

## **CALL FOR OFFERS ANNOUNCED FOR RENOWNED 5,400 ACRE DALLAS LEGACY RANCH**

**Prime, Path of Progress Property Investment offers tremendous upside as a Master Plan or strategic working cattle ranch land bank.**

**Bid Deadline On or Before Close Of Business – 5 Pm Friday, June 28, 2024**

Dallas, Texas  
May 15, 2024

[Icon Global](#) today announced a 45-day call for offers bid submission campaign ending at 5 pm, Friday, June 28, 2024, for the almost 5,400-acre South Creek Ranch.

Located approximately 20 minutes south of Uptown’s Financial District and Klyde Warren Park in Dallas, the property includes significant highway frontage on the east side of Interstate 45 between the City of Ferris exits. The northeastern portion of the ranch runs along Malloy Bridge Road East of the I-45 and the new Loop 9 intersection. TxDot is currently constructing ingress and egress traffic ramps as a part of Loop 9, a six-lane extension that runs West to East from HWY 67 at Red Oak, across Interstate 35 and East to I-45 and onto State HWY 175. The loop will be completed by tying into Interstate 20 near Tyler. Interior county roads of the ranch include Wolf Springs, Parkinson, and Nokes Road.

Icon Global’s [Bernard Uechtritz](#), stated, “This ranch is quite possibly the last, most key, and valuable large piece of investment land within the entire DFW Metroplex region in any direction. It is integral to the explosive growth happening within the southern hub of Dallas, and south to the cities of Ferris and Palmer, as well as to the continuation of the industrial, intermodal, and AI / Data /Tech -centric developments of the corridor. [South](#)

[Creek Ranch](#) is critical to the need for supportive commercial development, as well as prime for all categories of much-needed residential community. It is the key, cornerstone, and most pivotal piece of property in the region. Moreover, the land itself is idyllic and beautiful with rolling hills and elevations providing spectacular views for miles around. It has abundant water and lakes as well as a multitude of natural resources and ecosystems, both a developer's dream or perhaps a continuation of its storied history, enjoyed by a Dallas-centric ranch owner and entertainer- truly unique in all respects.”

The offering includes Tall Oaks, a separate 33-acre estate, with a luxurious 23,000-square-foot entertainer's home, as well as additional designated residential and commercial development parcels slated as Phase II and Phase III of a development known as Woodstone, in which Phase I has sold out. Ranch revenues include significant income from sand and gravel royalties, as well as cattle and hay production cash flows.

“Since our initial marketing launch in December of 2023, we have received significant expressions of interest and offers. Our Call for Offers and marketing campaigns provide a level playing field with an opportunity for competitive bids beginning with a call to action, providing an opportunistic middle time frame, and an endpoint with a definitive line in the sand.

Past successful outcomes utilizing our Call for Offers process include such sales as the W.T. Waggoner Ranch, the Broseco Ranch, and The Reserve at Sulphur Bluff, among

others. We are currently in the final phase of a similar process with the [Sugaree Ranch](#) in Athens, Texas,” said Uechtritz. END

[SO Creek Ranch – property page](#)

[SO Creek Ranch – preview video](#)

[SO Creek Ranch – detail overview video](#)

[SO Creek Ranch - photos](#)

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