

DB2RE Listing

DB DAVIDSON BOGEL
REAL ESTATE | LAND IS OUR BUSINESS

COMPASS
datacenters

Google
data center

8-455-VPD ("23")

342
TEXAS

Central Blvd

Spring Branch Dr

Anderson Rd

SITE

Bloomfield
Homes
85 Half AC Lots

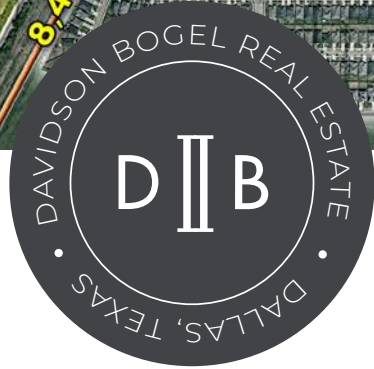
Prairie View Ln

Prairie Creek Rd

Sumeer Homes
90 Half AC Lots

Green Brick
Oakmont Park
510 Lots

Camden
Homes
167 Lots



NEQ - HWY. 342 & E. OVILLA RD.

RED OAK, TX | ELLIS COUNTY | RED OAK I.S.D. | LAND FOR SALE

COLLINS MEIER
CMeier@db2re.com
214.526.3626 x 114

EDWARD BOGEL
EBogel@db2re.com
214.526.3626 x 102

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024



PROPERTY INFORMATION



SIZE:
± 56.407 Gross AC
± 52.241 Net AC



TRAFFIC COUNTS:
Ovilla Rd.: 23,423
Hwy 342: 8,963



ZONING:
Red Oak ETJ



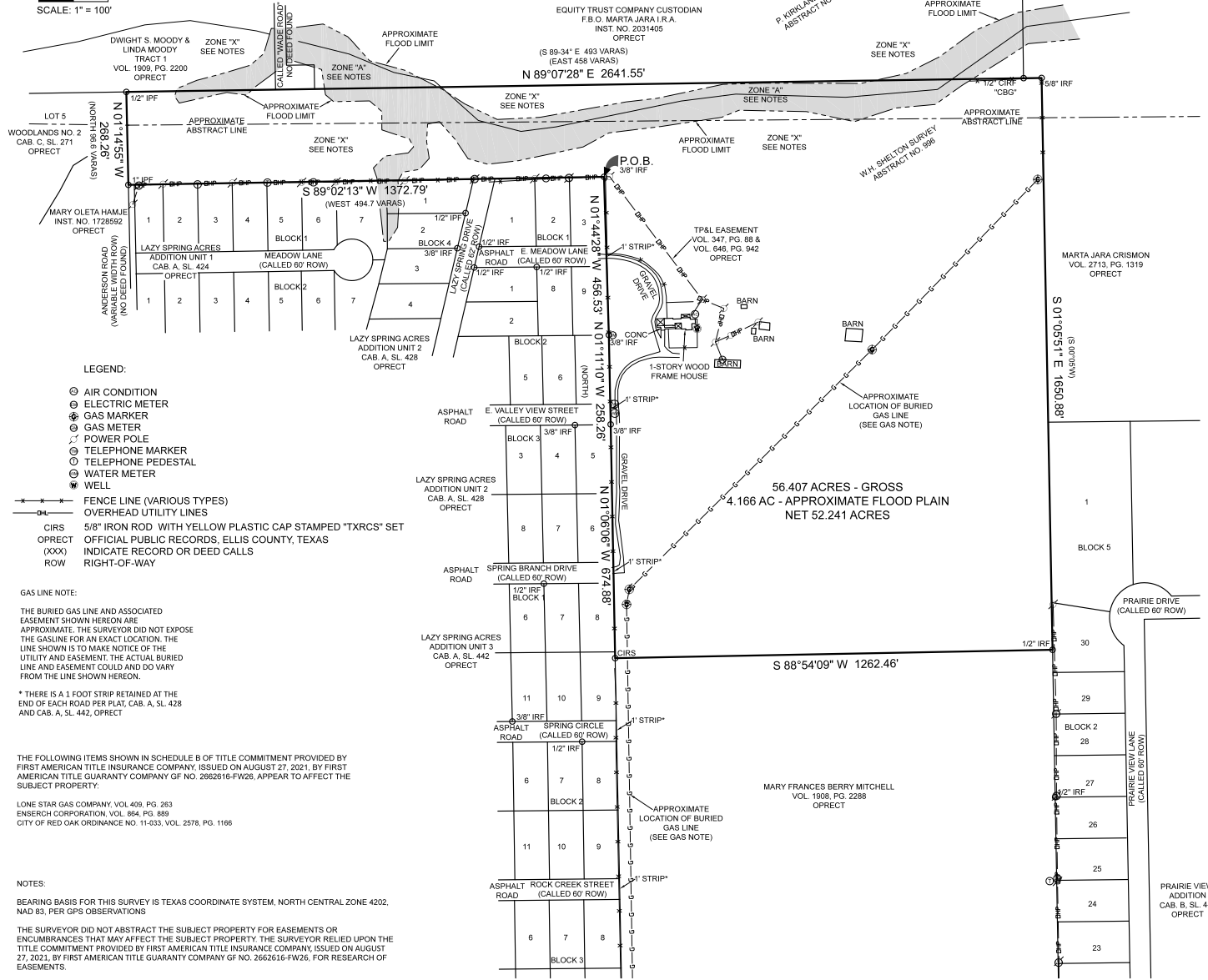
UTILITIES:
Rocket SUD Water line available,
Sewer available along Ovilla Rd.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	3,879	21,472	81,634
% Proj Growth 2024-2029	3.66%	1.50%	0.39%
2024 Average HH Income	\$90,135	\$101,784	\$101,366
2024 Median HH Income	\$82,161	\$87,399	\$81,693



0' 100' 200'
SCALE: 1" = 100'



PROPERTY DESCRIPTION:
BEING A TRACT OF LAND SITUATED IN THE W.H. SHELTON SURVEY, ABSTRACT NO. 996, AND THE P. KIRKLAND SURVEY, ABSTRACT NO. 1354, ELLIS COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO GLORIA K. BERRY, RECORDED IN VOLUME 2443, PAGE 302, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND FOR THE INTERIOR ELL CORNER OF SAID BERRY TRACT AND THE COMMON NORTHEAST CORNER OF LAZY SPRING ACRES ADDITION, UNIT 2, RECORDED IN CABINET A, SLIDE 428, OPRECT;
THENCE S 89°02'13" W, ALONG A SOUTH LINE OF SAID BERRY TRACT AND THE COMMON NORTH LINE OF SAID LAZY SPRING ACRES ADDITION, UNIT 2 AND THE COMMON NORTH LINE OF LAZY SPRING ACRES ADDITION, UNIT 1, RECORDED IN CABINET A, SLIDE 424, OPRECT, A DISTANCE OF 1372.79 FEET TO A 1" IRON PIPE FOUND FOR A SOUTHWEST CORNER OF SAID BERRY TRACT AND THE APPROXIMATE CENTERLINE EXTENSION FOR ANDERSON ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) (NO DEED FOUND) AND IN THE COMMON EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO MARY OLETA HAMJE, RECORDED IN INSTRUMENT NO. 1728592, OPRECT;

THENCE N 01°14'55" W, ALONG A WEST LINE OF SAID BERRY TRACT AND THE COMMON EAST LINE OF SAID HAMJE TRACT AND THE COMMON EAST LINE OF WOODLANDS NO. 2, RECORDED IN CABINET C, SLIDE 271, A DISTANCE OF 268.26 FEET TO A 1/2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID BERRY TRACT AND THE COMMON NORTHEAST CORNER OF SAID WOODLANDS NO. 2 AND IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO DWIGHT S. MOODY AND LINDA MOODY, RECORDED IN VOLUME 1909, PAGE 2200, OPRECT;

THENCE N 89°07'28" E, ALONG THE NORTH LINE OF SAID BERRY TRACT AND THE COMMON SOUTH LINE OF SAID MOODY TRACT AND THE COMMON SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO EQUITY TRUST COMPANY CUSTODIAN F.B.O. MARTA JARA I.R.A., RECORDED IN INSTRUMENT NO. 2031405, OPRECT, PASSING AT A DISTANCE OF 2589.34 FEET A 1/2" IRON ROD WITH CAP STAMPED "C8C" FOUND FOR THE SOUTHWEST CORNER OF SAID EQUITY TRUST TRACT AND A SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MARTA JARA CRISMON, RECORDED IN VOLUME 2713, PAGE 1319, OPRECT, A TOTAL DISTANCE OF 2641.55 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID BERRY TRACT AND A COMMON INTERIOR ELL CORNER OF SAID CRISMON TRACT;

THENCE S 01°05'51" E, ALONG THE EAST LINE OF SAID BERRY TRACT AND THE COMMON WEST LINE OF SAID CRISMON TRACT AND THE COMMON WEST LINE OF PRAIRIE VIEW ADDITION, RECORDED IN CABINET B, SLIDE 4-A, A DISTANCE OF 1650.88 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID BERRY TRACT AND THE COMMON NORTH-EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MARY FRANCES BERRY MITCHELL, RECORDED IN VOLUME 1908, PAGE 2288, OPRECT;

THENCE S 88°54'09" W, ALONG THE SOUTH LINE OF SAID BERRY TRACT AND THE COMMON NORTH LINE OF SAID MITCHELL TRACT, A DISTANCE OF 1262.46 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHWEST CORNER OF SAID BERRY TRACT AND THE COMMON NORTHWEST CORNER OF SAID MITCHELL TRACT AND IN THE EAST LINE OF LAZY SPRING ACRES ADDITION, UNIT 3, RECORDED IN CABINET A, SLIDE 442, OPRECT;

THENCE N 01°06'06" W, ALONG THE WEST LINE OF SAID BERRY TRACT AND THE COMMON EAST LINE OF SAID LAZY SPRING ACRES ADDITION, UNIT 3 AND THE COMMON EAST LINE OF SAID LAZY SPRING ACRES ADDITION, UNIT 2, A DISTANCE OF 674.88 FEET TO A 3/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 5, BLOCK 3, OF SAID LAZY SPRING ACRES ADDITION, UNIT 2;

THENCE N 01°11'10" W, ALONG THE WEST LINE OF SAID BERRY TRACT AND THE COMMON EAST LINE OF SAID LAZY SPRING ACRES ADDITION, UNIT 2, A DISTANCE OF 258.26 FEET TO A 3/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 7, BLOCK 2, OF SAID LAZY SPRING ACRES ADDITION, UNIT 2;

THENCE N 01°44'28" W, ALONG THE WEST LINE OF SAID BERRY TRACT AND THE COMMON EAST LINE OF SAID LAZY SPRING ACRES ADDITION, UNIT 2, A DISTANCE OF 458.53 FEET TO THE POINT OF BEGINNING, AND CONTAINING 56.407 ACRES OF LAND MORE OR LESS.

I, TIMOTHY L. JACKSON, RPLS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS SURVEY PER THE DESCRIPTION SHOWN HEREON. THE SIZE, LOCATION AND TYPE OF BUILDINGS AND VISIBLE IMPROVEMENTS ARE AS SHOWN.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644
REVISED: 10/11/2021



LAND TITLE SURVEY
56.407 ACRES
SITUATED IN THE
W.H. SHELTON SURVEY
ABSTRACT NO. 996
AND THE
P. KIRKLAND SURVEY
ABSTRACT NO. 1354
ELLIS COUNTY, TEXAS

PROJECT NO. 1959
TEXAS REALTY CAPTURE
& SURVEYING, LLC



- LEGEND:
AIR CONDITION
ELECTRIC METER
GAS MARKER
GAS METER
POWER POLE
TELEPHONE MARKER
TELEPHONE PEDESTAL
WATER METER
WELL
FENCE LINE (VARIOUS TYPES)
OVERHEAD UTILITY LINES
CIRS
OPRECT
(XXX)
ROW

GAS LINE NOTE:
THE BURIED GAS LINE AND ASSOCIATED EASEMENT SHOWN HEREON ARE APPROXIMATE. THE SURVEYOR DID NOT EXPOSE THE GASLINE FOR AN EXACT LOCATION. THE LINE SHOWN IS TO MAKE NOTICE OF THE UTILITY AND EASEMENT. THE ACTUAL BURIED LINE AND EASEMENT COULD AND DO VARY FROM THE LINE SHOWN HEREON.

* THERE IS A 1 FOOT STRIP RETAINED AT THE END OF EACH ROAD PER PLAT, CAB. A, SL. 428 AND CAB. A, SL. 442, OPRECT

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUED ON AUGUST 27, 2021, BY FIRST AMERICAN TITLE GUARANTY COMPANY OF NO. 2662616-FW26, APPEAR TO AFFECT THE SUBJECT PROPERTY:

LONE STAR GAS COMPANY, VOL. 409, PG. 263
ENSERCH CORPORATION, VOL. 864, PG. 889
CITY OF RED OAK ORDINANCE NO. 11-033, VOL. 2578, PG. 1166

NOTES:
BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, PER GPS OBSERVATIONS

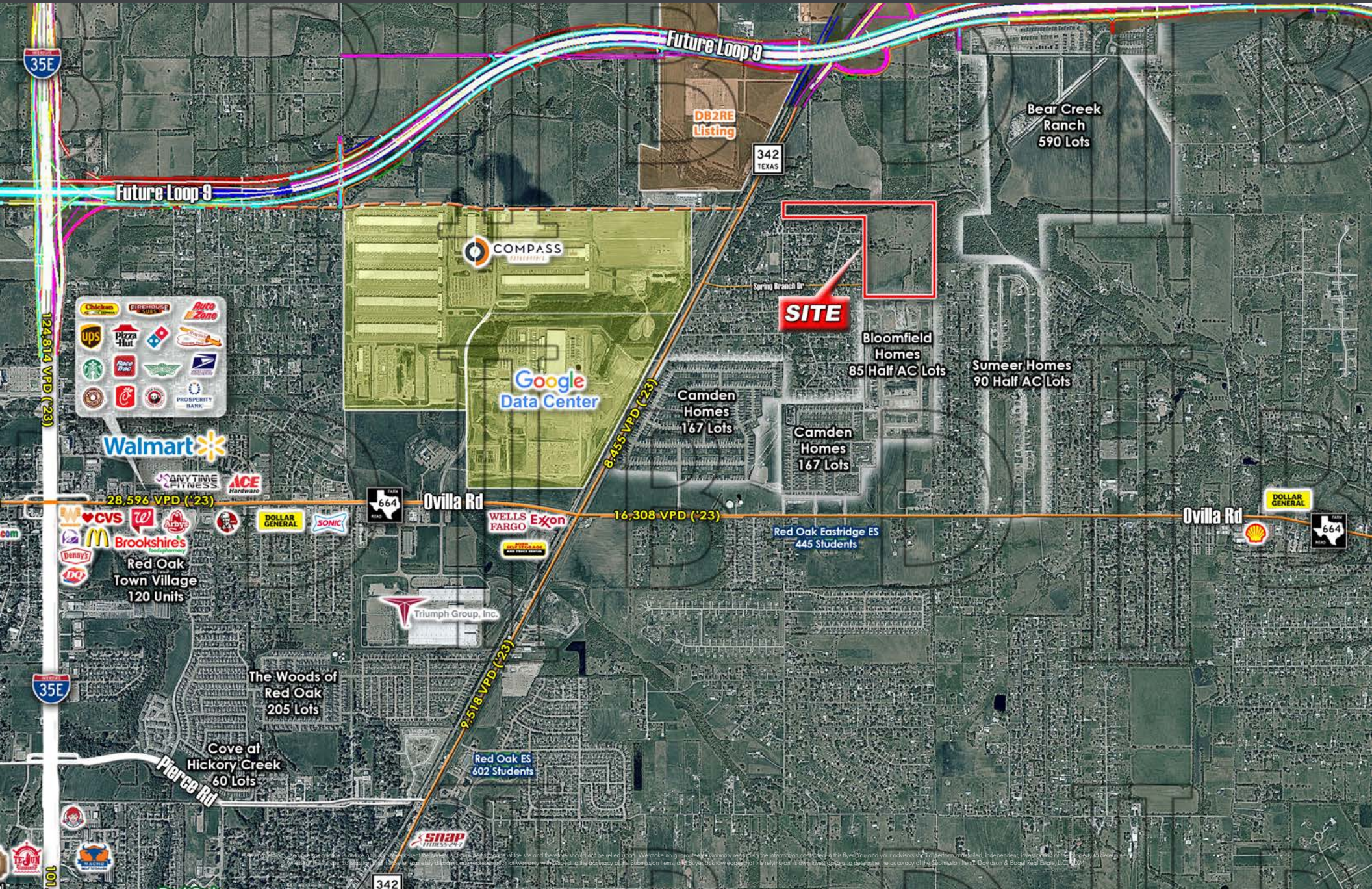
THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY FOR EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY. THE SURVEYOR RELIED UPON THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUED ON AUGUST 27, 2021, BY FIRST AMERICAN TITLE GUARANTY COMPANY OF NO. 2662616-FW26, FOR RESEARCH OF EASEMENTS.

UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPURTENANCES.

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48139C0075F DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

HWY. 342 & E. OVILLA RD.

WIDE AERIAL



GOOGLE AND COMPASS ARE MAKING ELLIS COUNTY A DIGITAL HUB

THE DALLAS MORNING NEWS

The Dallas Morning News

Ellis County is on its way to becoming the next major crossroads on the information superhighway.

Addison-based Compass Datacenters is finishing up the first phase of construction on a 225-acre data center just east of Interstate 35E in Red Oak.

And next door, Internet giant Google has quietly purchased more than 165 acres where it plans another huge data center — its second such project in Ellis County.

Located on the southern edge of the fast-growing Dallas-Fort Worth area, Ellis County is the right location at the right time for the growth of these huge facilities, said Chris Crosby, CEO of Compass Datacenters.

"It's a great location down there — the city is great and the county is good," Crosby said. "It's got proximity to the big [telecommunications] carrier environments." Crosby said Compass is finishing the shell construction of its first-phase building.

"We are starting the grading for working on the power substation now," he said. "We are hoping to have capacity for later this year."

Compass' property on Houston School Road is large enough for the data center company to add additional phases.

"We can grow quite a sizable campus there," Crosby said. "This one and the one in Phoenix are the two largest we have."

Compass also has locations in Columbus, Ohio; Montreal, Canada; and northern Virginia.

The property Google owns is next door at East Ovilla Road and North Central Boulevard. Google bought the land last year using a shell company.

Ellis County commissioners have voted to give tax breaks to the \$600 million data center Google plans to build on the site.

Utility work is currently underway along the east side of the property.

A Google representative said there are "no definitive development plans at this time."

Google has already built the first phase of a \$600 million, 375-acre data center in the Ellis County town of Midlothian.

Ellis County provided tax incentives for that project, too.

The Dallas-Fort Worth area is second only to the northern Virginia area in the growth of data centers. Companies have invested billions of dollars in these facilities to meet growing consumer and business demands for data processing and storage.

HWY. 342 & E. OVILLA RD.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC
LICENSED BROKER / BROKER FIRM NAME
MICHAEL EDWARD BOGEL II
DESIGNATED BROKER OF FIRM
COLLINS MEIER
LICENSED SUPERVISOR OF SALES AGENT/
ASSOCIATE

9004427
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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.		Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Collins Meier	714822	cmeier@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date