

468 acres (total acres)

358 Acres Zoned Industrial & Data Center \$3.97 per sq ft

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

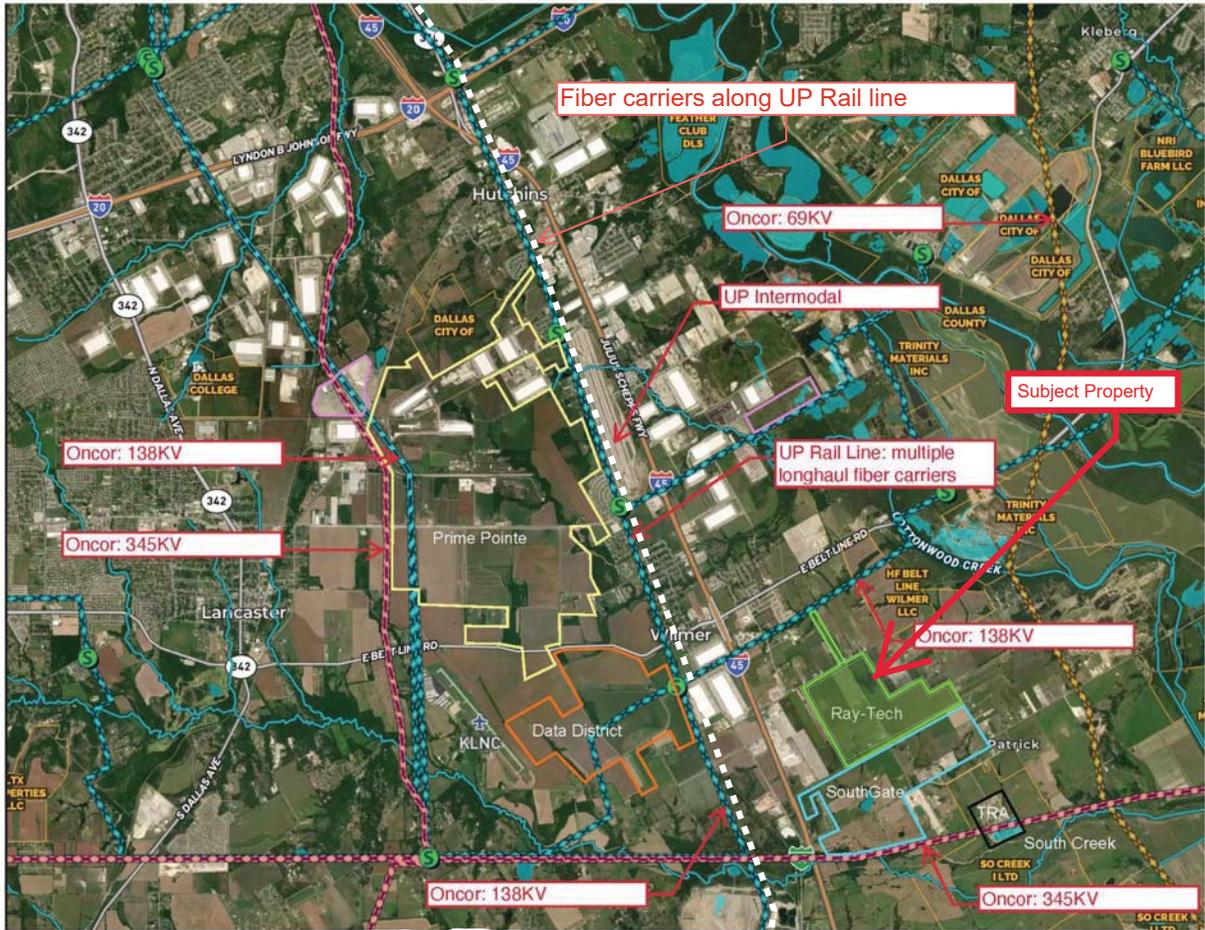
Located 14 miles from Downtown Dallas, Wilmer TX

Landowner Austin R Olsen.

Call 602-614-9383 austin@realestateaaa.com



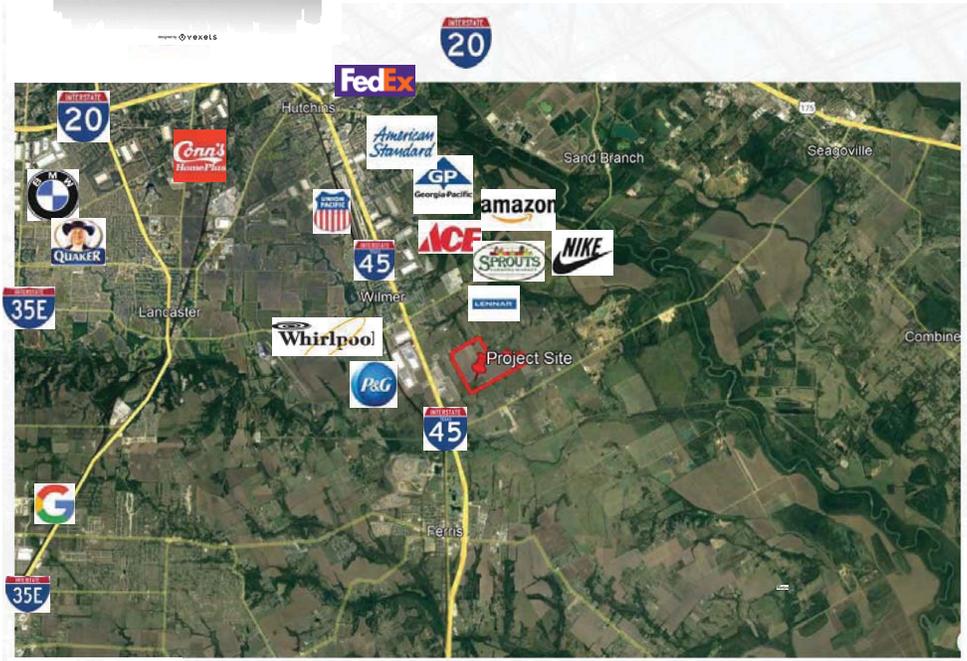
358 Acres Industrial Available for Separate Purchase from 110 Acres Mixed-Use Residential



14 Mile Radius of Downtown Dallas

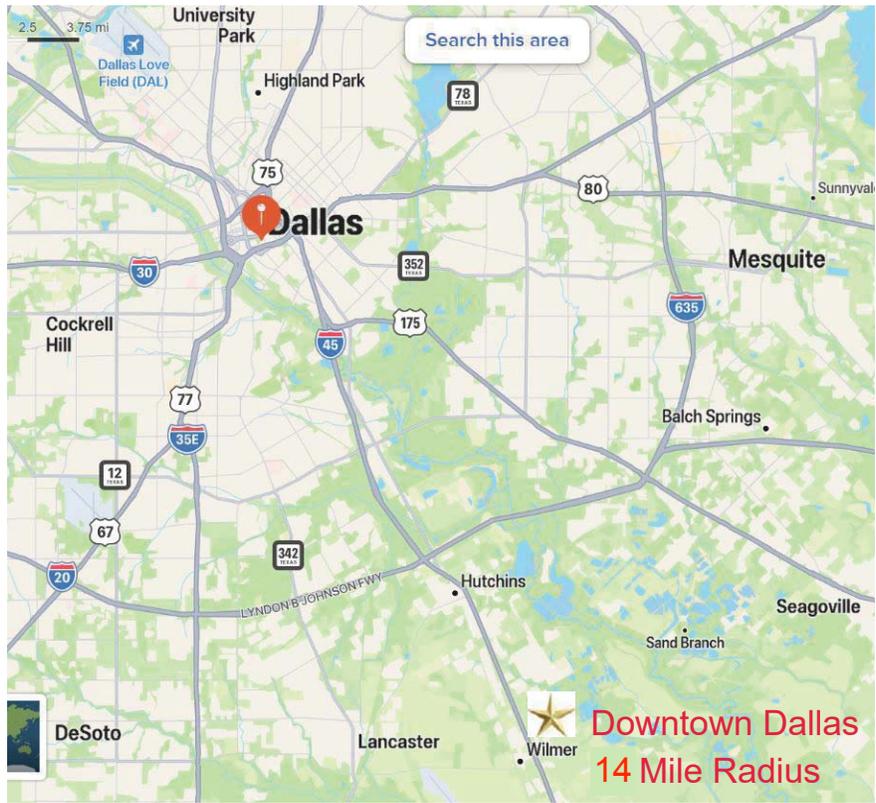


468 acres Wilmer Texas
I-45 & Mars Road, 1/2 Mile East of I-45
Hard Zoned

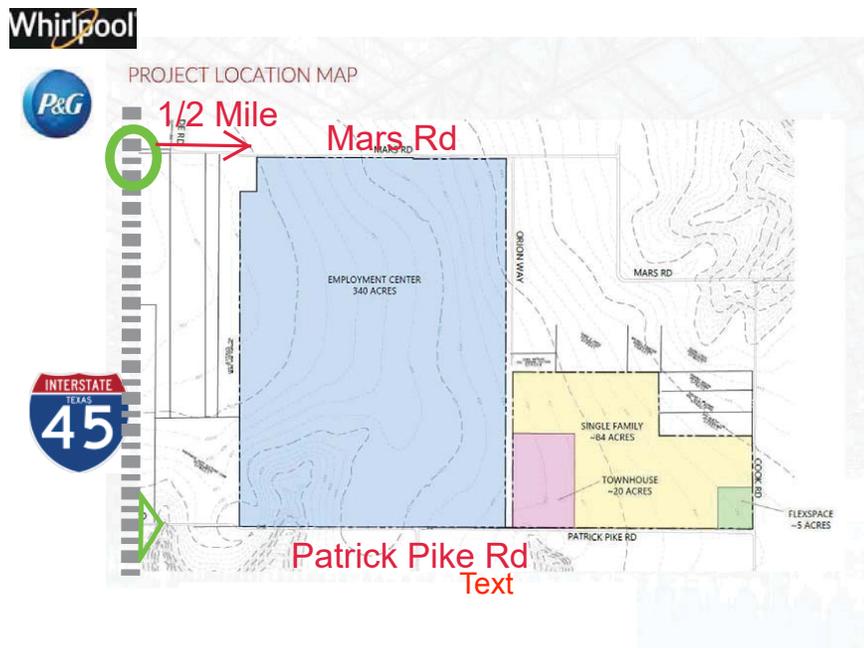


468 Total ac Wilmer TX
358 ac Zoned Industrial
110 ac Zoned Residential
Landowner Bill Olsen 602-430-7002
Landowner Austin Olsen 602-614-9383

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.



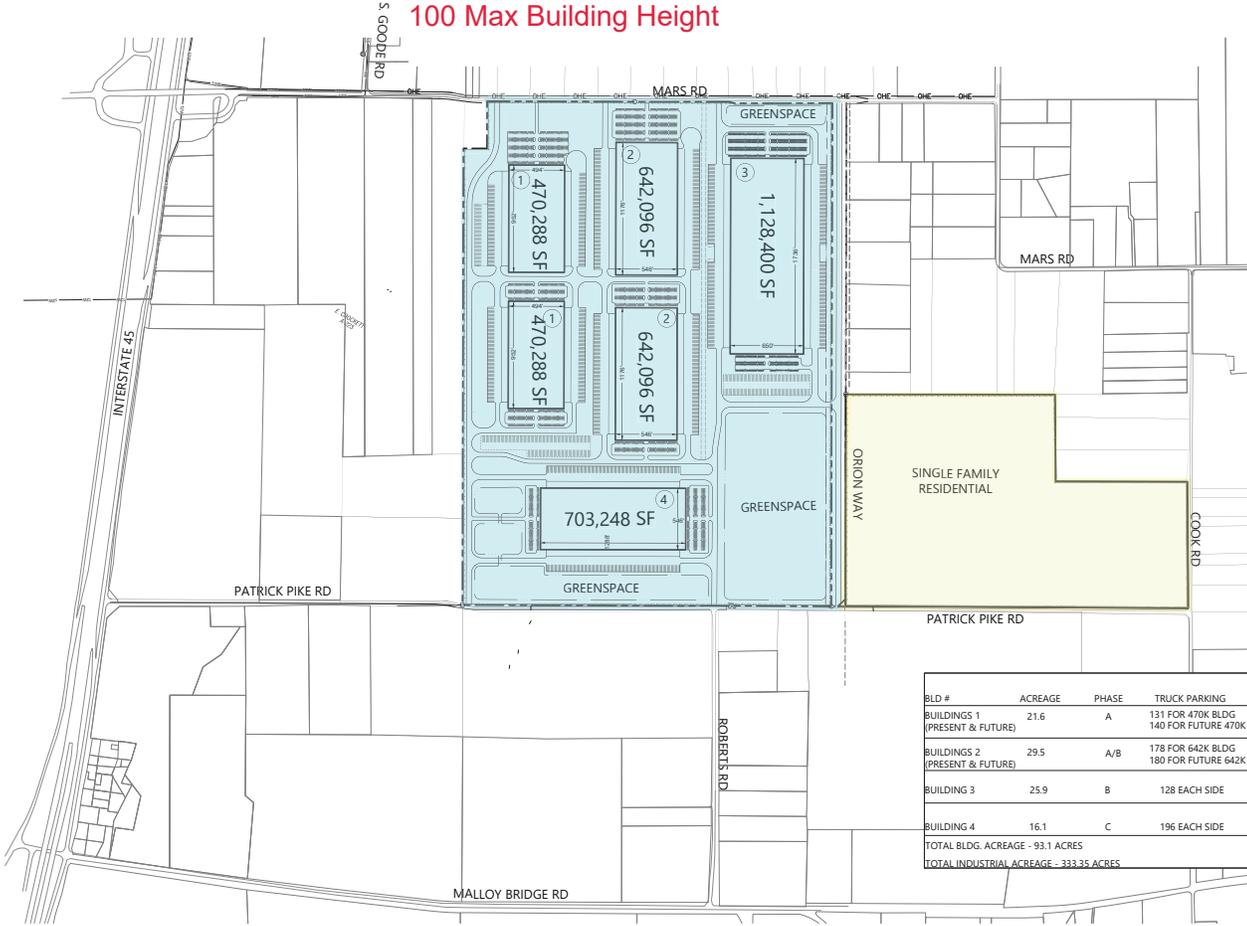
Approved Zoning



- 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

Test Fit Showing 4.1 Million SF Distribution Buildings
 PD Zoning Support Data Centers;
 Up to 75% Building Coverage Ratio, Data Center
 100 Max Building Height

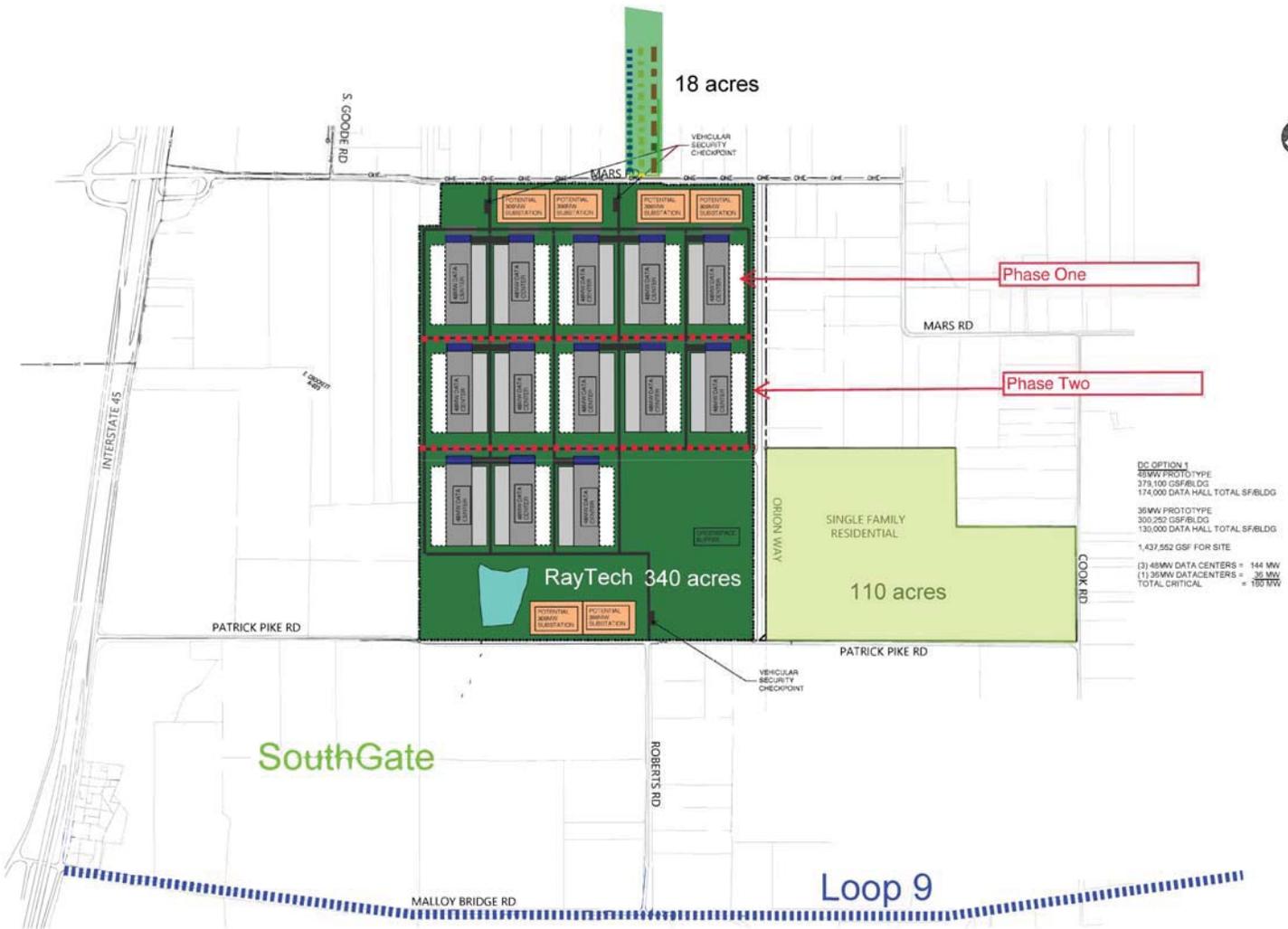


BLD #	ACREAGE	PHASE	TRUCK PARKING	TRUCK COURT DEPTHS	TRAILER STORAGE SPACE
BUILDINGS 1 (PRESENT & FUTURE)	21.6	A	131 FOR 470K BLDG 140 FOR FUTURE 470K BLDG	185 FT 185 FT	128
BUILDINGS 2 (PRESENT & FUTURE)	29.5	A/B	178 FOR 642K BLDG 180 FOR FUTURE 642K BLDG	195 FT 195 FT	0
BUILDING 3	25.9	B	128 EACH SIDE	200 FT	128
BUILDING 4	16.1	C	196 EACH SIDE	195 FT	0
TOTAL BLDG. ACREAGE - 93.1 ACRES					
TOTAL INDUSTRIAL ACREAGE - 333.35 ACRES					



WILMER 450
 CONCEPT PLAN 13

SCALE: 1" = 400'
 0 400 800
 NOVEMBER 202



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

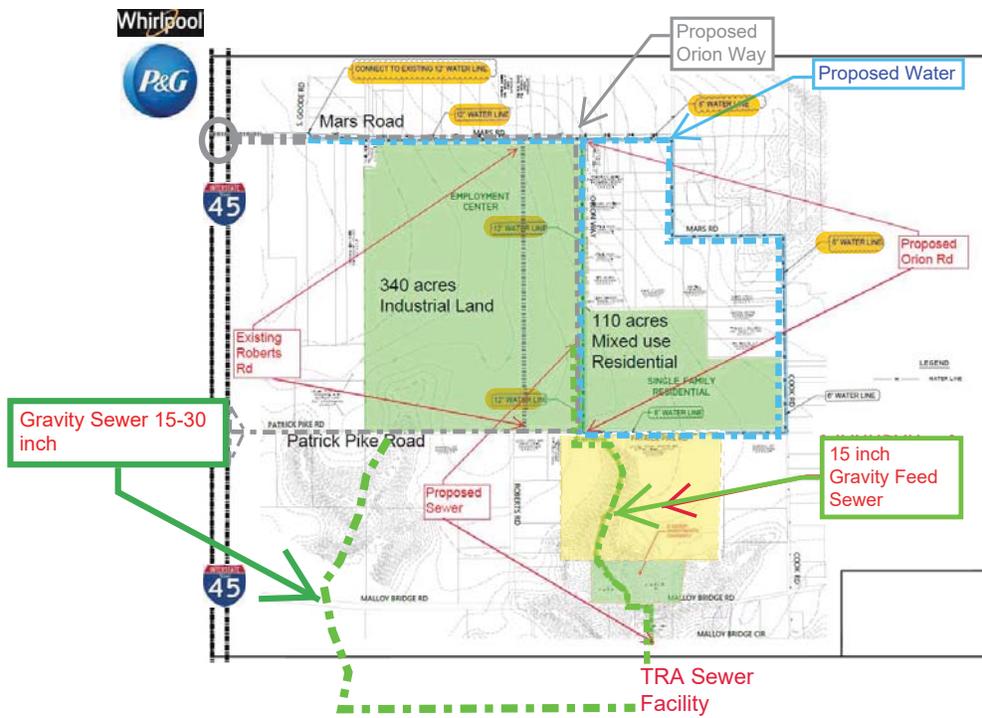
WILMER DATA CENTER CONCEPTUAL
 SITE PLAN



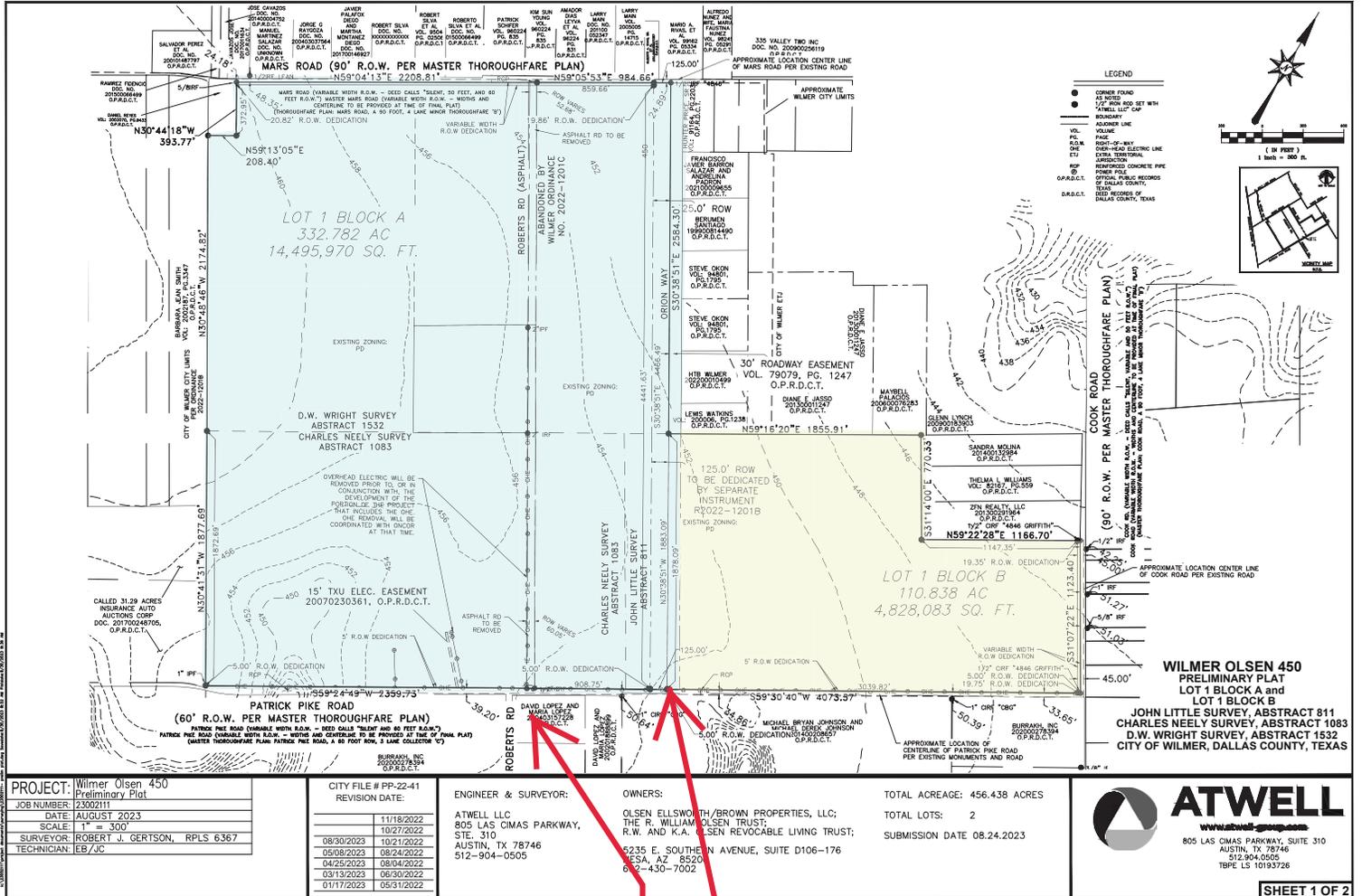
SCALE: 1" = 400'
 0 400 800
 02.26.2024



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



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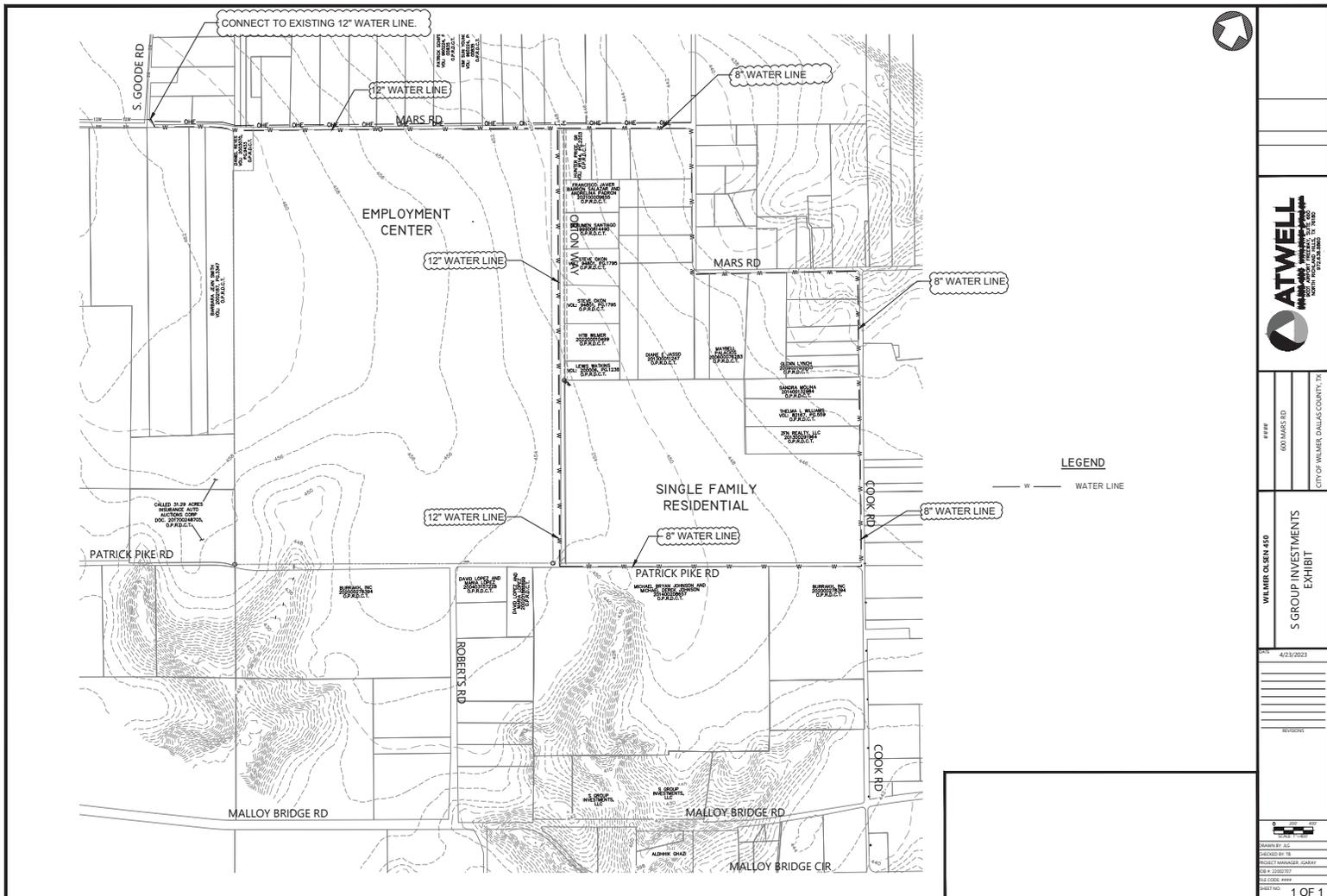
Robert Rd can be abandoned & Construct Orion Way

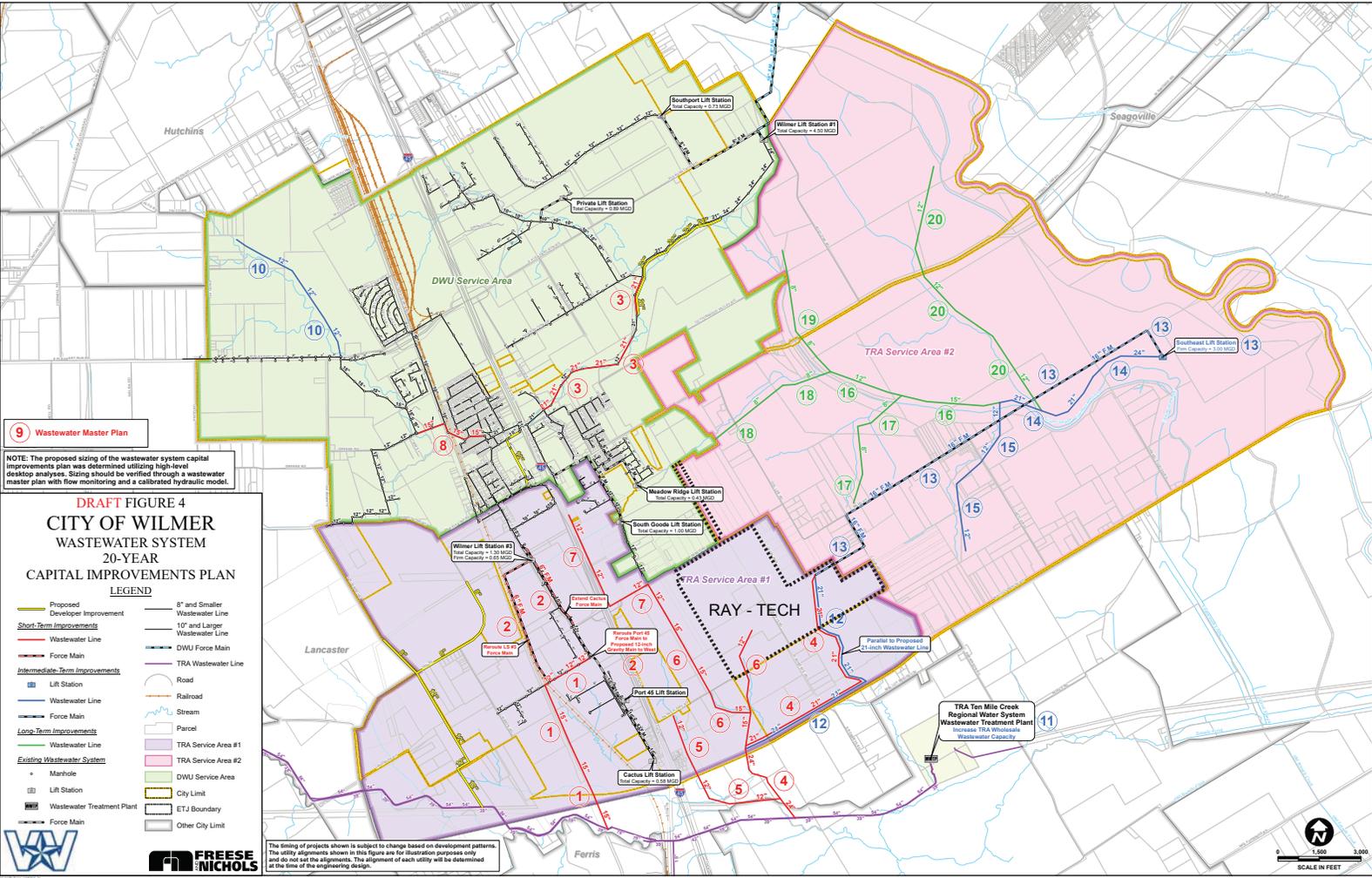


WAIMER COUNTY 450
 S GROUP INVESTMENTS
 EXHIBIT

DATE: 4/23/2023
 REVISIONS:

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





9 Wastewater Master Plan

NOTE: The proposed sizing of the wastewater system capital improvements plan was determined utilizing high-level desktop analyses. Sizing should be verified through a wastewater master plan with flow monitoring and a calibrated hydraulic model.

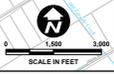
**DRAFT FIGURE 4
CITY OF WILMER
WASTEWATER SYSTEM
20-YEAR
CAPITAL IMPROVEMENTS PLAN**

LEGEND

Proposed Developer Improvement	8" and Smaller Wastewater Line
Short-Term Improvements Wastewater Line	10" and Larger Wastewater Line
Force Main	DWU Force Main
Intermediate-Term Improvements Wastewater Line	TRA Wastewater Line
Lift Station	Road
Force Main	Railroad
Long-Term Improvements Wastewater Line	Stream
Existing Wastewater System	Parcel
Manhole	TRA Service Area #1
Lift Station	TRA Service Area #2
Wastewater Treatment Plant	DWU Service Area
Force Main	City Limit
	ETJ Boundary
	Other City Limit



The timing of projects shown is subject to change based on development patterns. The utility alignments shown in this figure are for illustration purposes only and do not set the alignments. The alignment of each utility will be determined at the time of the engineering design.



REPRESENTATIVE BUILDING ARCHITECTURE 1



Landowner Bill Olsen 602-430-7002

84 Acres Zoned SF2, 4 Units Per Acre. 336 Units
 20 Acres Zoned Town-Homes, 10 Units Per Acre. 200 Units
 5 Acres Zoned Commercial







Town-Home Front Entry & Front Garage



Townhome Amenities

