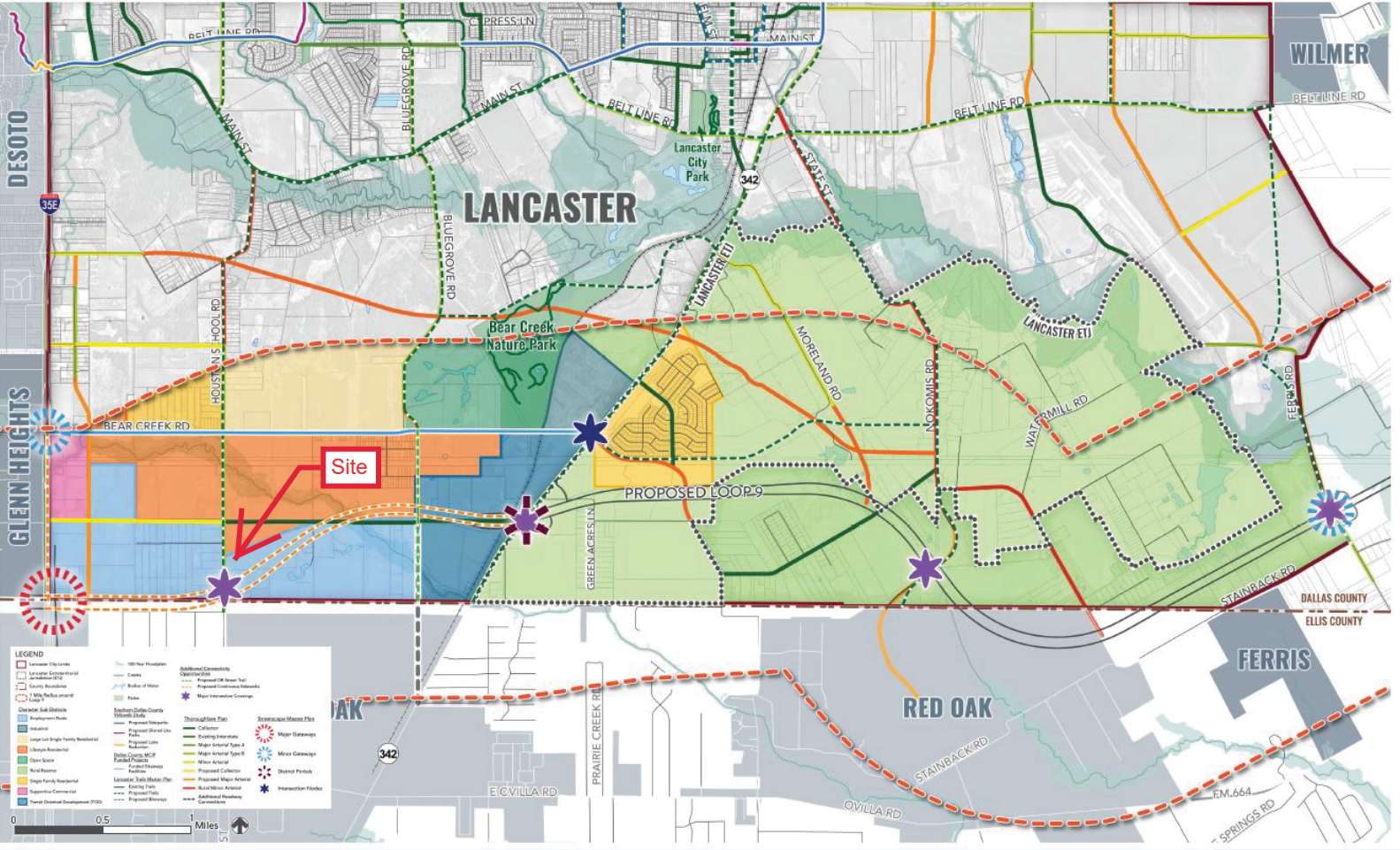
Map 3.3 | Loop 9 Corridor Preferred Scenario



Loop 9 Corridor Alternative Scenario 2: Neighborhood Nodes



Loop 9 Corridor Alternative Scenario 1: Major Node





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,

A handwritten signature in blue ink that reads "Juan A. Paredes P.E.".

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

Attachment: Exhibit "A"