

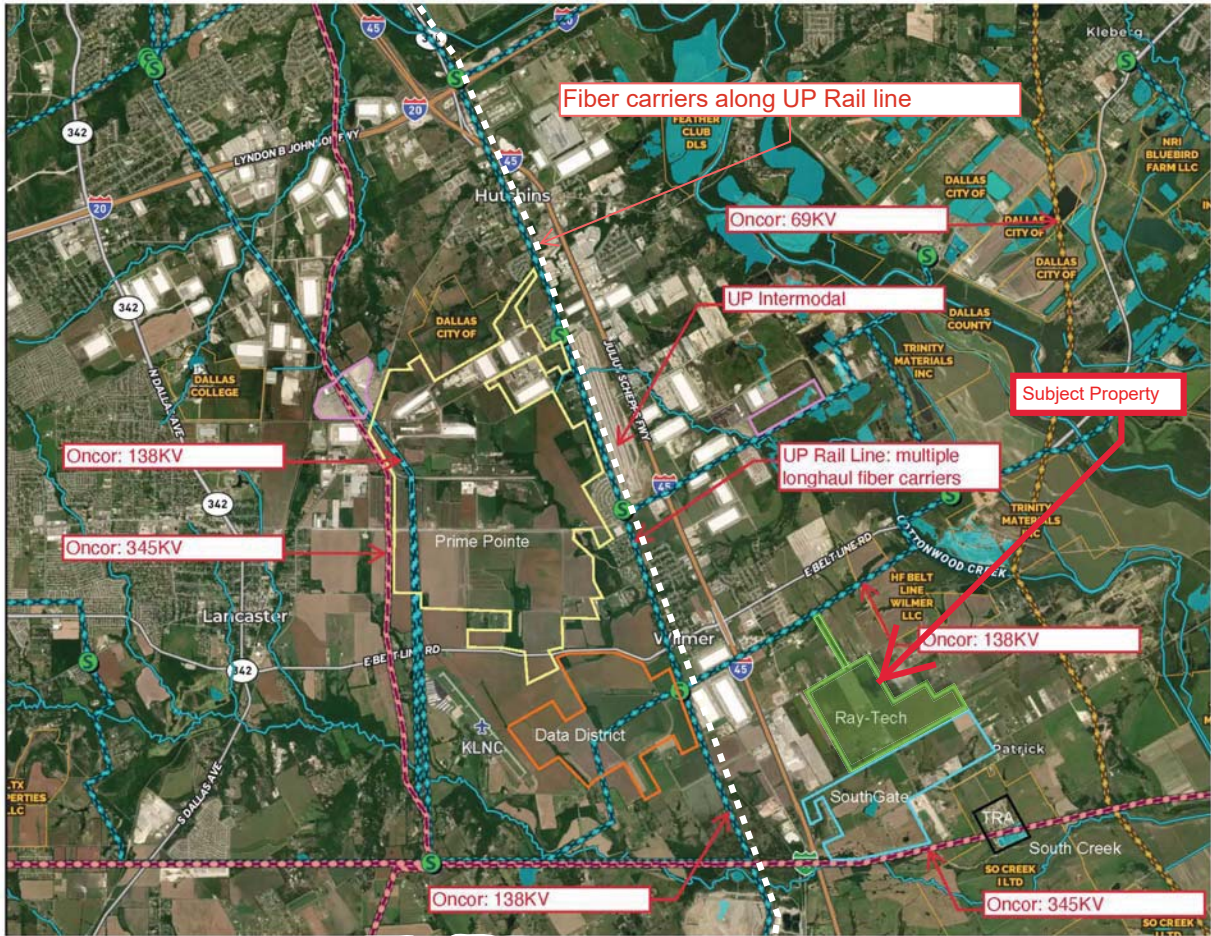
468 acres (total acres)

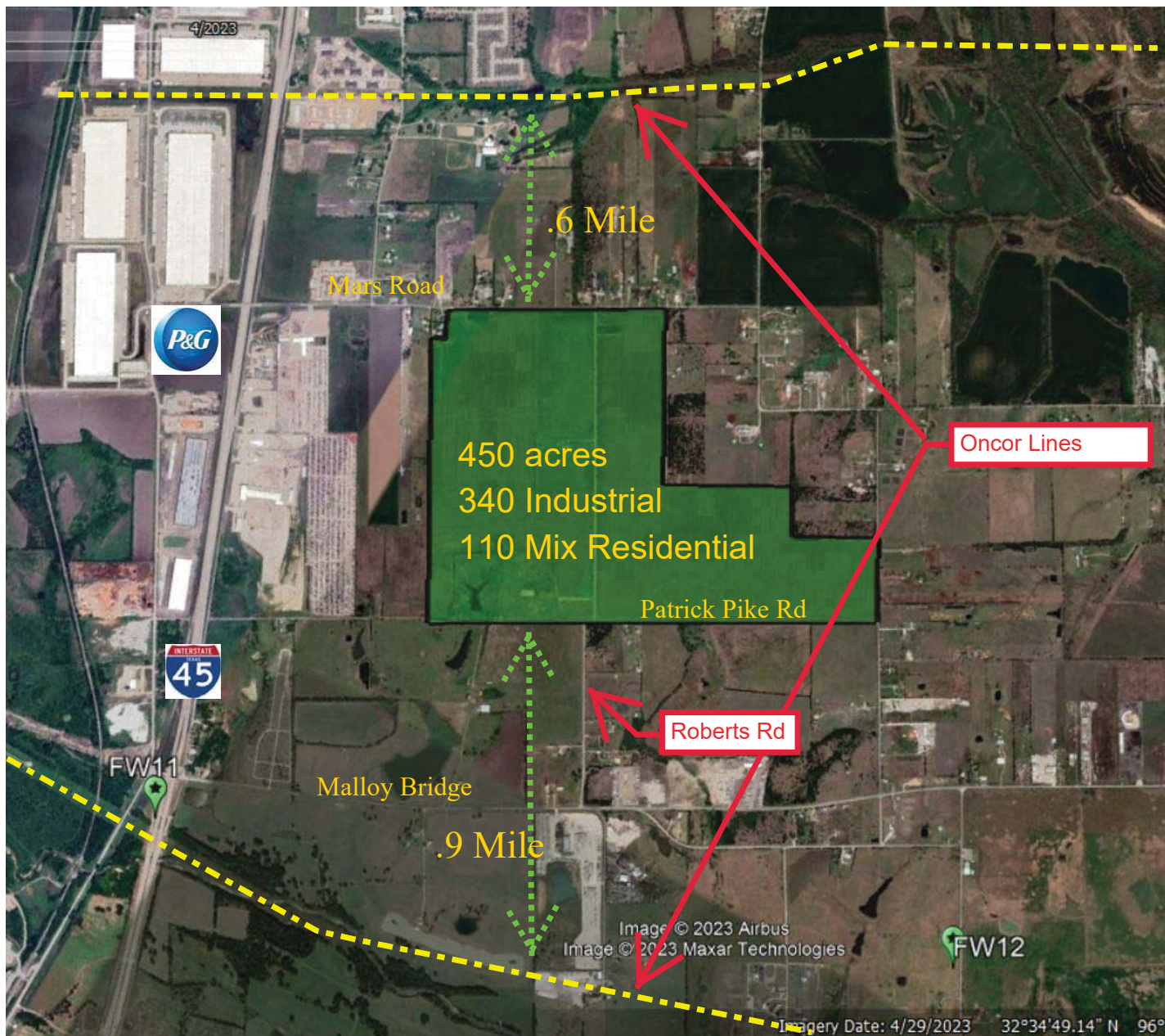
358 acres Zoned Industrial, \$4.95 sf

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

Located 14 miles from Downtown Dallas, Wilmer TX



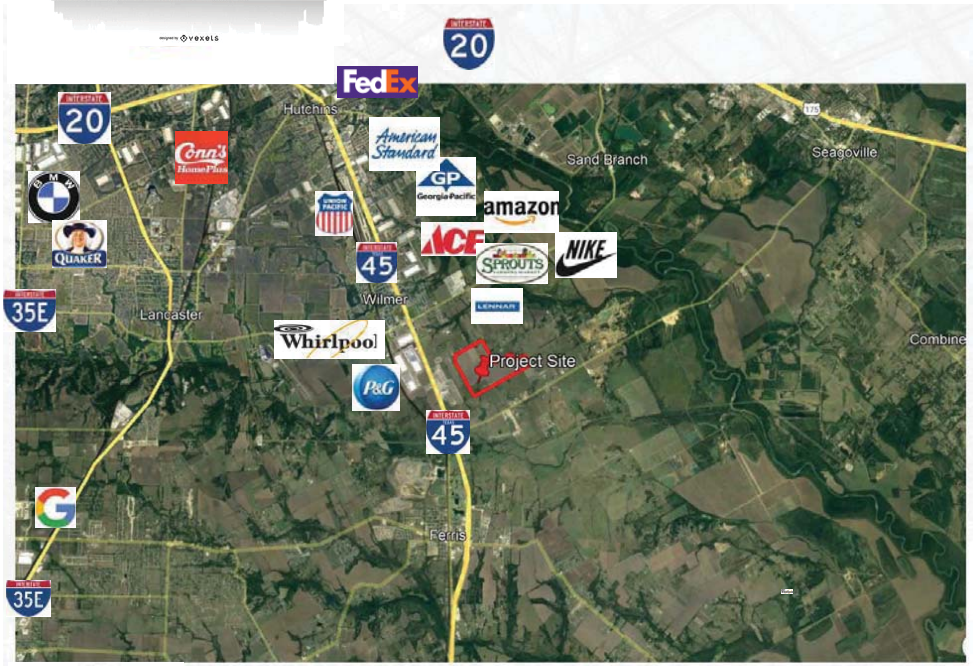




15 Mile Radius of Downtown Dallas

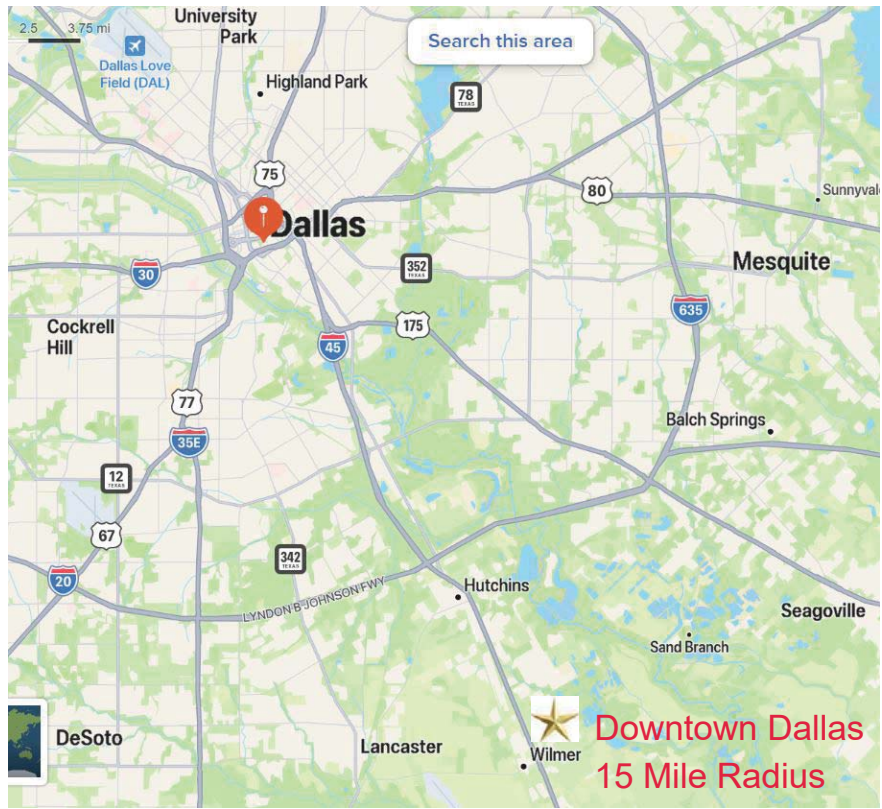


450 acres Wilmer Texas  
I-45 & Mars Road, 1/2 Mile East of I-45  
Hard Zoned

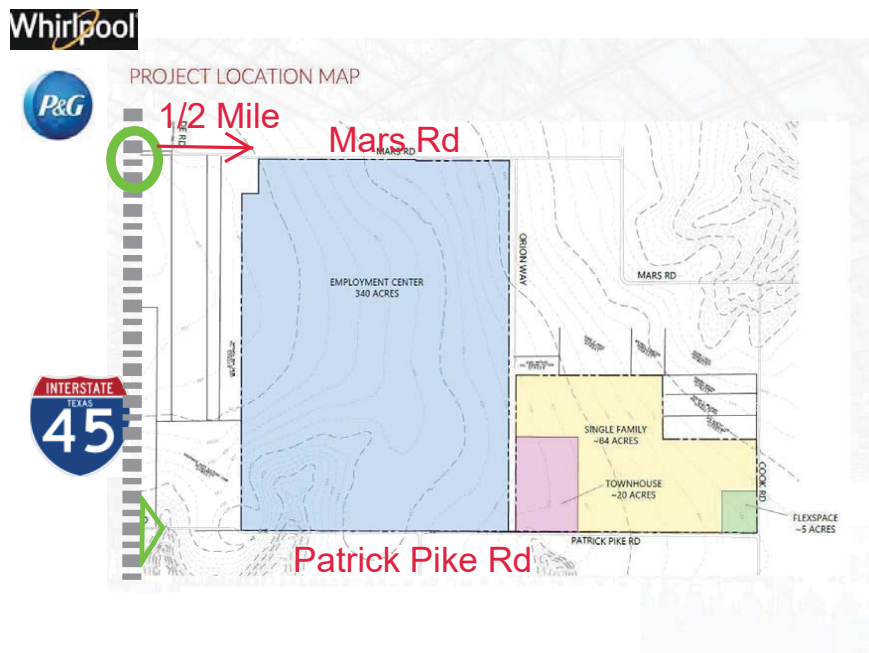


450 Total ac Wilmer TX  
340 ac Zoned Industrial  
110 ac Zoned Residential  
Landowner Bill Olsen 602-430-7002  
Bob Ikel Agent IC3 214-557-5252

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

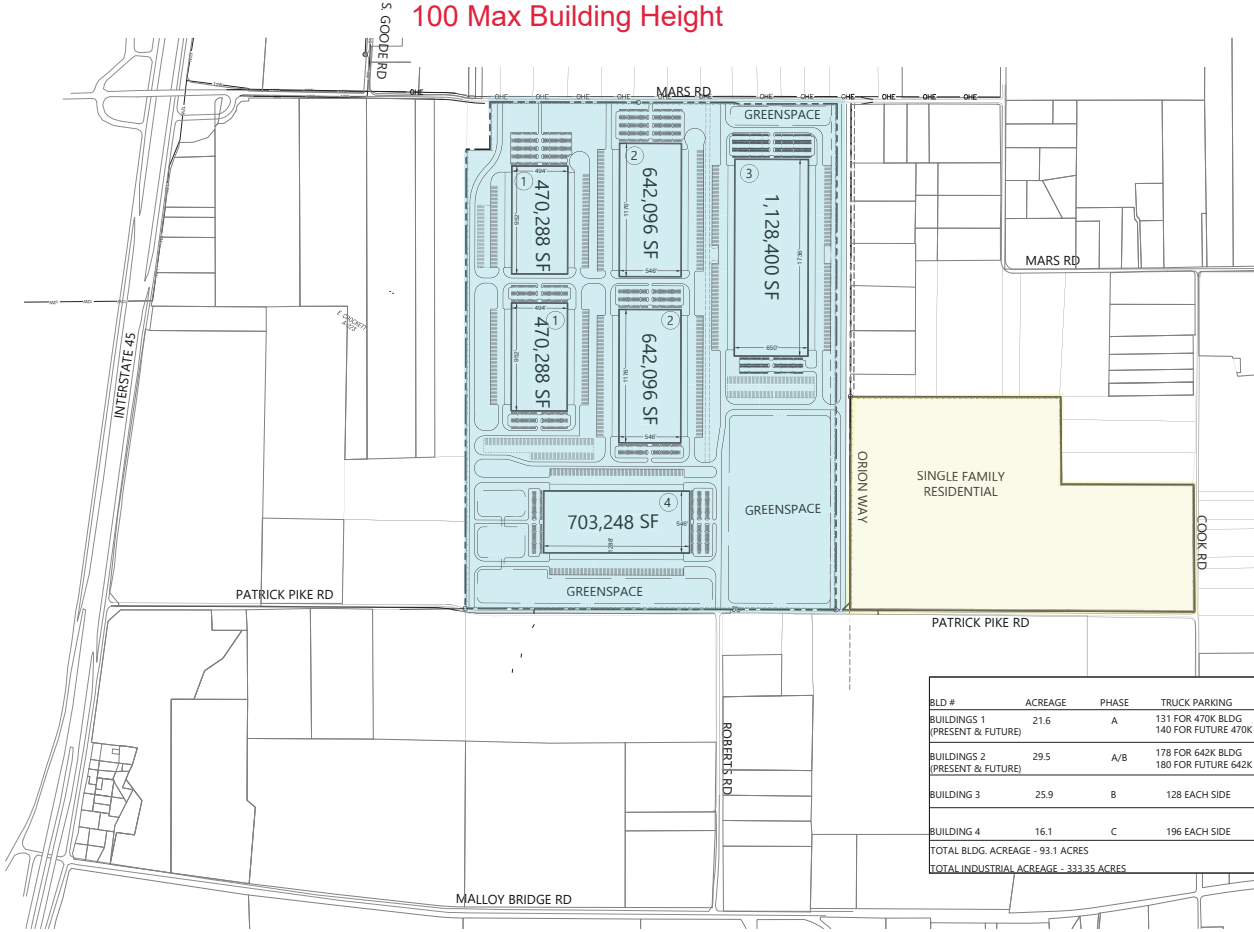


- 340 acres Zoned Light Industrial
- 20 acres Zoned Town-homes 10u/a 200 units
- 84 acres Zoned SF2, 4u/a. 336 units
- 5 acres Zoned Commercial

Landowner Bill Olsen 602-430-7002

Bob Ikel Agent IC3 214-557-5252

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 2022



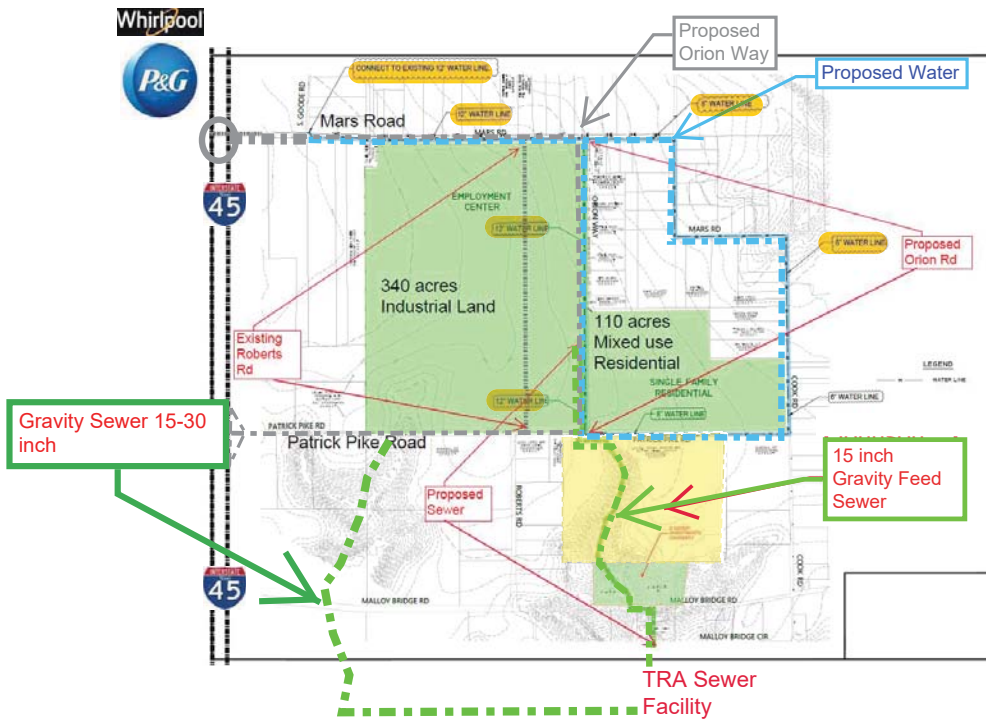
DC OPTION 1  
 48MW PROTOTYPE  
 278,100 GSF/BLDG  
 174,000 DATA HALL TOTAL SF/BLDG  
 35MW PROTOTYPE  
 300,252 GSF/BLDG  
 130,000 DATA HALL TOTAL SF/BLDG  
 1,437,552 GSF FOR SITE  
 (3) 48MW DATA CENTERS = 144 MW  
 (1) 35MW DATACENTERS = 35 MW  
 TOTAL CRITICAL = 180 MW

WILMER DATA CENTER CONCEPTUAL SITE PLAN



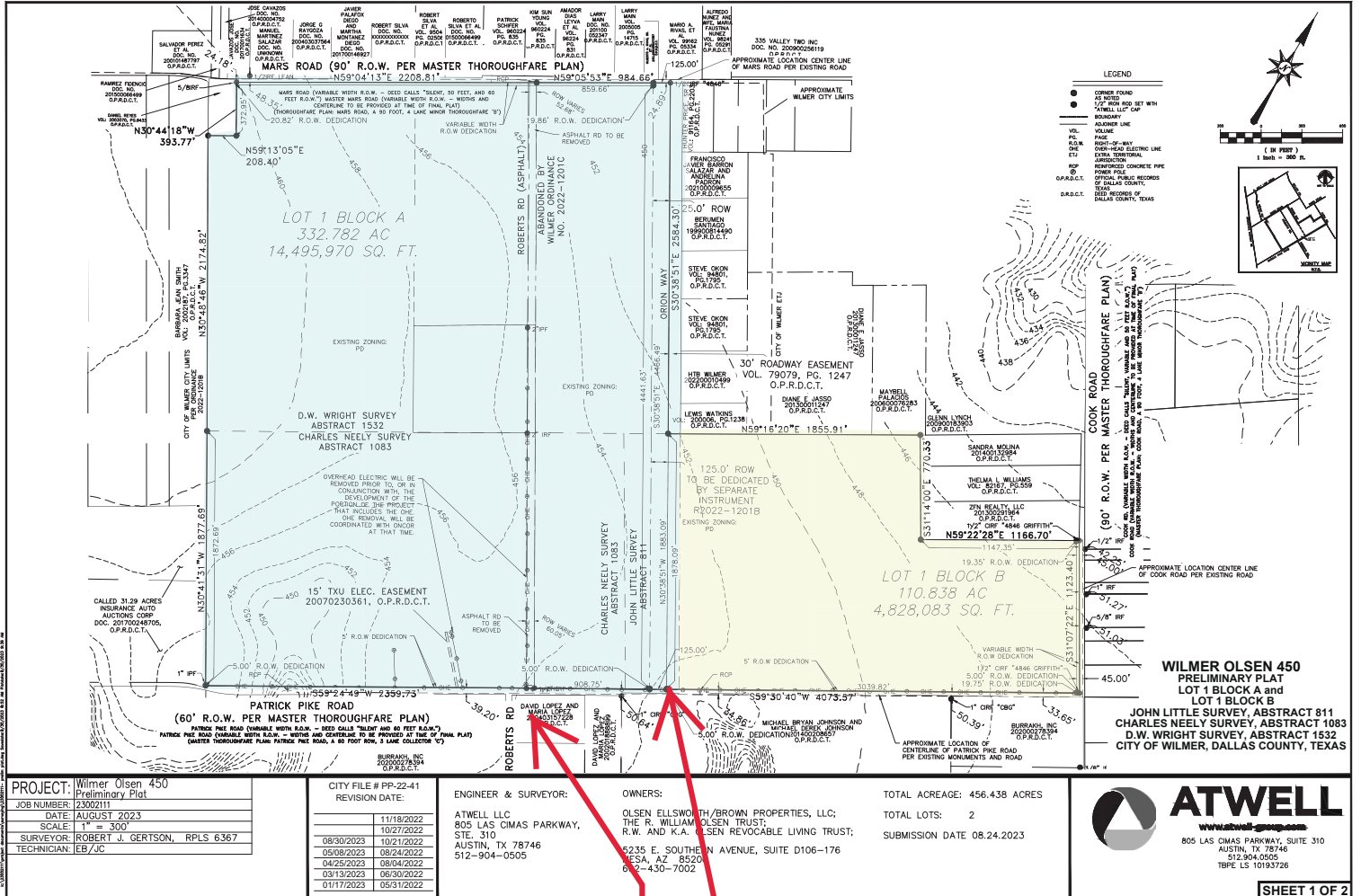


Wilmer, TX, 450 acres, Zoned, (340 ac Industrial, 110 Residential)



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Robert Rd can be abandoned & Construct Orion Way



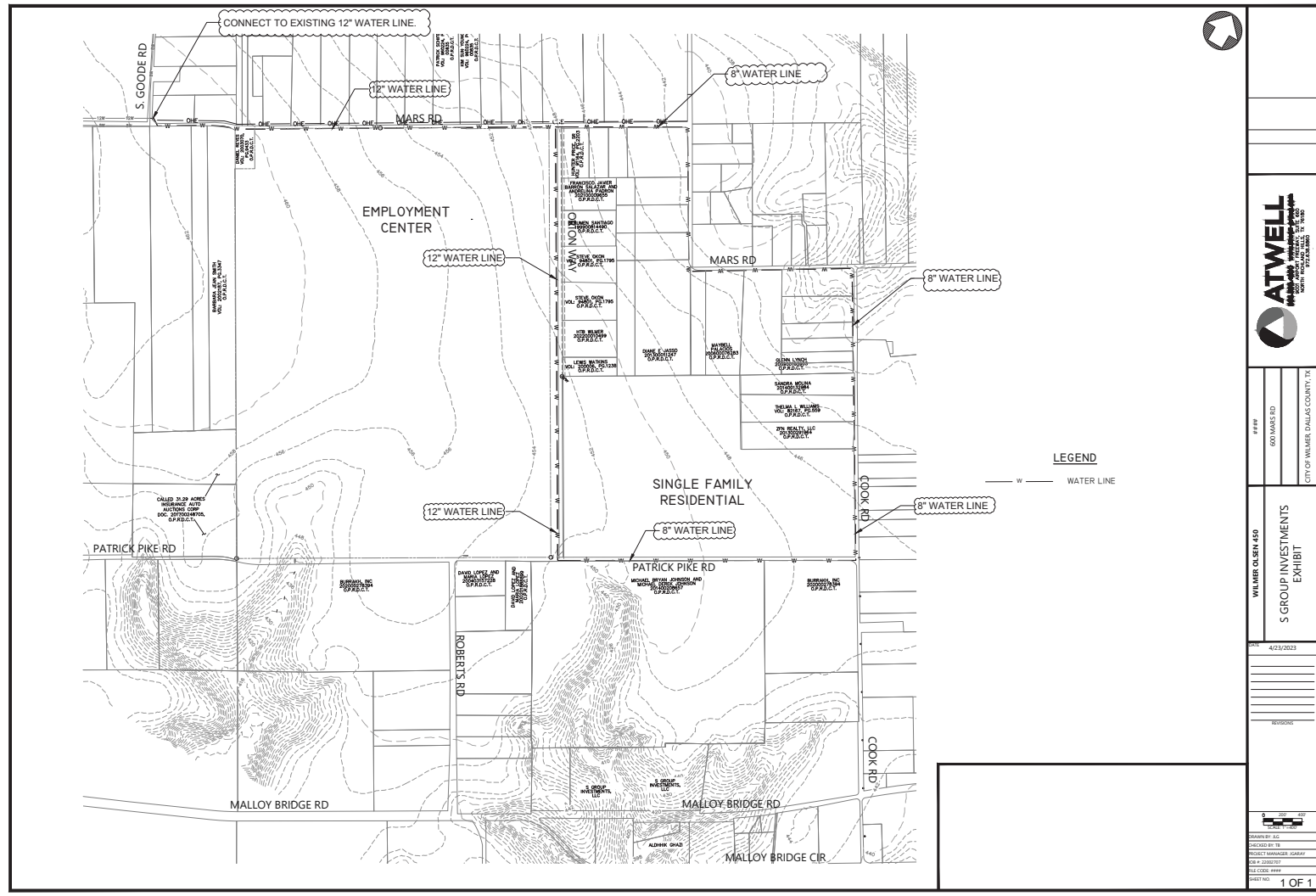


WAIMER COUNCIL #250  
 S GROUP INVESTMENTS  
 EXHIBIT

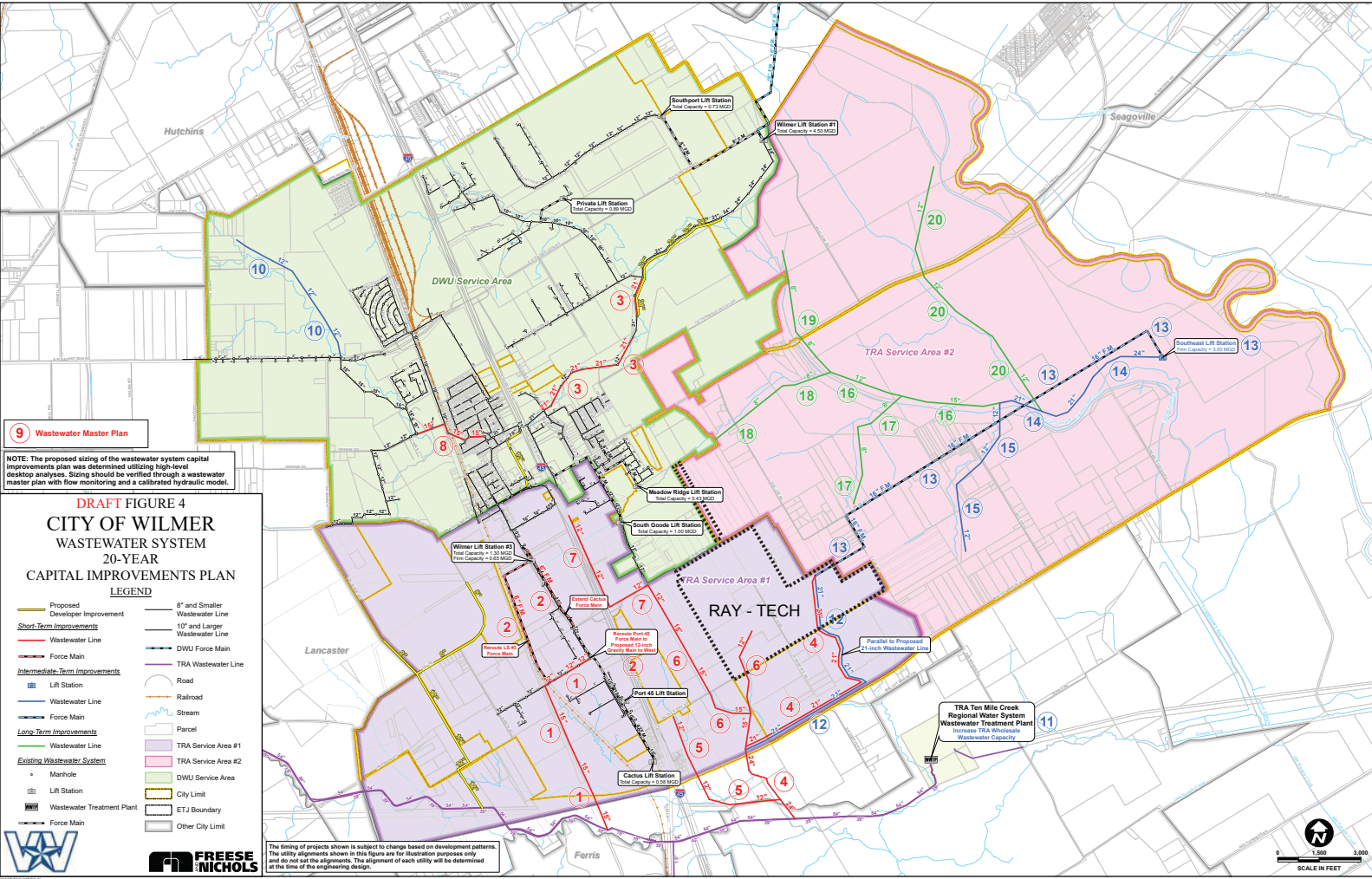
DATE: 4/23/2023  
 REVISIONS:

SCALE BY: AS SHOWN BY THE PROJECT ENGINEER  
 DATE: 4/23/2023  
 SHEET NO.: 1 OF 1

FOR THE CITY OF WAIMER, DALLAS COUNTY, TEXAS



THE CITY OF WAIMER, DALLAS COUNTY, TEXAS, IS THE OFFICIAL REVIEWING AGENCY FOR THIS PROJECT. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED.



REPRESENTATIVE BUILDING ARCHITECTURE 1



SOUTHGATE

Landowner Bill Olsen 602-430-7002

**LEGEND**

- Property Boundary (110.7 Ac.)
- 10' Building Setback Line

Note: This Residential Site Plan is Information Only, non-binding and subject to change so long as consistent with the development regulations included in the Owner's Zoning Application ZC-22-26



**DRAFT**



**WILMER TRACT • ILLUSTRATIVE RESIDENTIAL SITE PLAN - A3**

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



**ATWELL**

Professional Plan & Construction, Inc. 2023  
 10000 Wilmer Road, Suite 100, Wilmer, TX 75171  
 281.333.1111  
 www.atwell.com

Scale: 1" = 100'

100' 200' 300' 400'

THIS PLAN IS A PRELIMINARY PLAN AND IS NOT A FINAL PLAN. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE OWNER AND ARCHITECT ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE PLAN IS SUBJECT TO APPROVAL BY THE CITY OF WILMER AND THE COUNTY OF TARRANT. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF ATWELL PROFESSIONAL PLAN & CONSTRUCTION, INC.



**LEGEND**

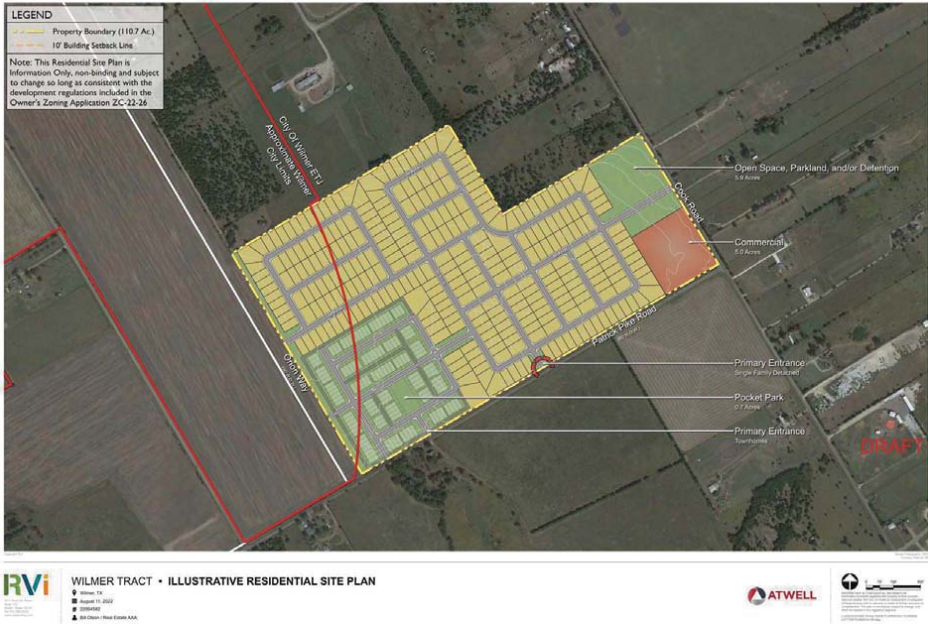
- Property Boundary (110.7 Ac.)
- 10' Building Setback Line

Note: This Residential Site Plan is Information Only, non-binding and subject to change so long as consistent with the development regulations included in the Owner's Zoning Application ZC-22-26



LAND USE SUMMARY			
Use	Acreage	Units	Percent
<b>Residential</b>			
30' x 125' Single Family Attached (Townhomes)	21.6 Ac.	240	43.7%
60' x 120' Single Family Detached	76.0 Ac.	309	56.3%
<b>Total Residential</b>	<b>97.6 Ac.</b>	<b>549</b>	<b>100.0%</b>
<b>Non Residential</b>			
Commercial	5.0 Ac.		
Water Tank	0.8 Ac.		
<b>Total Non Residential</b>	<b>5.8 Ac.</b>		
<b>Open Space</b>			
Pocket Parks	1.1 Ac.		
Open Park, Parkland, and/or Detention	5.6 Ac.		
ROW, Setbacks, & Open Space	0.6 Ac.		
<b>Total Open Space</b>	<b>7.3 Ac.</b>		
<b>Project Total</b>	<b>110.7 Ac.</b>	<b>549</b>	<b>100.0%</b>

Zoned Residential Land  
20 ac Town-home 10u/a, 200 units  
84 ac SF, 4u/a, 336 units  
5 ac Commercial



Bill Olsen 602-430-7002  
Bob Ikel Agent IC3 214-557-5252





Town-Home Front Entry & Front Garage



Townhome Amenities





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Bob Ikel</b>	<b>393991</b>	<b>bob@ic3.biz</b>	<b>214-557-5252</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Bob Ikel</b>	<b>393991</b>	<b>bob@ic3.biz</b>	<b>214-557-5252</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Bob Ikel</b>	<b>393991</b>	<b>bob@ic3.biz</b>	<b>214-557-5252</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date