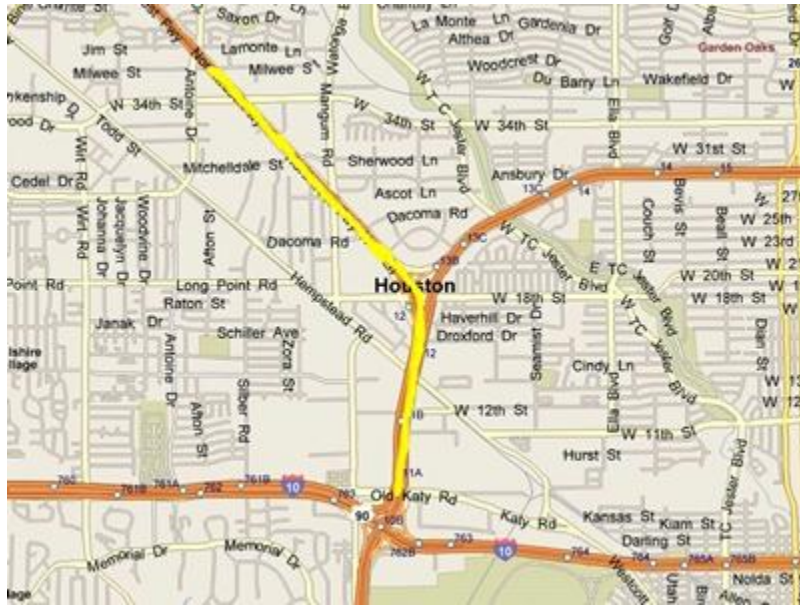


EMINENT DOMAIN CLAIMS 75 ACRES

The process of **expanding 290** has begun. TxDOT has already named **75 acres** along 610 to be taken through eminent domain to improve the interchange. That's a huge chunk, and it's only **Phase 1**.



We snapped Deal Sikes' **Mark Sikes** and **Matt Deal**, who represent impacted owners; already there are **30**. Phase 1 involves widening 610 up to the Northwest Mall, and the duo tells us these takings are much **larger** than most eminent domain deals. Northwest Mall, the Antique Center of Texas, and Malibu Grand Prix are all affected and are particularly challenging. Northwest Mall is losing parking and part of Macy's, and Mark says determining **just compensation** is difficult since most malls **can't survive** without an anchor. (*Spencer Gifts* and pretzel kiosks can only take you so far.) And the Antique mall and Malibu Grand Prix are big projects, which means each dollar per SF is a considerable amount, making discussions harder. Mark sees a big **disparity** between **market value** and TxDOT's offers.



This is the newest edition of Chutes and Ladders. Deal Sikes also repped the majority of property owners in the I-10 expansion, when TxDOT acquired everything at once. Lack of funding means this project is in sections. (Matt highlighted the first two phases for us.) Phase 2 is 290 from 18th Street to W. 34th , and Phase 3 is up to Beltway 8. There are three miles between phases 2 and 3 that will eventually need to be connected. Mark says that although some companies may need to relocate and some facilities will become obsolete because of the eminent domain takings, he saw creative fixes in the I-10 expansion and companies may manage here.