

468 acres (total acres)

358 Acres Zoned Industrial & Data Center, Call for Pricing

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

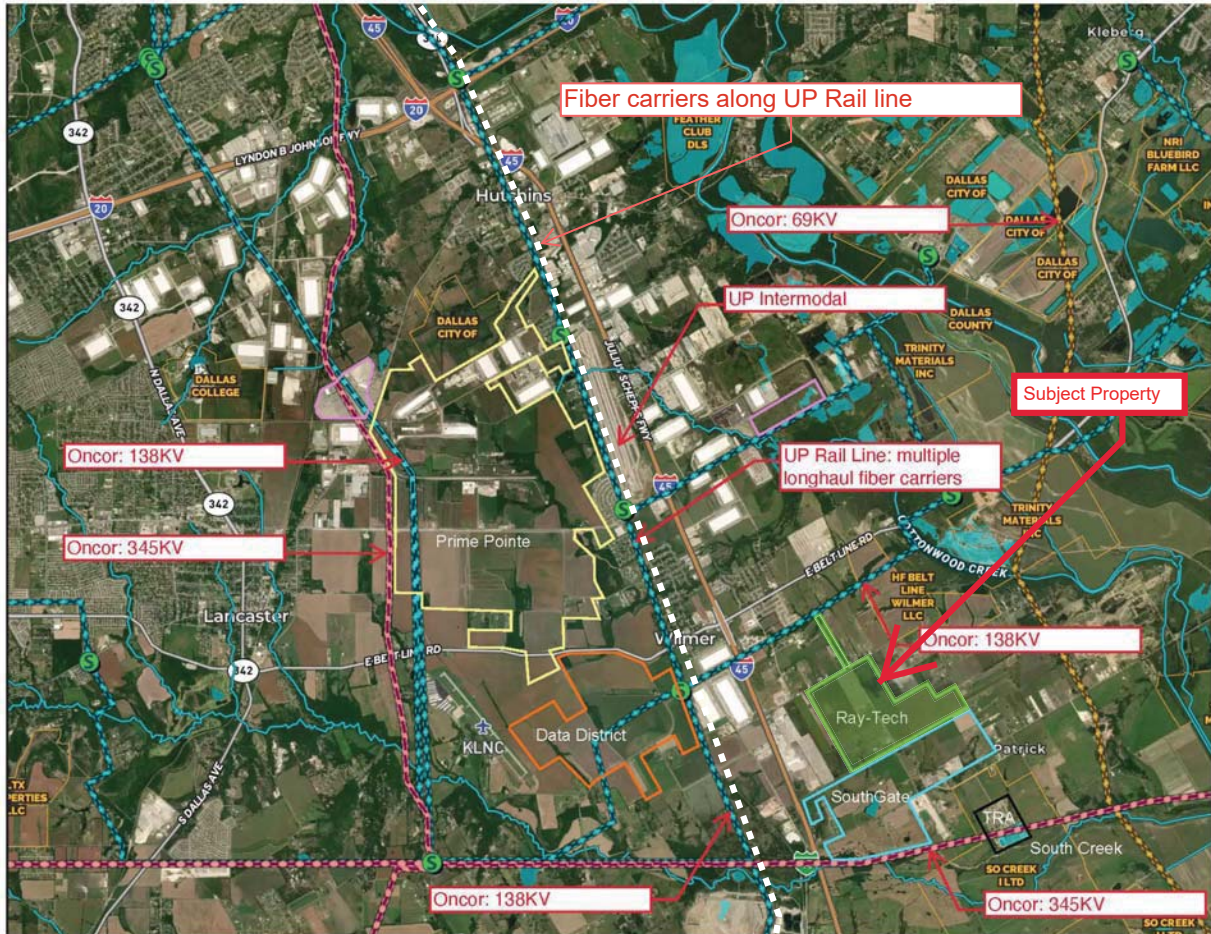
Located 14 miles from Downtown Dallas, Wilmer TX

Landowner Austin R Olsen.

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



358 Acres Industrial  
110 Acres Mixed Use Residential



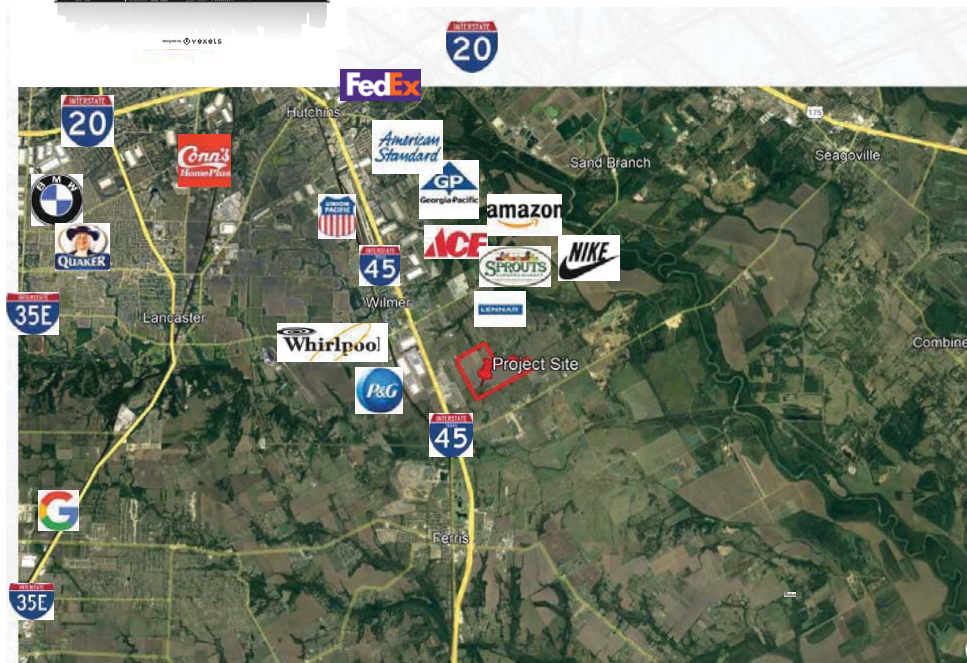


358 Acres Industrial  
110 Acres Mixed Use Residential

14 Mile Radius of Downtown Dallas

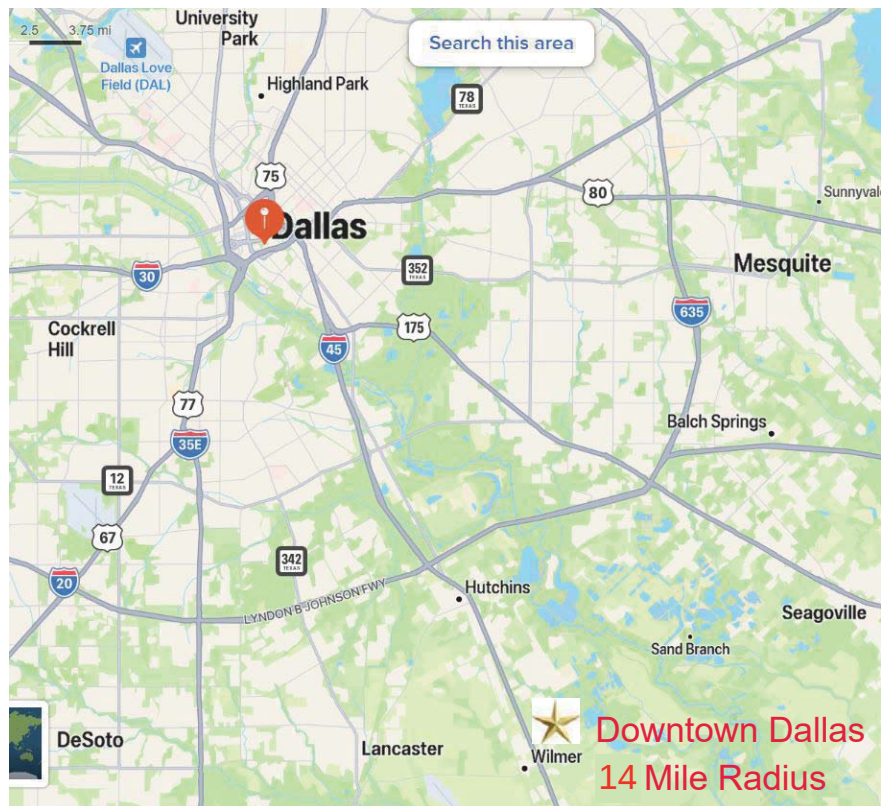


468 acres Wilmer Texas  
I-45 & Mars Road, 1/2 Mile East of I-45  
Hard Zoned

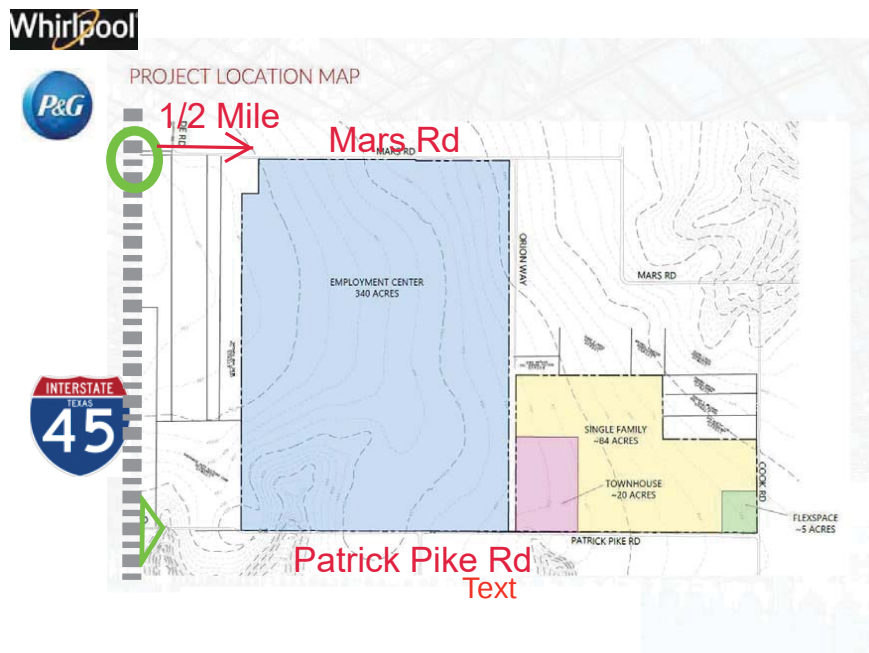


468 Total ac Wilmer TX  
358 ac Zoned Industrial  
110 ac Zoned Residential  
Landowner Bill Olsen 602-430-7002  
Landowner Austin Olsen 602-614-9383

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

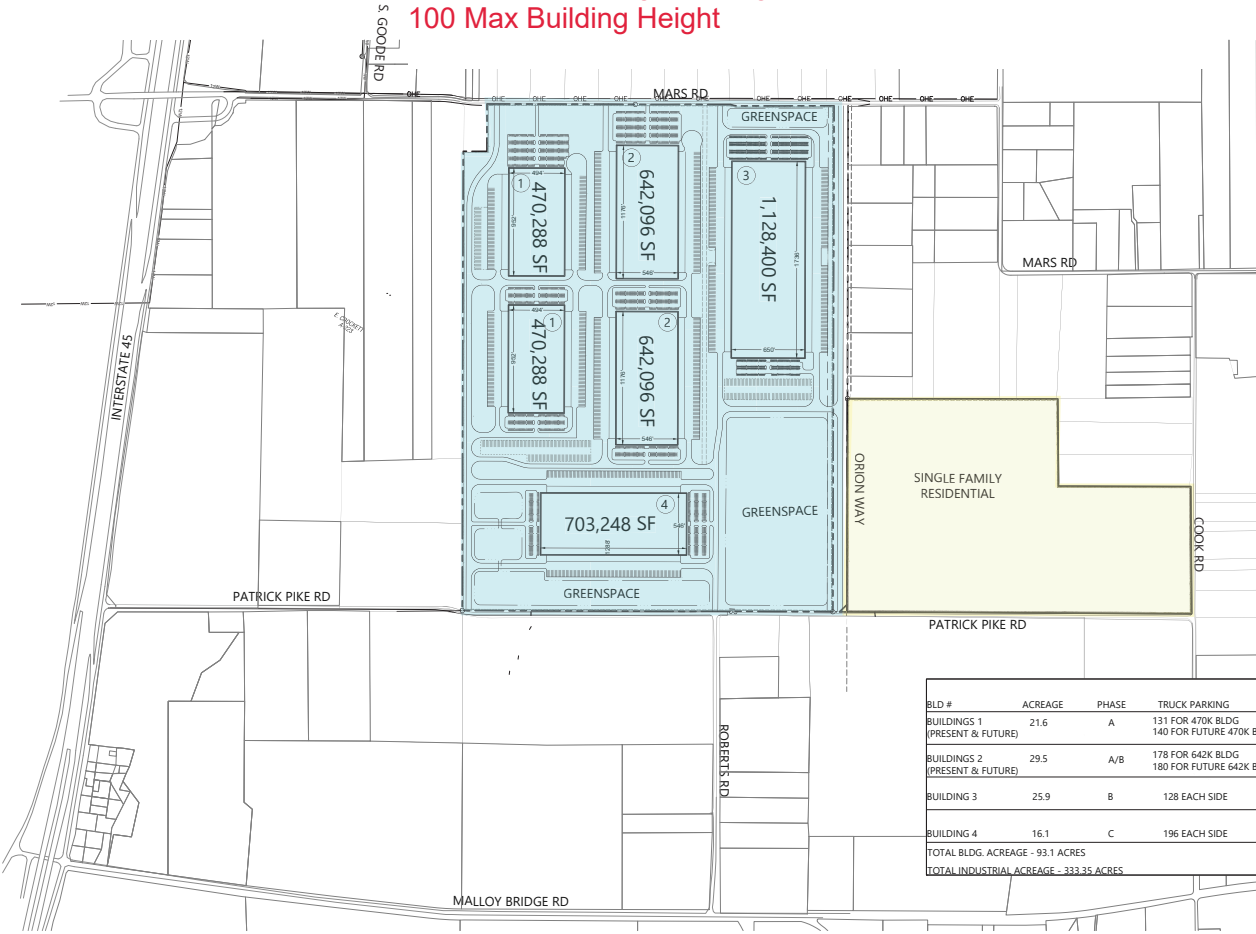


358 acres Zoned Light Industrial  
20 acres Zoned Town-homes 10u/a 200 units  
84 acres Zoned SF2, 4u/a. 336 units  
5 acres Zoned Commercial

Landowner Bill Olsen 602-430-7002  
Landowner Austin Olsen 602-614-9383

358 Acres Industrial  
110 Acres Mixed Use Residential

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

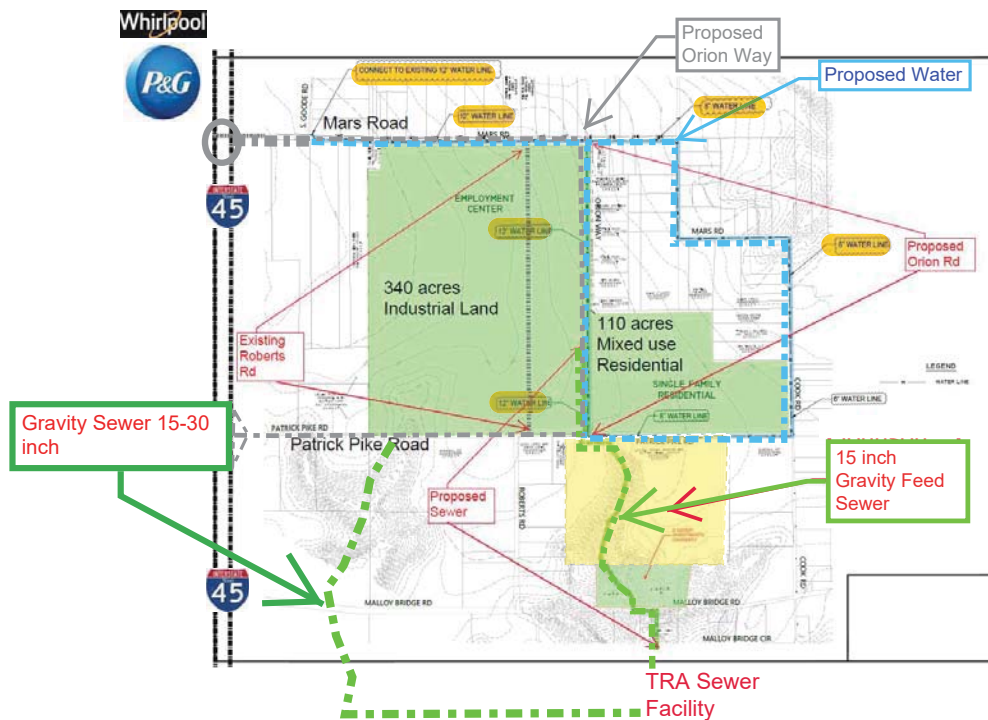


| BLD #                                   | ACREAGE | PHASE | TRUCK PARKING                                 | TRUCK COURT DEPTHS | TRAILER STORAGE SPACE |
|-----------------------------------------|---------|-------|-----------------------------------------------|--------------------|-----------------------|
| BUILDINGS 1 (PRESENT & FUTURE)          | 21.6    | A     | 131 FOR 470K BLDG<br>140 FOR FUTURE 470K BLDG | 185 FT<br>185 FT   | 128                   |
| BUILDINGS 2 (PRESENT & FUTURE)          | 29.5    | A/B   | 178 FOR 642K BLDG<br>180 FOR FUTURE 642K BLDG | 195 FT<br>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 |         |       |                                               |                    |                       |

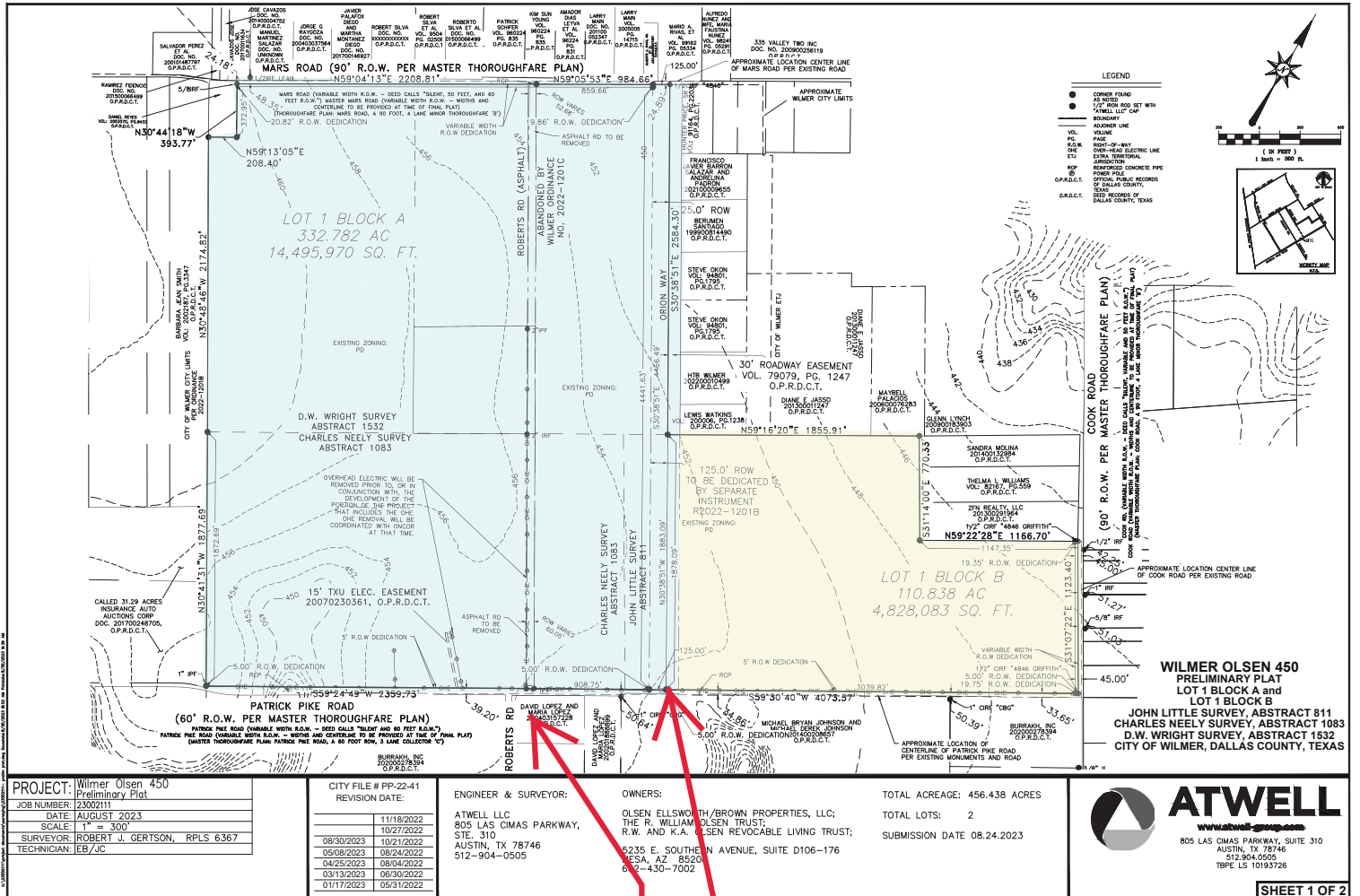




Wilmer, TX, 468 acres, Zoned, (358 ac Industrial, 110 Residential)



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Robert Rd can be  
abandoned &  
Construct Orion Way



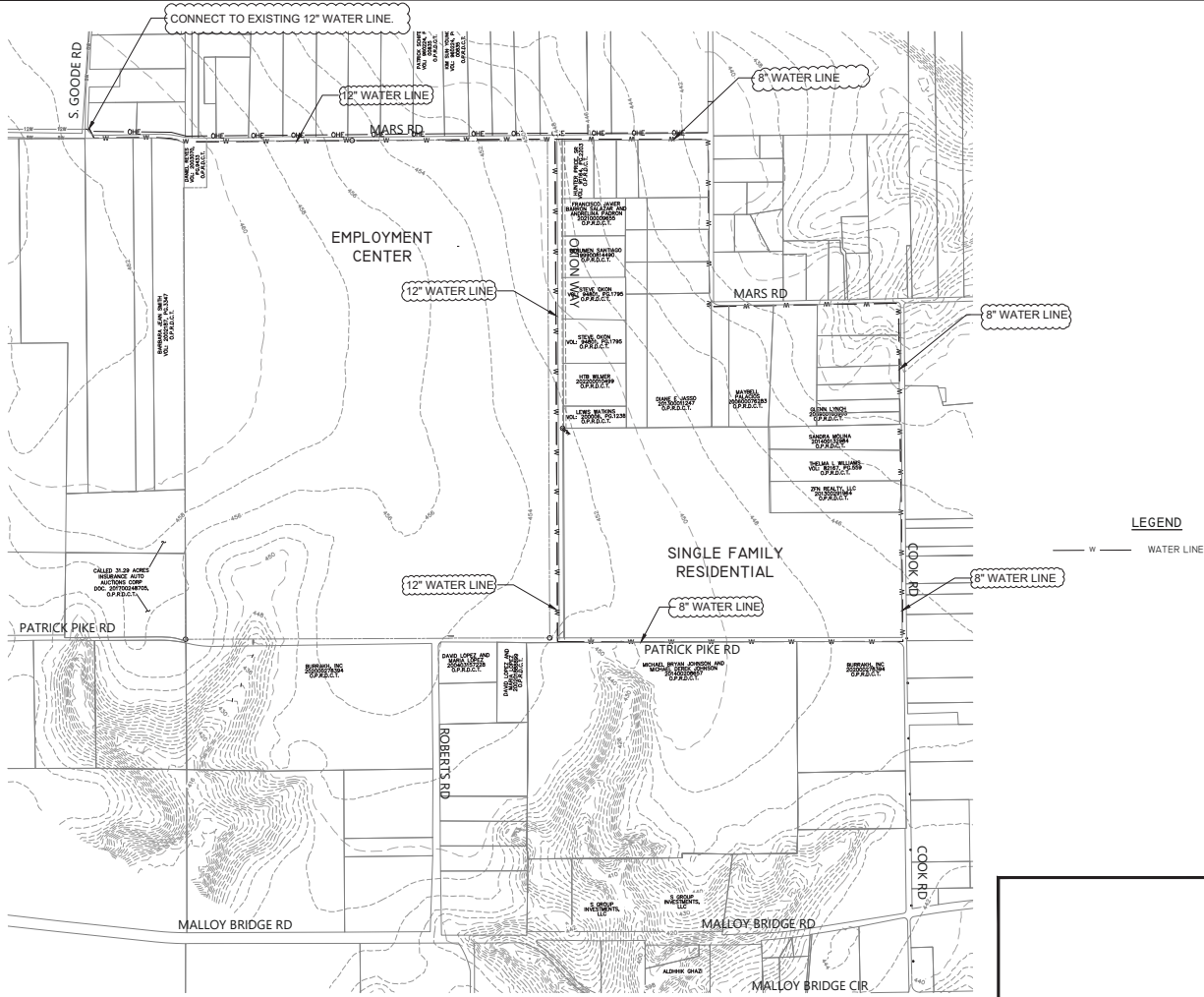


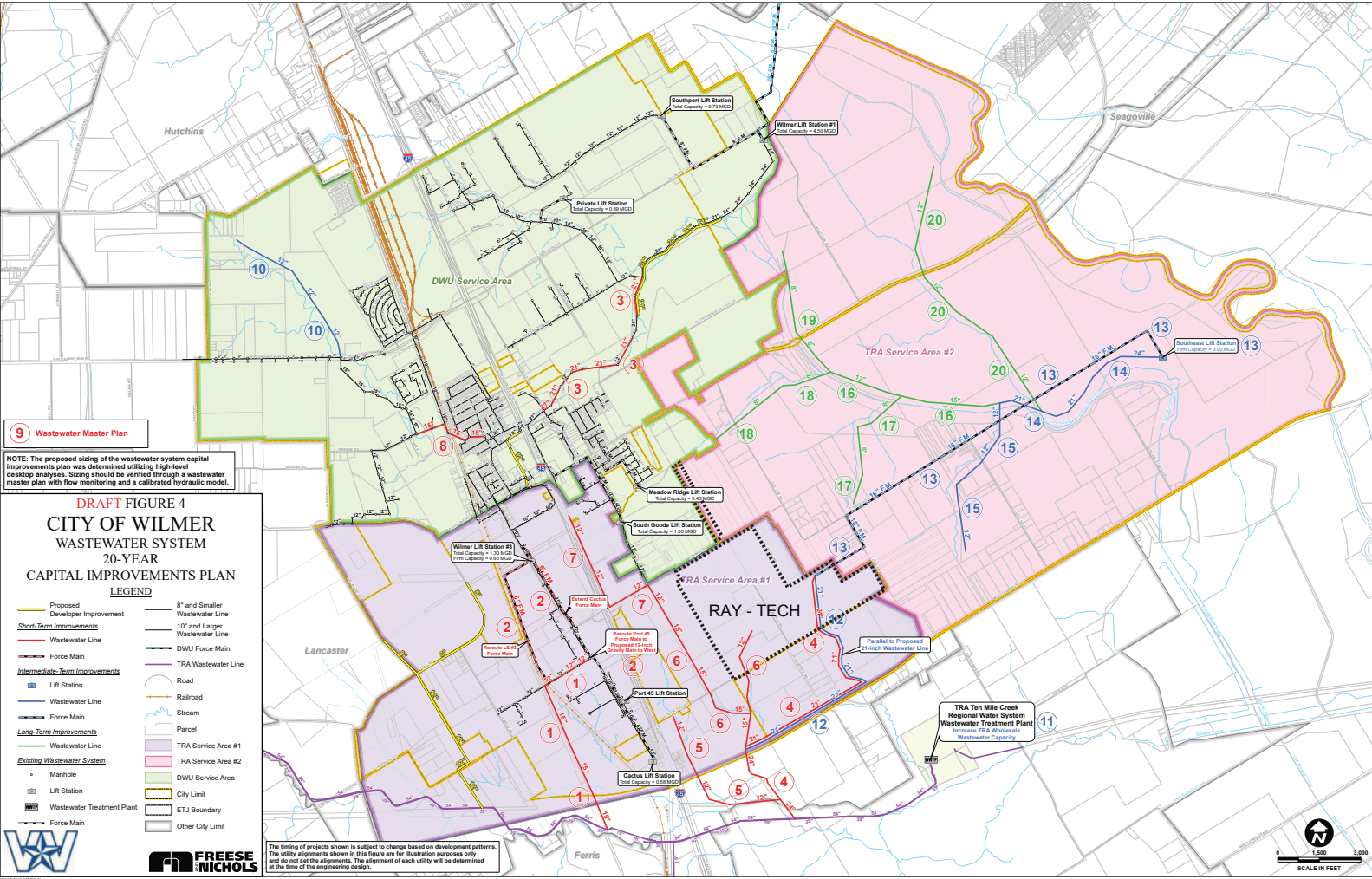
4/23/2023  
600 MARS RD  
CITY OF WILMER, DALLAS COUNTY, TX

WILMER OLSEN & SONS  
S GROUP INVESTMENTS  
EXHIBIT

4/23/2023  
REVISIONS

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



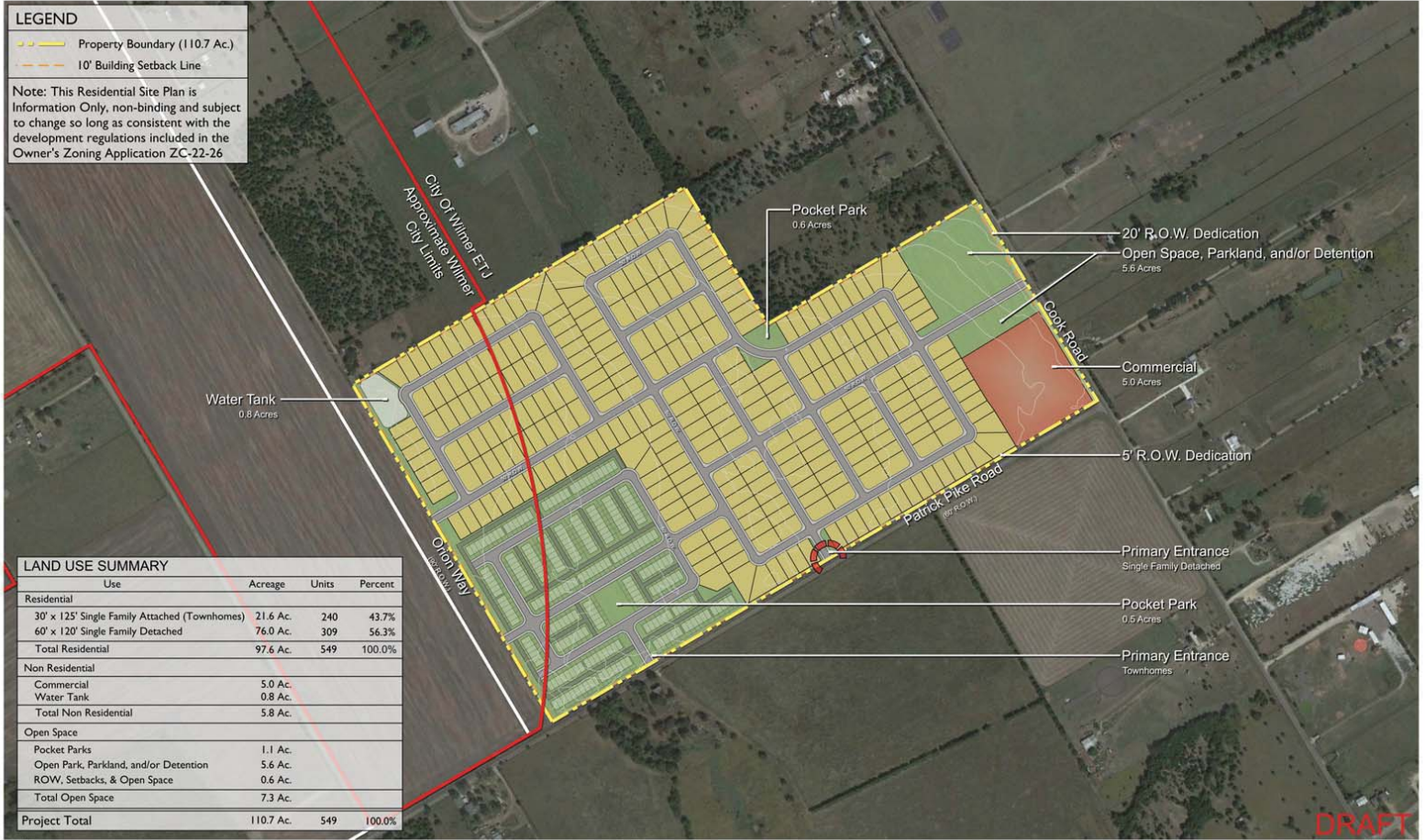


REPRESENTATIVE BUILDING ARCHITECTURE 1



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

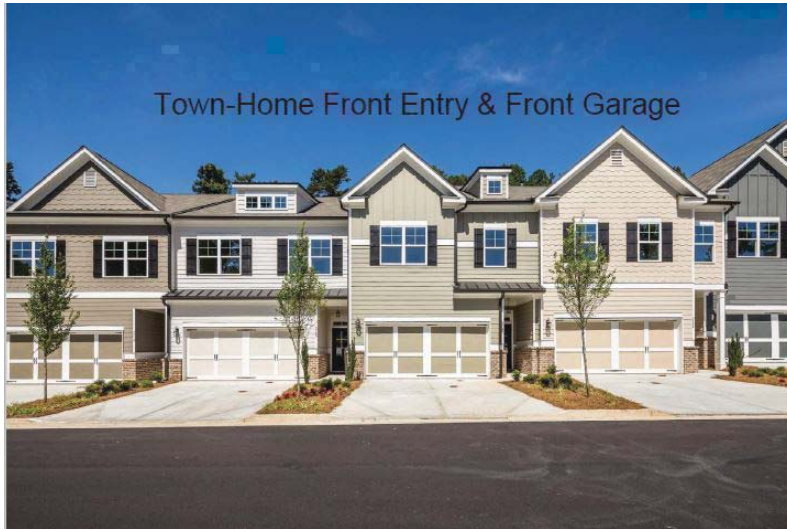
Wilmer, TX  
 December 12, 2023  
 22004582  
 BIR Olson / Real Estate AAA







Town-Home Front Entry & Front Garage



Townhome Amenities

