

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

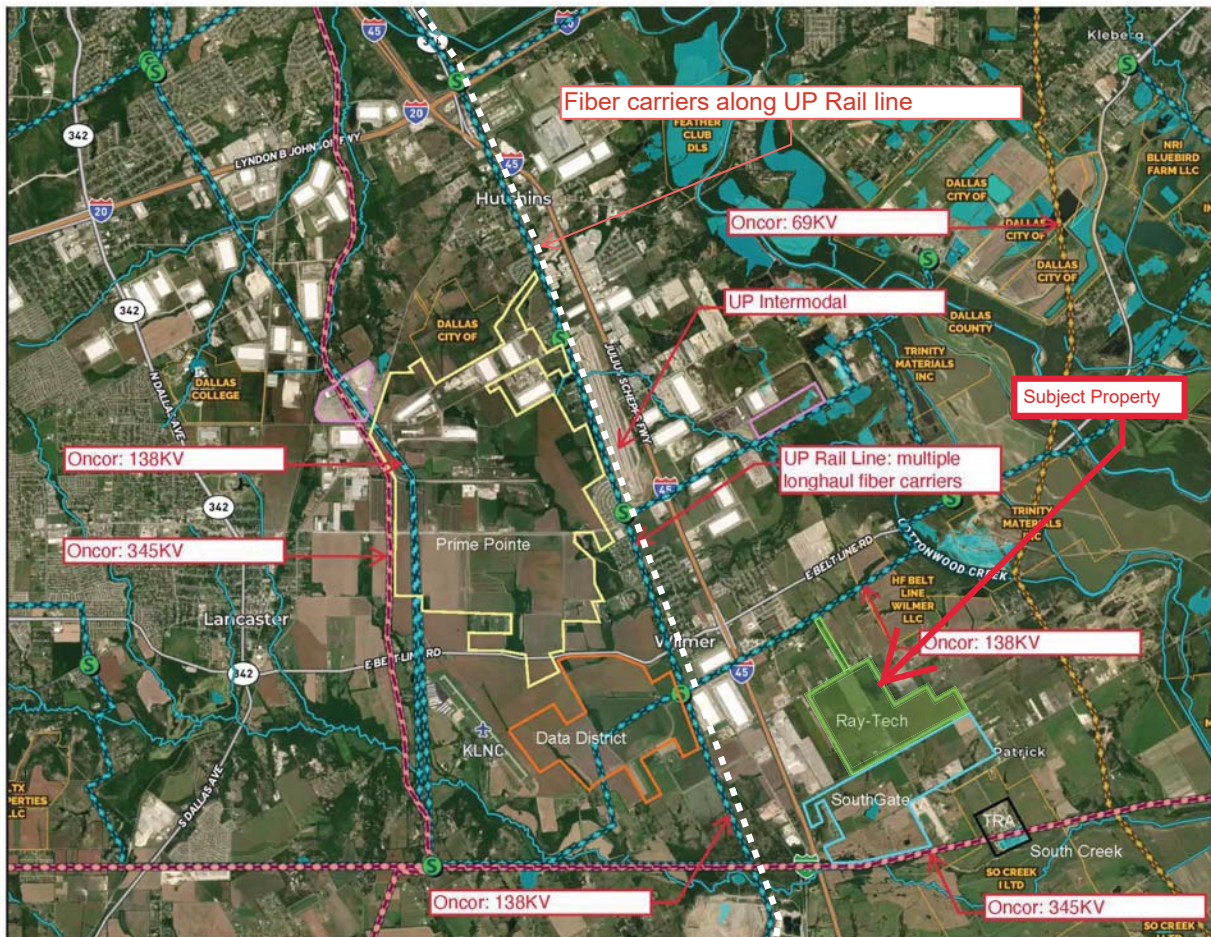
Located 14 miles from Downtown Dallas, Wilmer TX

Landowner Austin R Olsen.

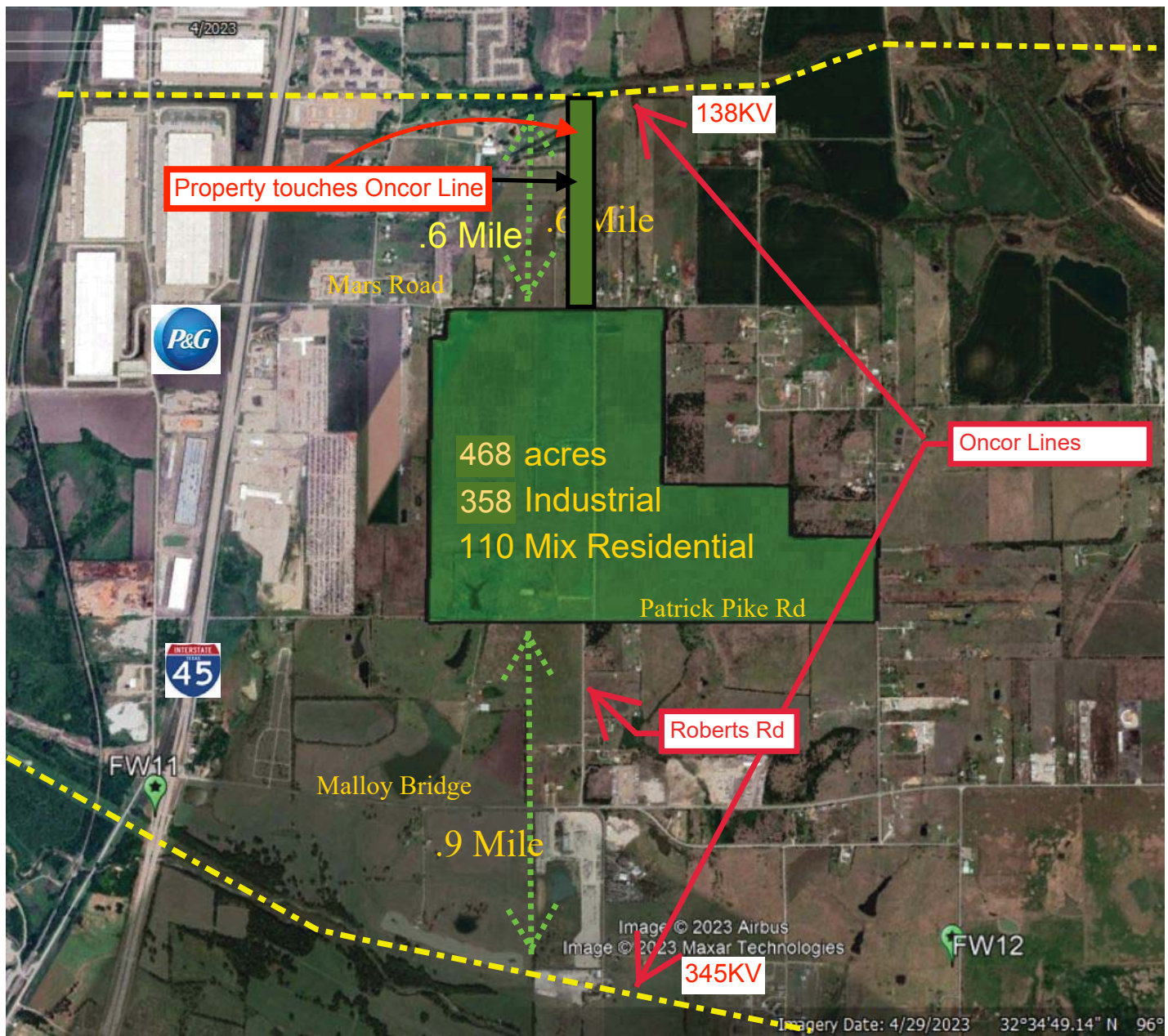
Call 602-614-9383 [austin@realestateaaa.com](mailto:austin@realestateaaa.com)







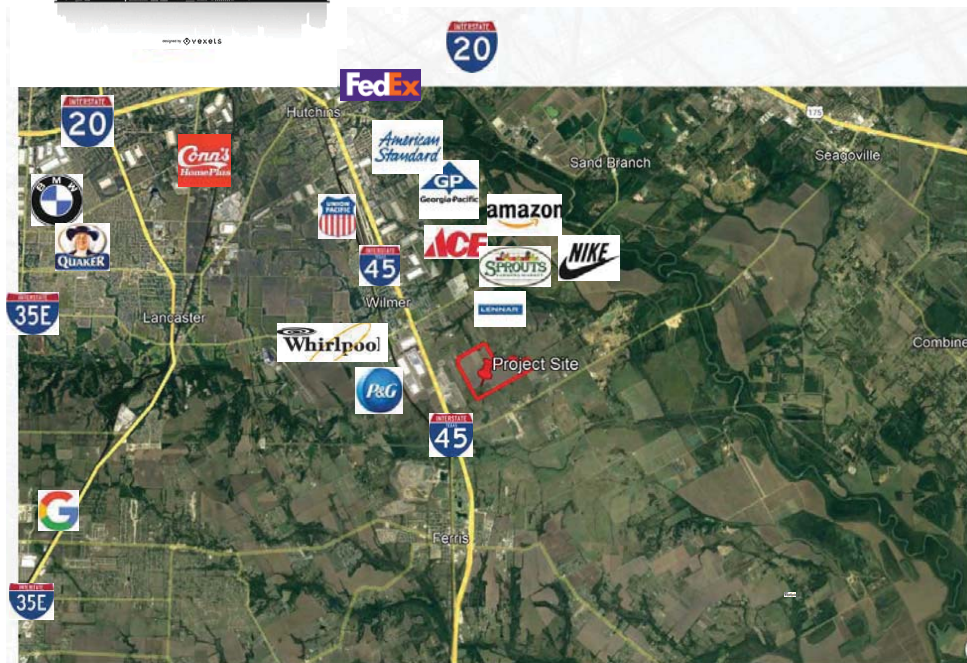




## 14 Mile Radius of Downtown Dallas



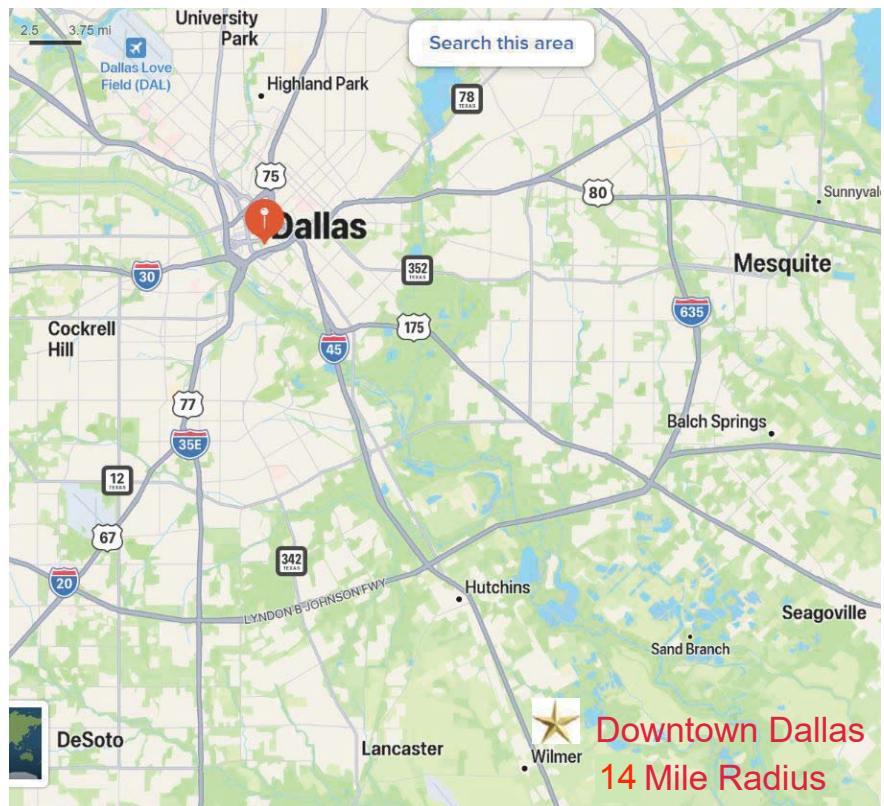
468 acres Wilmer Texas  
I-45 & Mars Road, 1/2 Mile East of I-45  
Hard Zoned



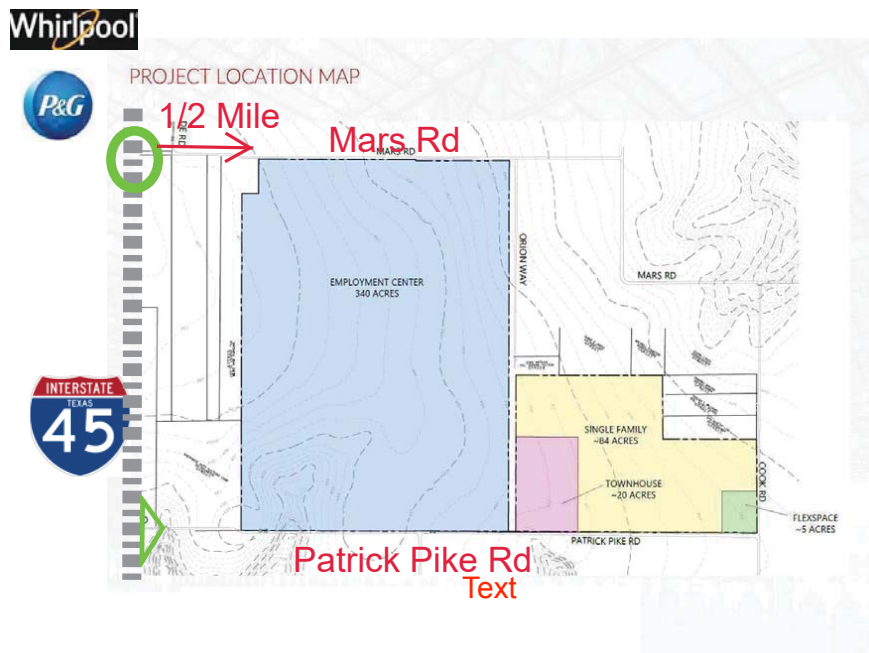
468 Total ac Wilmer TX  
358 ac Zoned Industrial  
110 ac Zoned Residential  
Landowner Bill Olsen 602-430-7002  
Landowner Austin Olsen 602-614-9383

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

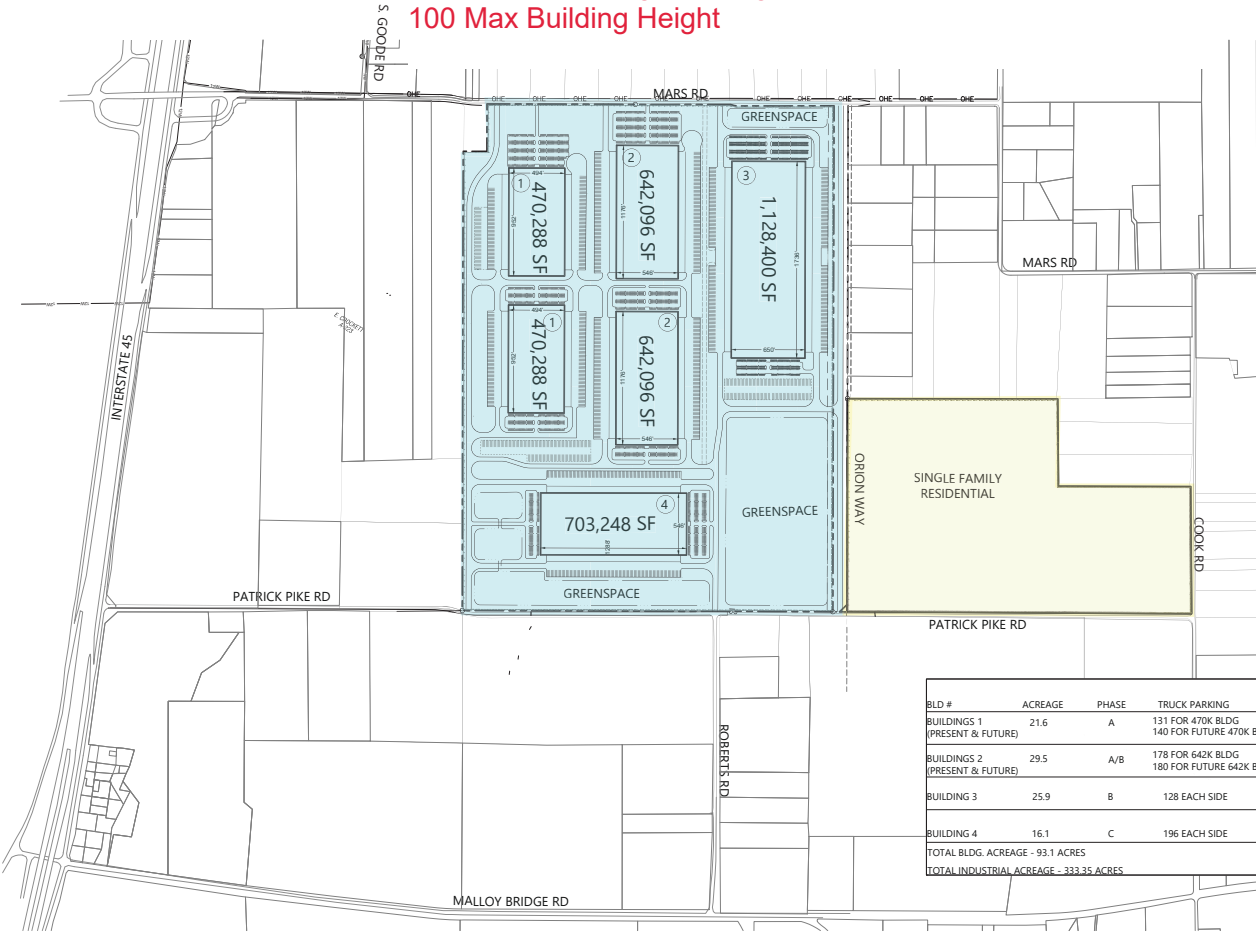


358 acres Zoned Light Industrial  
20 acres Zoned Town-homes 10u/a 200 units  
84 acres Zoned SF2, 4u/a. 336 units  
5 acres Zoned Commercial

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



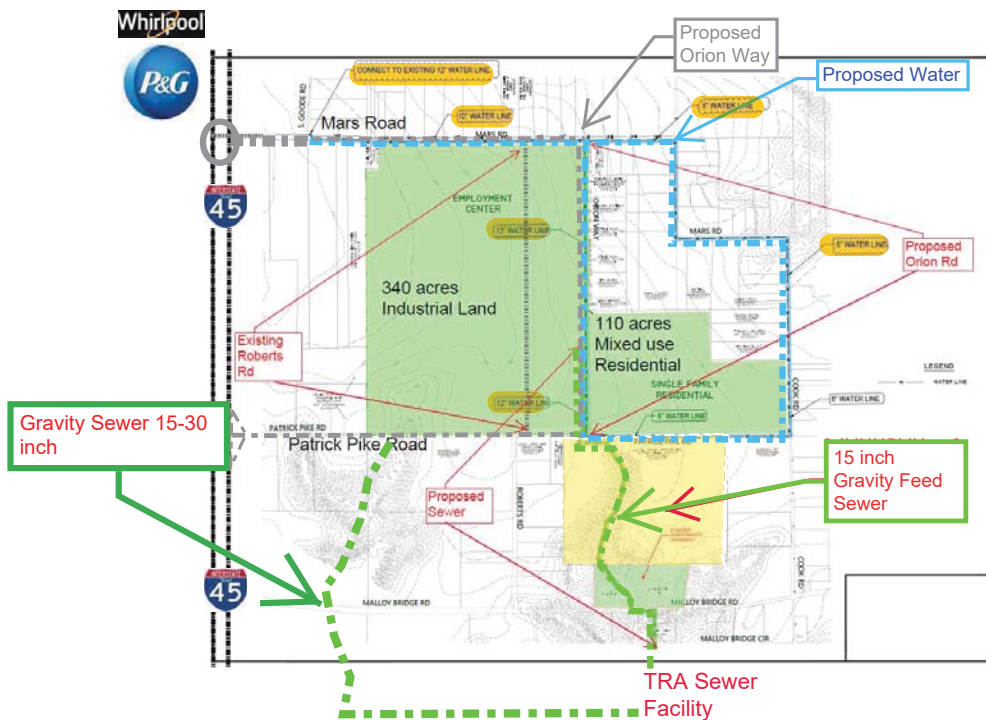
BLD #	ACREAGE	PHASE	TRUCK PARKING	TRUCK COURT DEPTHS	TRAILER STORAGE SPACE
BUILDINGS 1 (PRESENT & FUTURE)	21.6	A	131 FOR 470K BLDG 140 FOR FUTURE 470K BLDG	185 FT 185 FT	128
BUILDINGS 2 (PRESENT & FUTURE)	29.5	A/B	178 FOR 642K BLDG 180 FOR FUTURE 642K BLDG	195 FT 195 FT	0
BUILDING 3	25.9	B	128 EACH SIDE	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, TX, 468 acres, Zoned, (358 ac Industrial, 110 Residential)

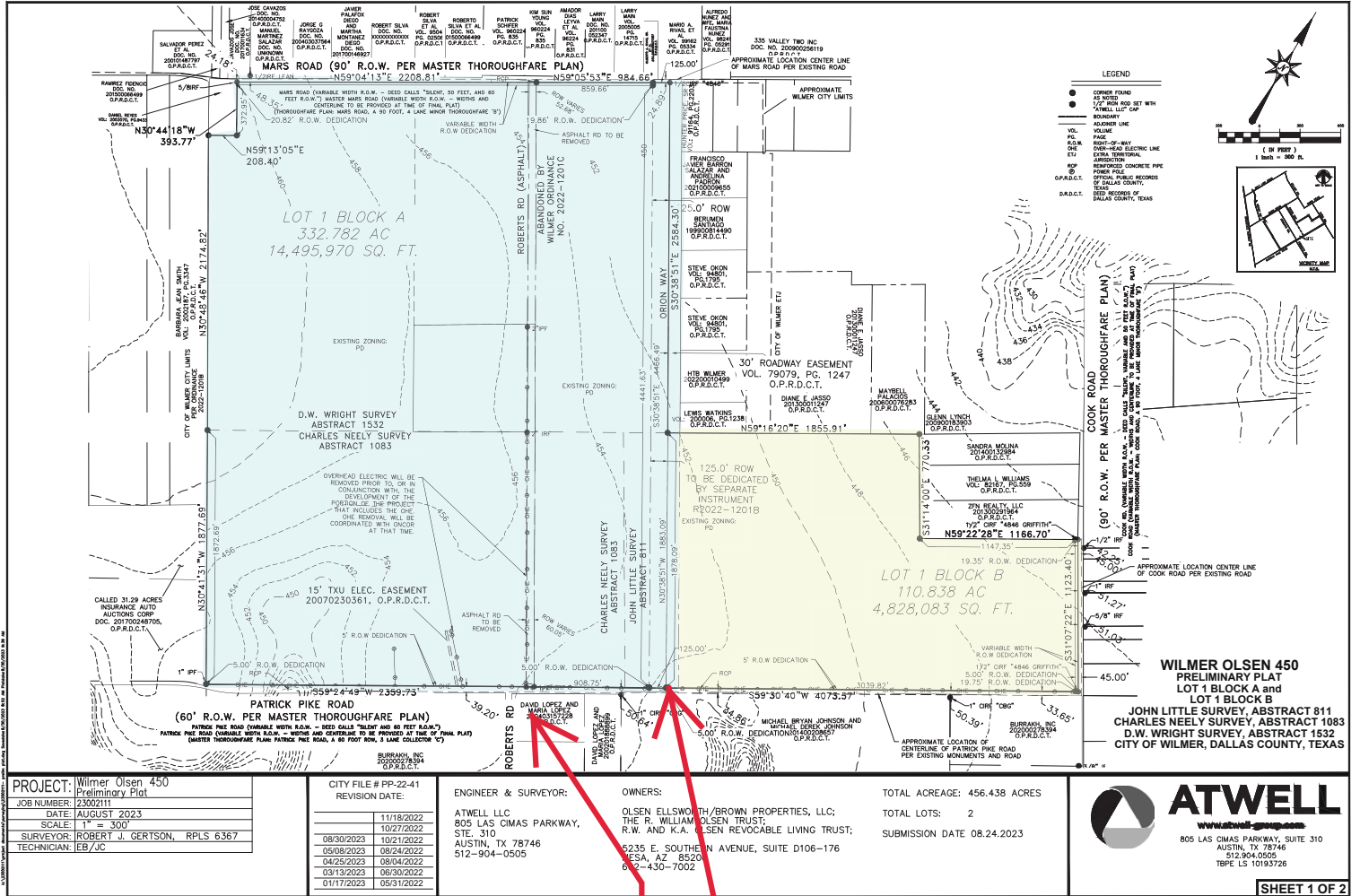


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450 acres: Estimated Offsite Costs: 340 Acre Industrial & 110 acres Residential			
Wet Utilities	Length (ft), Qty (ea)	\$/ft	Total \$
Offsite 12" Sanitary Sewer 1 (lf) (Serves 340 Acres Only)	2,200	\$111	\$244,200
Offsite 18" Sanitary Sewer 1 (lf) (50% 340ac, 50% 110ac)	7,500	\$173	\$1,297,500
4' Sanitary Sewer Manhole 1 (ea) (Serves 340 Acres Only)	5	\$7,000	\$35,000
5' Sanitary Sewer Manhole 1 (ea) (50% 340ac, 50% 110ac)	24	\$12,000	\$288,000
Utility Boring (lf) 1	220	\$420	\$92,400
TRA Metering Vault	1	\$1,000,000	\$1,000,000
Engineering Sewer Design			\$95,000
Construction Inspection & Testing			\$30,834
construction Bonds			\$15,417
<b>Total TRA Sewer Buy In Fee</b>	<b>1</b>	<b>\$2,061,406</b>	<b>\$2,061,406</b>
<b>Total Sewer</b>			<b>\$5,159,757</b>
Segment A -12" Water Line ( Labor, materials, valves, testing, etc) 1 (ea)	4,250	\$158	\$671,500
Segment B -12" Water Line ( Labor, materials, valves, testing, etc) 1 (ea)	4,510	\$158	\$712,580
Engineering Water Design, Const. Inps. & Testing			\$160,000
<b>Total Water</b>			<b>\$1,544,080</b>
<b>Total Stormwater (See "Offsite Drainage Estimates")</b>			<b>\$1,452,988</b>
<b>Dry Utilities</b>		<b>\$/ft</b>	<b>\$</b>
Electric - Oncor			
Gas - Atmos 2	6,000	\$125	\$750,000
<b>Roads</b>	<b>SY</b>	<b>\$/SY</b>	<b>\$</b>
Mars Rd ( 5,500 L.F., 3-12' Lanes, 8" Concrete, 6" Lime Stabilized Subgrade, Demo or existing road, excavation, grading, subgrade prep) 1	22,000	\$80.00	\$1,760,000
Orion Way ( 4,500 L.F., 3-12' Lanes, 8" Concrete, 6" Lime Stabilized Subgrade, Demo or existing road, excavation, grading, subgrade prep) 1	18,000	\$80.00	\$1,440,000
Patrick Pike Rd ( 3,150 L.F., 2-12' Lanes, 8" Concrete, 6" Lime Stabilized Subgrade, Demo or existing road, excavation, grading, subgrade prep) 1	8,400	\$80.00	\$672,000
<b>Total Roads</b>			<b>\$3,872,000</b>
<b>Road Right of Way Acquisition</b>	<b>Acre</b>	<b>\$/Acre</b>	<b>\$</b>
Mars Rd Right of Way Acquisition			
Patrick Pike Road Right of Way Acquisition			
	<b>Total Estimated Offsite Cost</b>		<b>\$12,778,826</b>

Seller has not made any warranties, representations, covenants, or guarantees, expressed or implied or arising by operation of law, as to the merchantability, habitability, quantity, quality, quantities, or environmental condition of the property or its suitability or fitness for any particular purpose. Potential Buyer further acknowledges and agrees that any information provided or to be provided with respect to the property was obtained from a variety of sources and that Seller makes no representations as to the accuracy or completeness of such information.





Robert Rd can be  
abandoned &  
Construct Orion Way





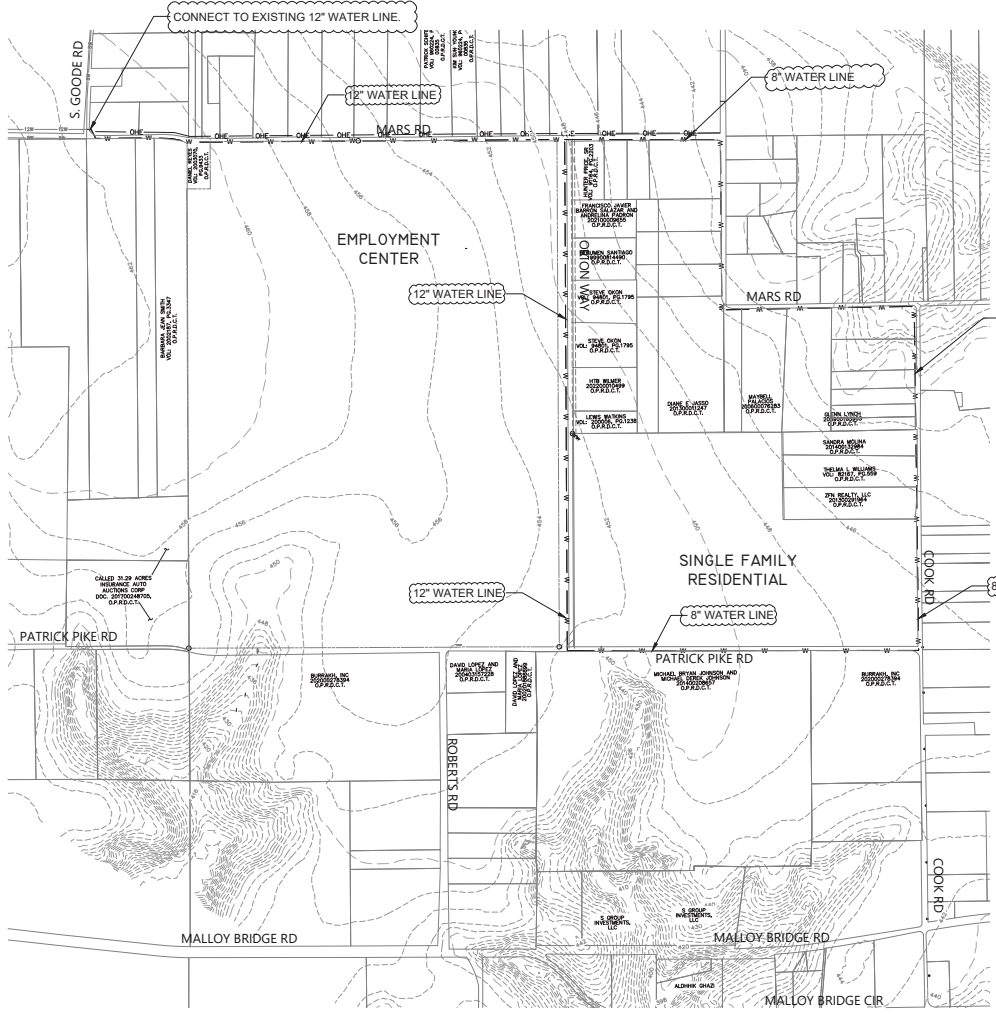


4/23/2023  
600 MARS RD  
CITY OF WILMER, DALLAS COUNTY, TX

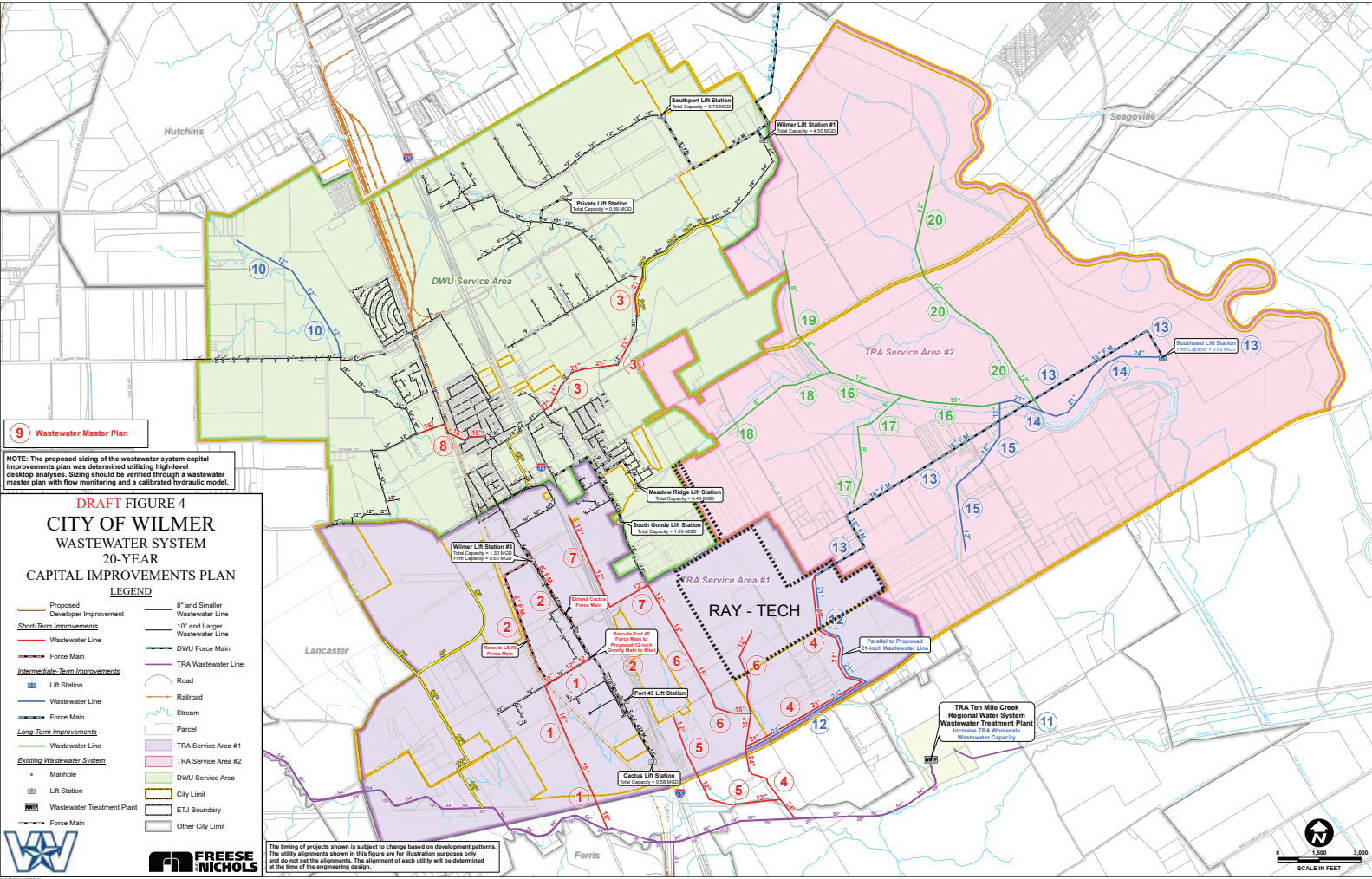
WILMER OLSEN & SONS  
S GROUP INVESTMENTS  
EXHIBIT

4/23/2023  
REVISIONS

1 OF 1  
DESIGNED BY: JAC  
CHECKED BY: TB  
PROJECT MANAGER: GABRIEL  
DATE: 4/23/2023  
PROJECT NO: 202307  
PROJECT NAME: 600 MARS RD



LEGEND  
W WATER LINE



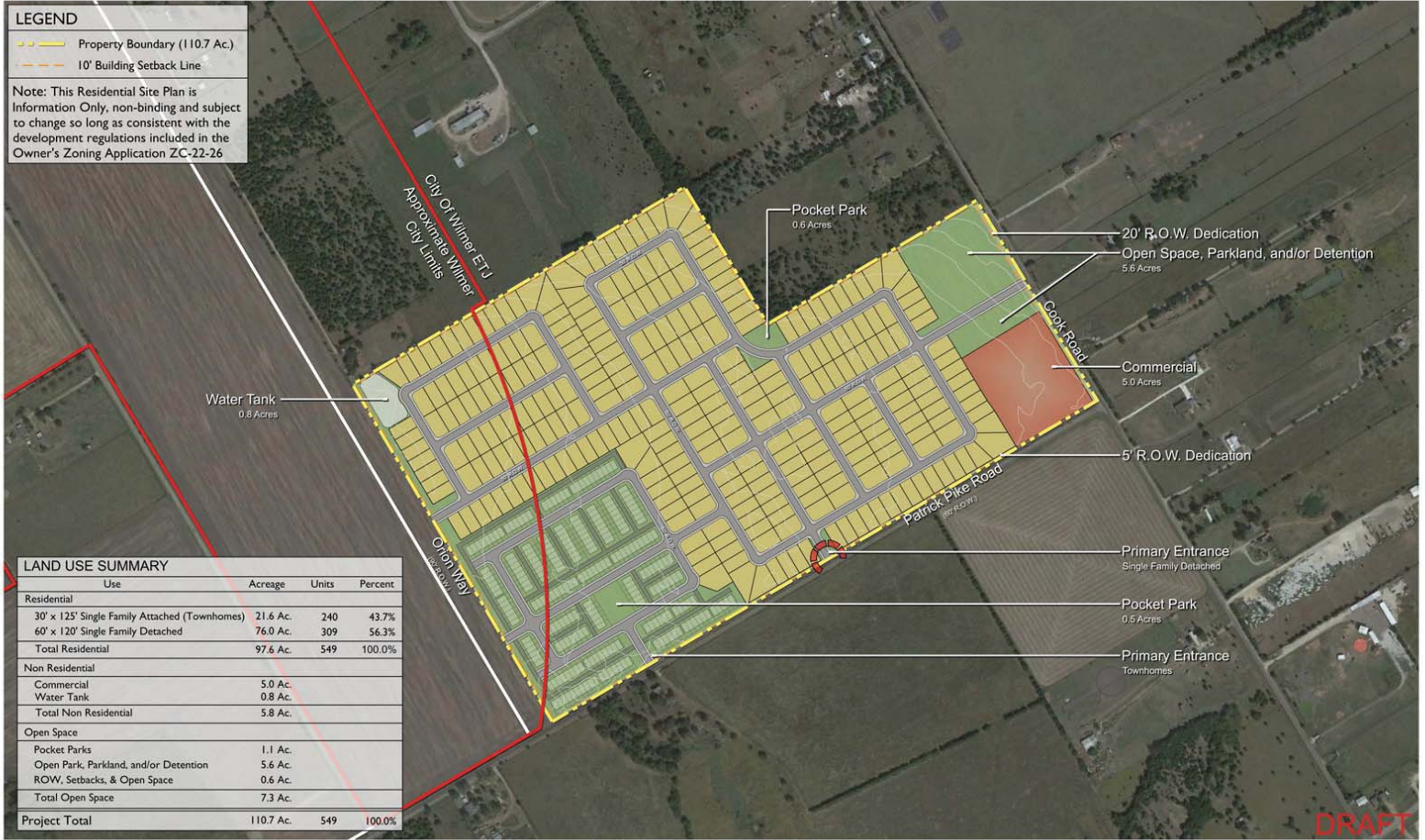


REPRESENTATIVE BUILDING ARCHITECTURE 1



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



**WILMER TRACT • ZONING EXHIBIT - A3**

Wilmer, TX  
 December 12, 2023  
 22004582  
 BHS Olson / Real Estate AAA









Town-Home Front Entry & Front Garage



Townhome Amenities

