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Data Center Land Portfolio For Sale

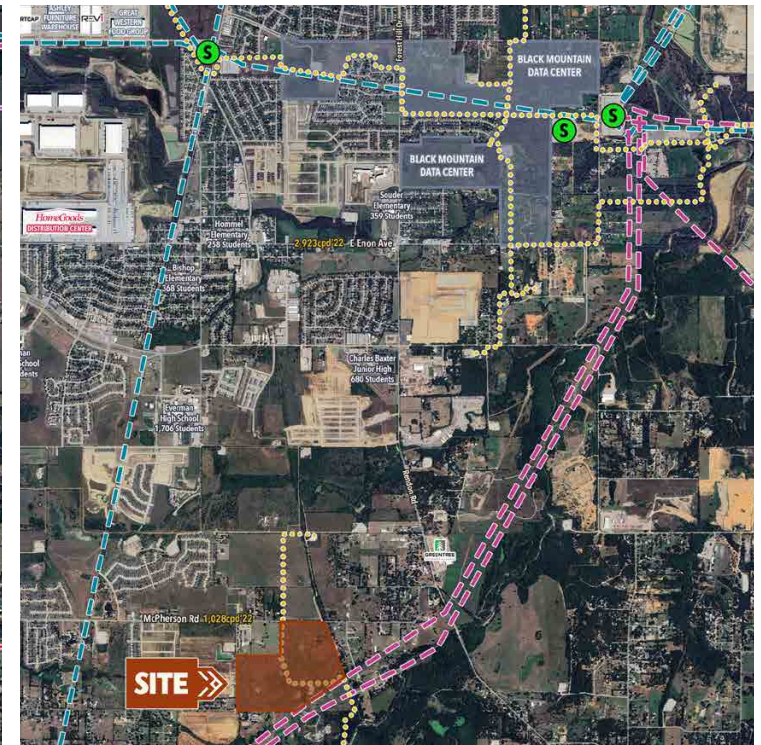
Lancaster, TX
Fort Worth, TX
Grand Prairie, TX
Terrell, TX

CONTACT BROKER FOR MORE INFORMATION:

Sean Jordan

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Data Center Portfolio

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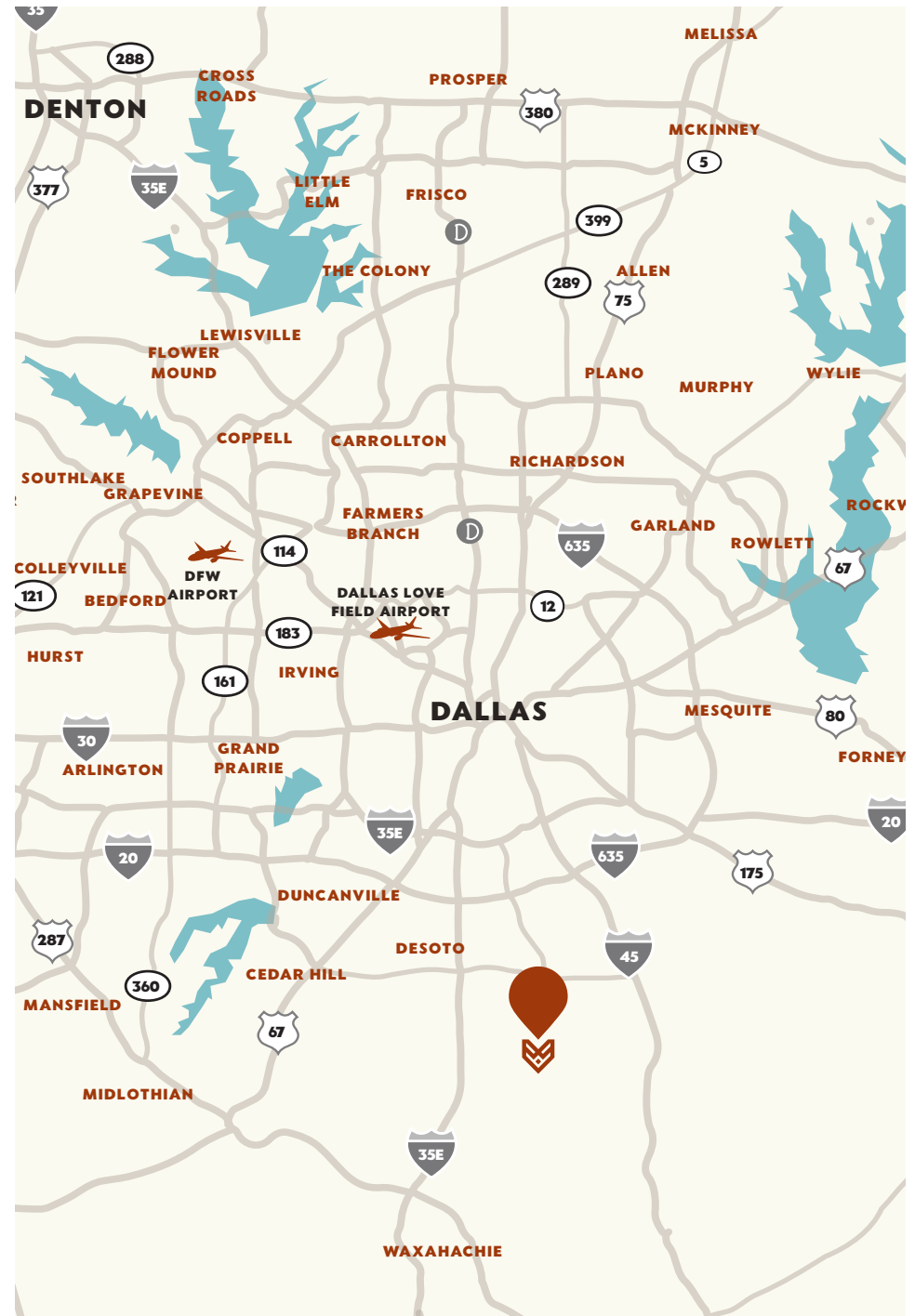


Property Details

LOCATION	3100 Wade Road Lancaster, TX	
AVAILABLE	79.44 AC	
PRICE	Please Call for Pricing	
POWER	Formal Power Load Request Submitted: 240 MW	
ZONING	ETJ	
HIGHLIGHTS	» Water provided through Rocket SUD » In the center of proven data center cluster (Compass Data Center, Google Data Center, STACK Infrastructure, Data Bank, QTS Data Centers) » Atmos Natural Gas at site » Diverse fiber connectivity available	
AREA RETAIL & TRAFFIC DRIVERS	Exxon, Wells Fargo, Kwik Kar, Soulman's Barbeque, Subway, Enterprise, Sonic, O'Reilly Auto Parts, Dollar General, Ace Hardware	
TRAFFIC COUNTS	N Central Blvd 10,331 CPD 2022	E Ovilla Rd 19,143 CPD 2023

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	1,913	21,641	86,068
EST. POP GROWTH 2022-27	1.8%	2.5%	1.2%
MEDIAN AGE	33.1	34.8	34.4
NUMBER OF HOUSEHOLDS	623	7,205	29,112
AVG HOUSEHOLD INCOME	\$103,442	\$114,718	\$108,193
MED HOUSEHOLD INCOME	\$88,300	\$93,413	\$84,935



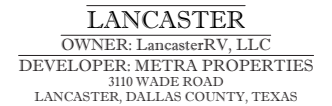
Lancaster Zoom Aerial



Printed by: RCN/RCN's Print Date: 6/19/2025 2:15 PM



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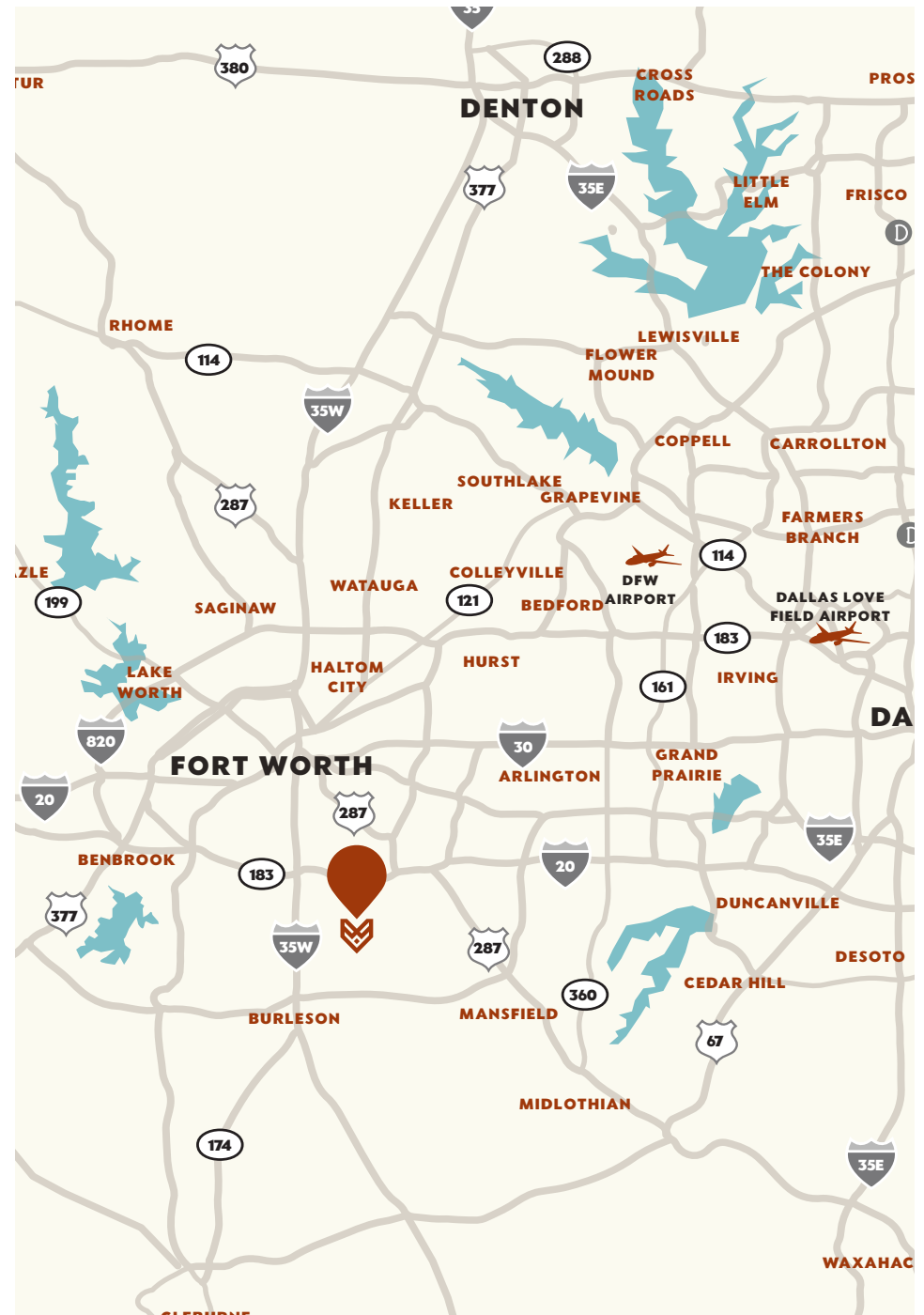
Scale: 1" = 150' May 28, 2025 SEI Job No. 25-147

Property Details

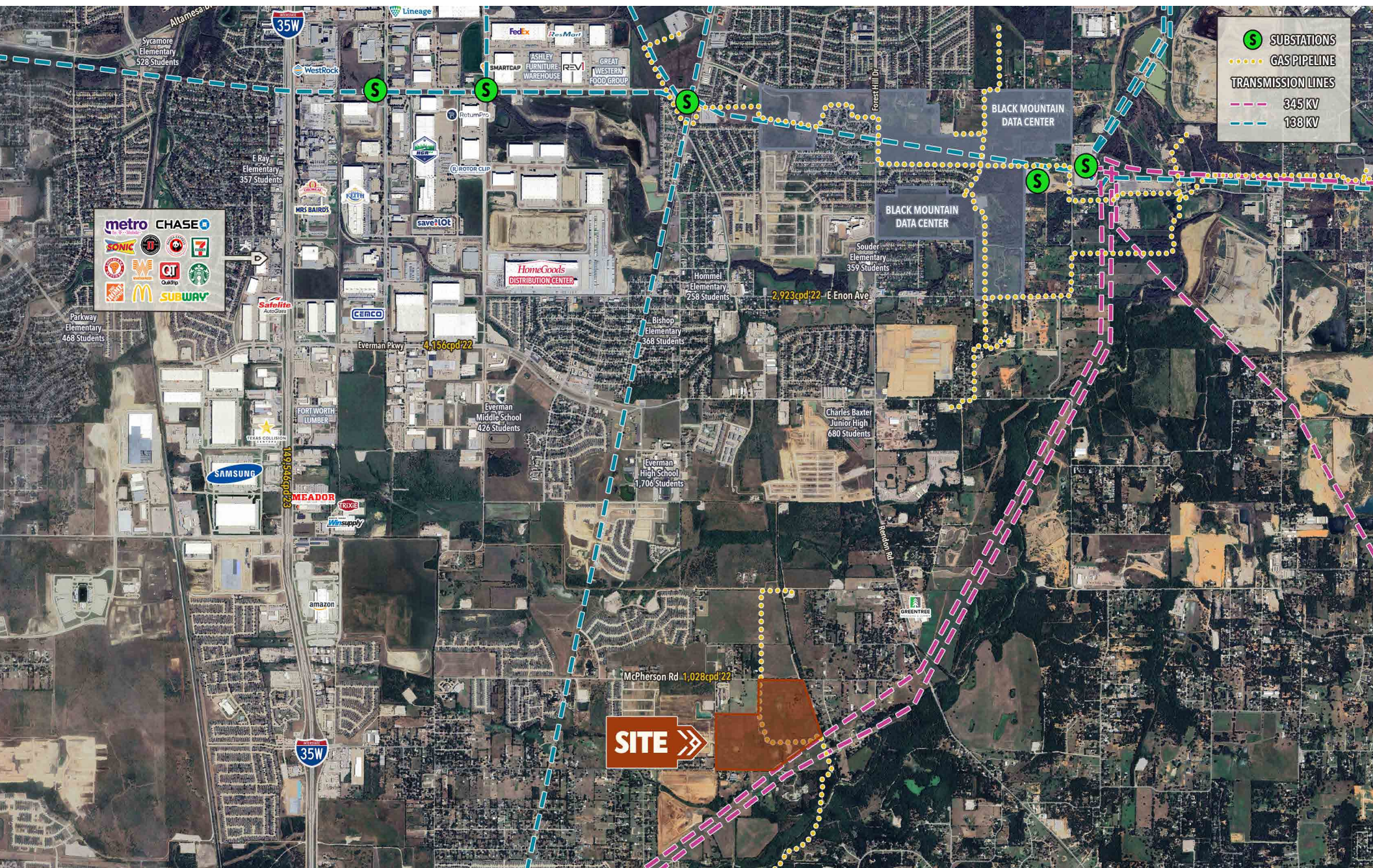
LOCATION	2501 McPherson Rd, Fort Worth, TX	
AVAILABLE	106.63 AC	
PRICE	Please Call for Pricing	
POWER	Formal Power Load Request Submitted: 360 MW	
ZONING	ETJ	
HIGHLIGHTS	» City utilities available » Oncor transmission lines within property boundary	
AREA RETAIL & TRAFFIC DRIVERS	HomeGoods Distribution Center, Everman Middle School, Everman High School, Metro, Chase Bank, Sonic, Jimmy John's, Panda Express, 7-Eleven, Popeye's, Whataburger, QuikTrip, Starbucks	
TRAFFIC COUNTS	McPherson Rd 1,028 CPD 2022	35W 149,546 CPD 2023

Demographics

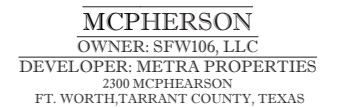
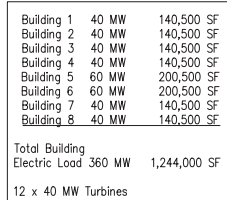
	1 Mile	3 Miles	5 Miles
POPULATION	620	32,039	110,274
EST. POP GROWTH 2024-29	2.0%	1.1%	1.1%
MEDIAN AGE	29.9	33.6	34.2
NUMBER OF HOUSEHOLDS	197	10,378	36,824
AVG HOUSEHOLD INCOME	\$121,664	\$107,158	\$104,523
MED HOUSEHOLD INCOME	\$95,599	\$84,968	\$79,715



McPherson Rd - Fort Worth Trade



Order#	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Q18	Q19	Q20	Q21	Q22	Q23	Q24	Q25	Q26	Q27	Q28	Q29	Q30	Q31	Q32	Q33	Q34	Q35	Q36	Q37	Q38	Q39	Q40	Q41	Q42	Q43	Q44	Q45	Q46	Q47	Q48	Q49	Q50	Q51	Q52	Q53	Q54	Q55	Q56	Q57	Q58	Q59	Q60	Q61	Q62	Q63	Q64	Q65	Q66	Q67	Q68	Q69	Q70	Q71	Q72	Q73	Q74	Q75	Q76	Q77	Q78	Q79	Q80	Q81	Q82	Q83	Q84	Q85	Q86	Q87	Q88	Q89	Q90	Q91	Q92	Q93	Q94	Q95	Q96	Q97	Q98	Q99	Q100	Q101	Q102	Q103	Q104	Q105	Q106	Q107	Q108	Q109	Q110	Q111	Q112	Q113	Q114	Q115	Q116	Q117	Q118	Q119	Q120	Q121	Q122	Q123	Q124	Q125	Q126	Q127	Q128	Q129	Q130	Q131	Q132	Q133	Q134	Q135	Q136	Q137	Q138	Q139	Q140	Q141	Q142	Q143	Q144	Q145	Q146	Q147	Q148	Q149	Q150	Q151	Q152	Q153	Q154	Q155	Q156	Q157	Q158	Q159	Q160	Q161	Q162	Q163	Q164	Q165	Q166	Q167	Q168	Q169	Q170	Q171	Q172	Q173	Q174	Q175	Q176	Q177	Q178	Q179	Q180	Q181	Q182	Q183	Q184	Q185	Q186	Q187	Q188	Q189	Q190	Q191	Q192	Q193	Q194	Q195	Q196	Q197	Q198	Q199	Q200	Q201	Q202	Q203	Q204	Q205	Q206	Q207	Q208	Q209	Q210	Q211	Q212	Q213	Q214	Q215	Q216	Q217	Q218	Q219	Q220	Q221	Q222	Q223	Q224	Q225	Q226	Q227	Q228	Q229	Q230	Q231	Q232	Q233	Q234	Q235	Q236	Q237	Q238	Q239	Q240	Q241	Q242	Q243	Q244	Q245	Q246	Q247	Q248	Q249	Q250	Q251	Q252	Q253	Q254	Q255	Q256	Q257	Q258	Q259	Q260	Q261	Q262	Q263	Q264	Q265	Q266	Q267	Q268	Q269	Q270	Q271	Q272	Q273	Q274	Q275	Q276	Q277	Q278	Q279	Q280	Q281	Q282	Q283	Q284	Q285	Q286	Q287	Q288	Q289	Q290	Q291	Q292	Q293	Q294	Q295	Q296	Q297	Q298	Q299	Q300	Q301	Q302	Q303	Q304	Q305	Q306	Q307	Q308	Q309	Q310	Q311	Q312	Q313	Q314	Q315	Q316	Q317	Q318	Q319	Q320	Q321	Q322	Q323	Q324	Q325	Q326	Q327	Q328	Q329	Q330	Q331	Q332	Q333	Q334	Q335	Q336	Q337	Q338	Q339	Q340	Q341	Q342	Q343	Q344	Q345	Q346	Q347	Q348	Q349	Q350	Q351	Q352	Q353	Q354	Q355	Q356	Q357	Q358	Q359	Q360	Q361	Q362	Q363	Q364	Q365	Q366	Q367	Q368	Q369	Q370	Q371	Q372	Q373	Q374	Q375	Q376	Q377	Q378	Q379	Q380	Q381	Q382	Q383	Q384	Q385	Q386	Q387	Q388	Q389	Q390	Q391	Q392	Q393	Q394	Q395	Q396	Q397	Q398	Q399	Q400	Q401	Q402	Q403	Q404	Q405	Q406	Q407	Q408	Q409	Q410	Q411	Q412	Q413	Q414	Q415	Q416	Q417	Q418	Q4
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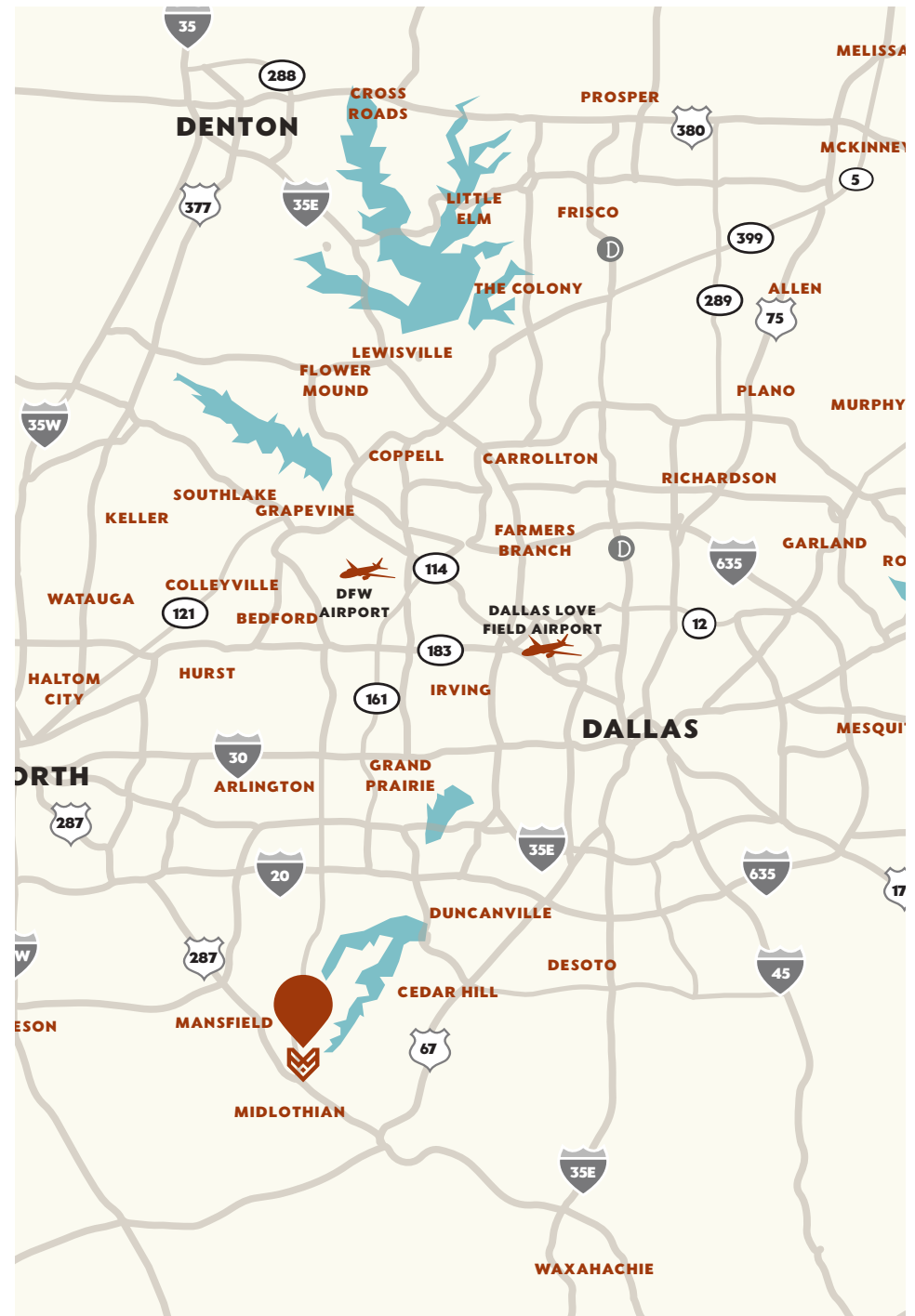
Scale: 1"=120' May 28, 2025 SEI Job No. 25-147

Property Details

LOCATION	HWY 287 Grand Prairie, TX	
AVAILABLE	137 Net AC / 156 Gross AC	
PRICE	Please Call for Pricing	
POWER	Formal Power Load Request Submitted: 360 MW	
ZONING	Commercial PD/ETJ	
HIGHLIGHTS	» Near existing/future major data center cluster » Highway 287 Frontage » Oncor transmission lines within property boundary	
DRIVE TIMES	» Downtown Dallas - 27 miles » Downtown Fort Worth - 27 miles » DFW Airport - 27 miles » Mansfield - 8 miles » Midlothian - 3 miles	
TRAFFIC COUNTS	HWY 287 45,012 CPD 2022	360 28,074 CPD 2022

Demographics

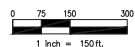
	1 Mile	3 Miles	5 Miles
POPULATION	845	8,034	40,771
EST. POP GROWTH 2024-29	10.1%	10.1%	5.8%
MEDIAN AGE	33.4	33.7	34.8
NUMBER OF HOUSEHOLDS	279	2,673	13,503
AVG HOUSEHOLD INCOME	\$91,638	\$97,607	\$129,994
MED HOUSEHOLD INCOME	\$82,375	\$86,319	\$108,866



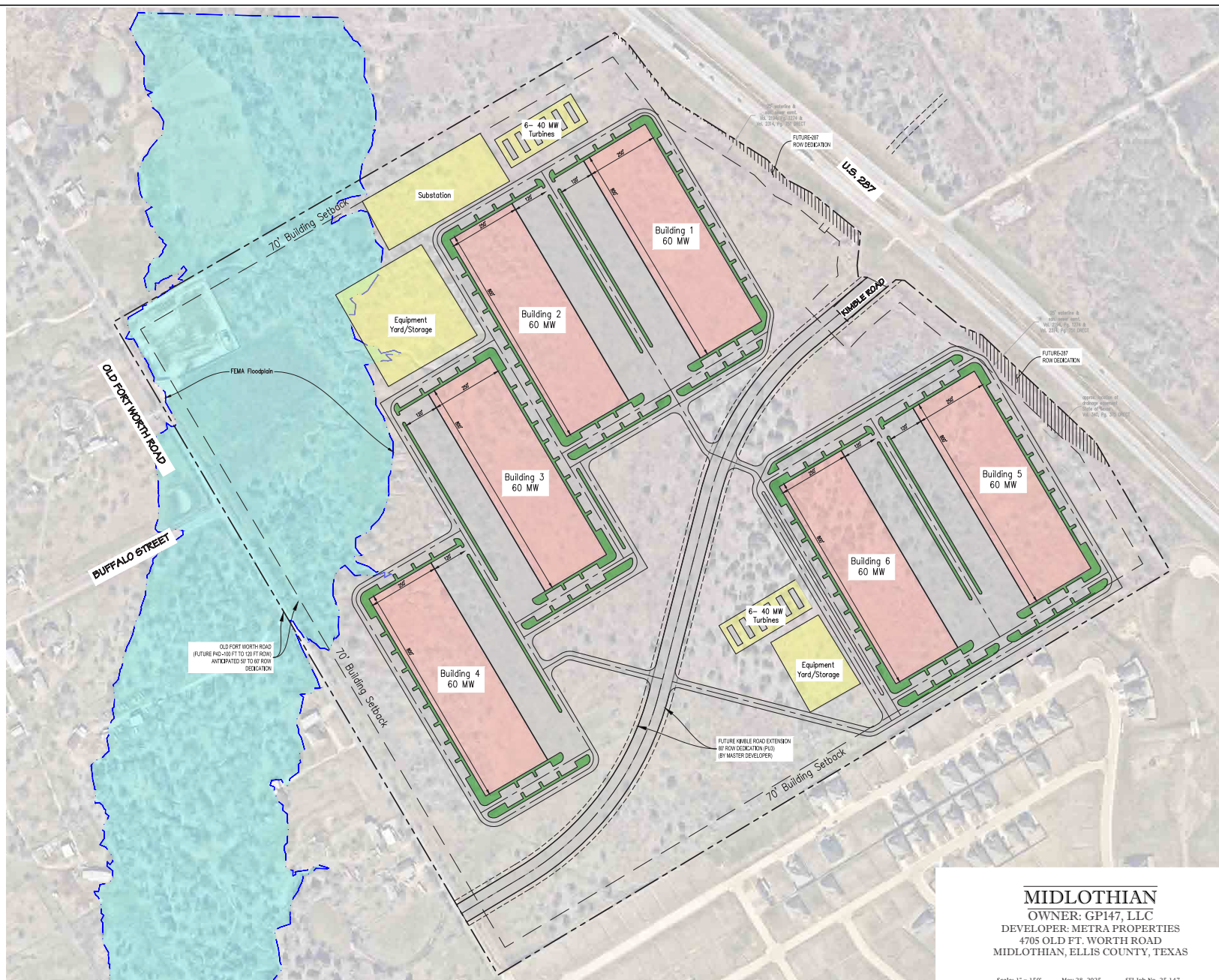
Grand Prairie Trade Aerial



Accepted for publication 4/19/2025 9:04 PM



Total Building		
Electric Load	360 MW	1,083,000 SF
12 x 40 MW Turbines		



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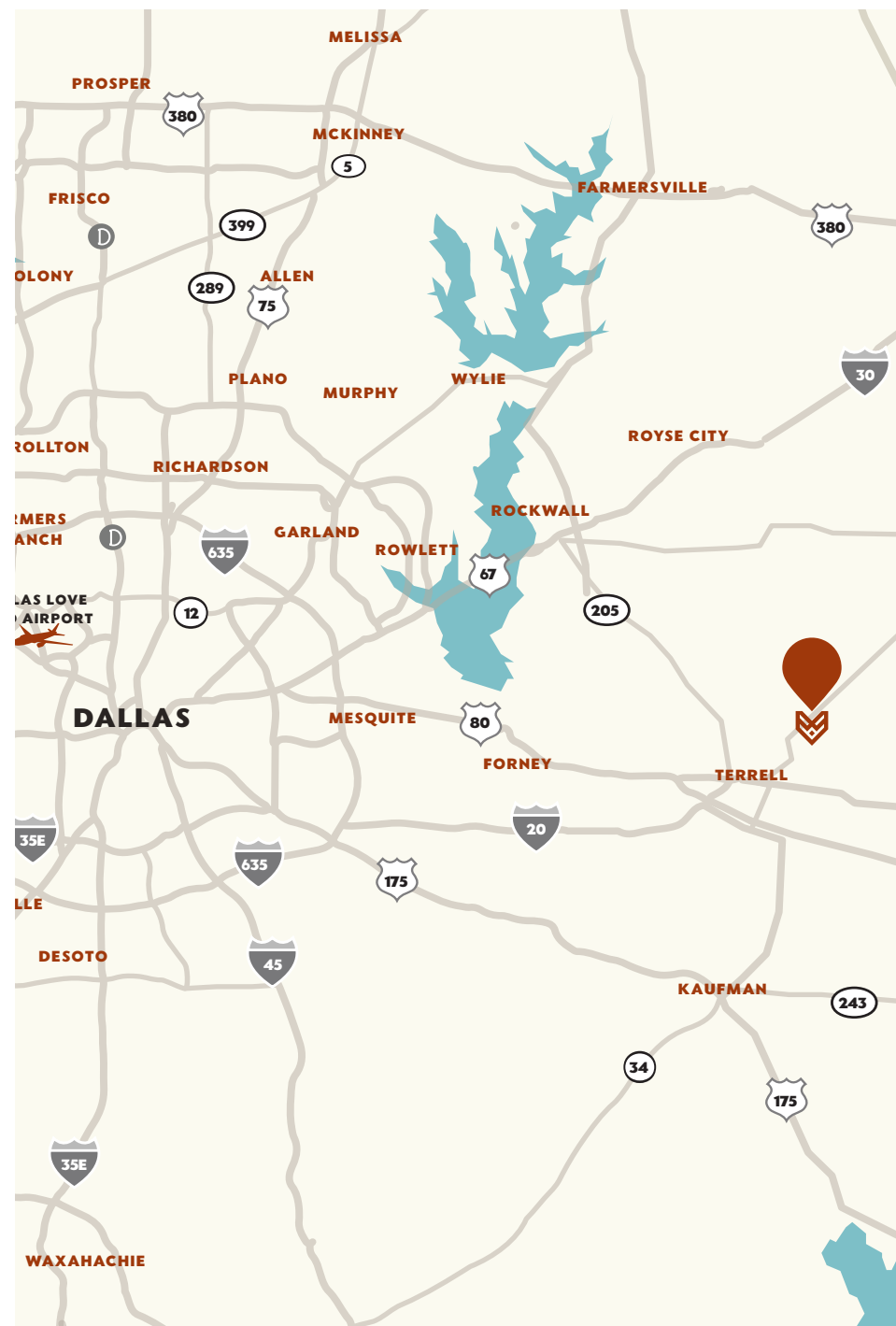
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MIDLOTHIAN
OWNER: GP147, LLC
DEVELOPER: METRA PROPERTIES
4705 OLD FT. WORTH ROAD
MIDLOTHIAN, ELLIS COUNTY, TEXAS

Scale: 1" = 150' May 28, 2025 SEI Job No. 25-147

Property Details

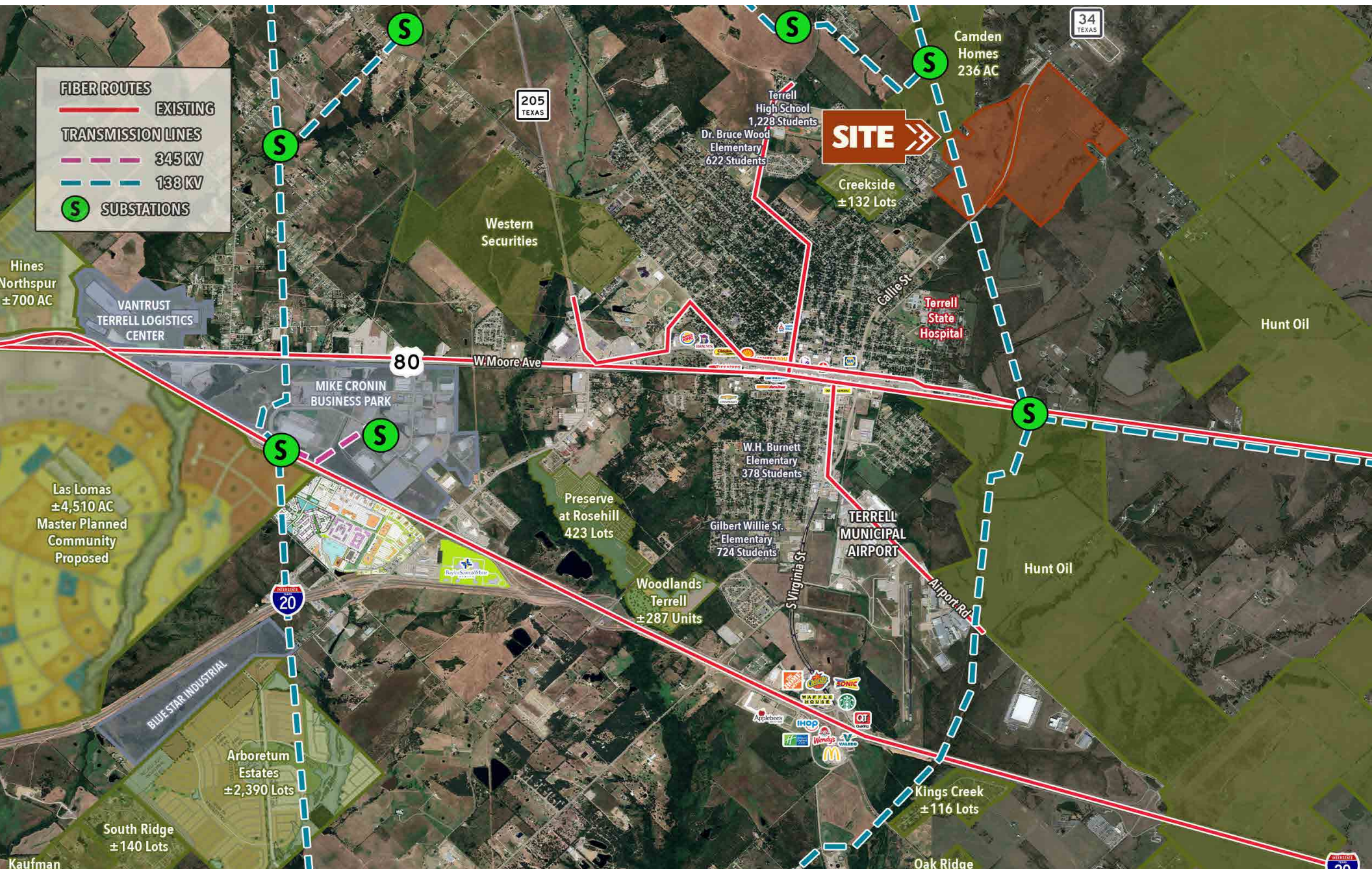
LOCATION	1136 CO Rd 319 Terrell, TX 75161
AVAILABLE	± 220 Net AC / ± 450 Gross AC
PRICING	Please Call for Pricing
POWER	Formal Power Load Request Submitted: 480 MW
ZONING	ETJ
HIGHLIGHTS	» Highway 34 Frontage » Oncor transmission lines within property boundary » Long-haul fiber connectivity available » Subject site in Opportunity Zone
DRIVE TIMES	» Downtown Dallas - 32 Miles
TRAFFIC COUNTS	HWY 34 10,248 CPD 2022



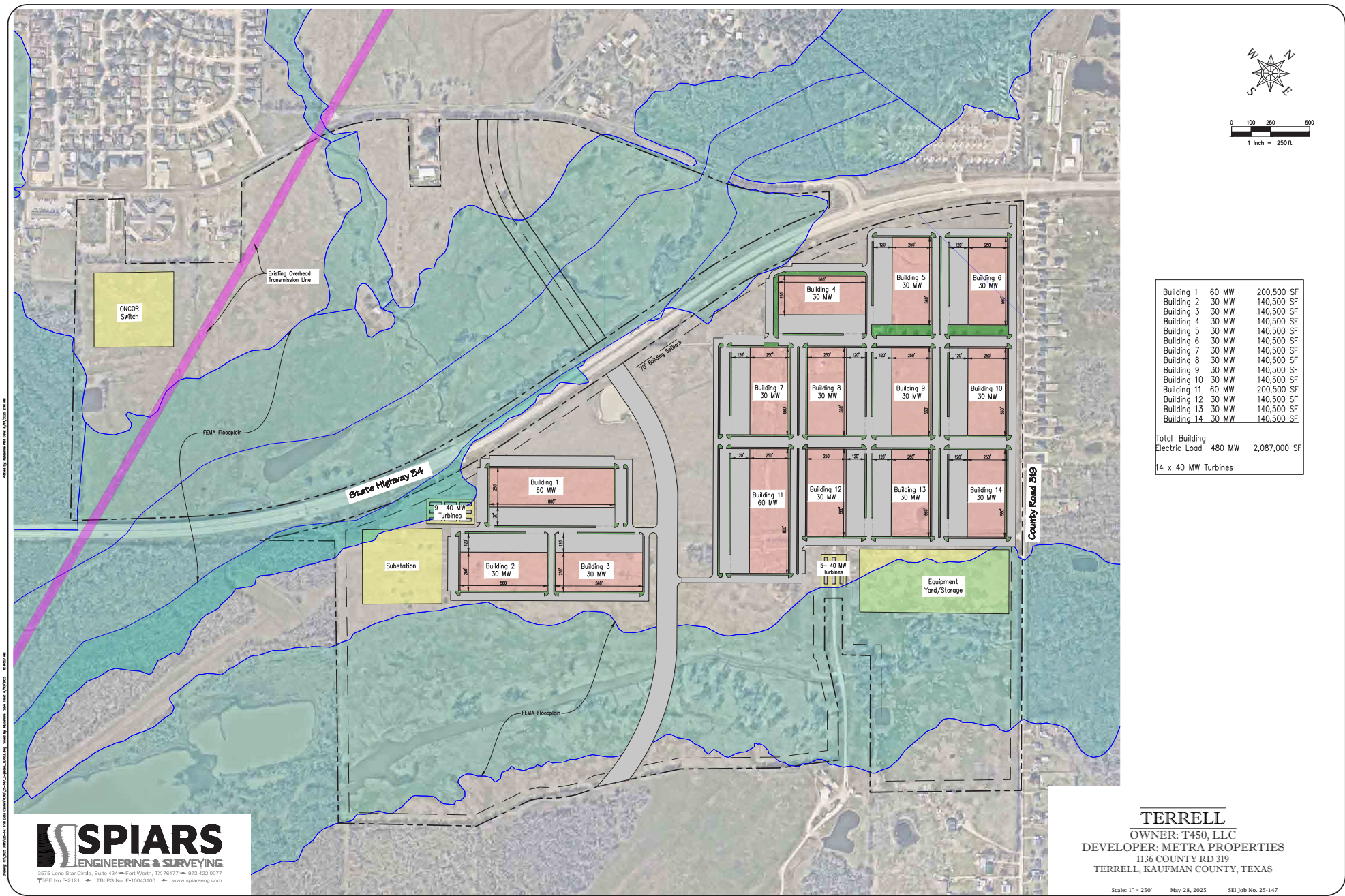
Demographics

Demographics	1 Mile	3 Miles	5 Miles
POPULATION	773	12,990	21,899
EST. POP GROWTH 2024-29	1.0%	1.8%	2.2%
MEDIAN AGE	32.8	32.9	32.8
NUMBER OF HOUSEHOLDS	237	4,078	6,929
AVG HOUSEHOLD INCOME	\$85,259	\$84,215	\$81,213
MED HOUSEHOLD INCOME	\$81,054	\$68,512	\$65,214

Terrell Trade Aerial



Terrell Exhibit



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Information About Brokerage Services

11-2-2015



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

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.

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Licensed Supervisor of Sales Agent/Associate

License No

E-mail

Phone

Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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