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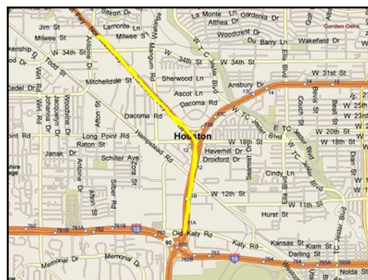
## EMINENT DOMAIN CLAIMS 75 ACRES

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.



We snagged this pic from [www.my290.com](http://www.my290.com), where you can learn more about TxDOT's plans. Mark says the hardest part of the process may be waiting for TxDOT to act: Owners are facing condemnation blight where they can't make big decisions or secure tenants because they know eventually a right of way will go through. But Mark and Matt say the expansion will help relieve congestion at 290 and at the 610 interchange, which will certainly have its fans.



Learn the latest on what's building at the IH 610/US 290 interchange. [www.my290.com](http://www.my290.com)