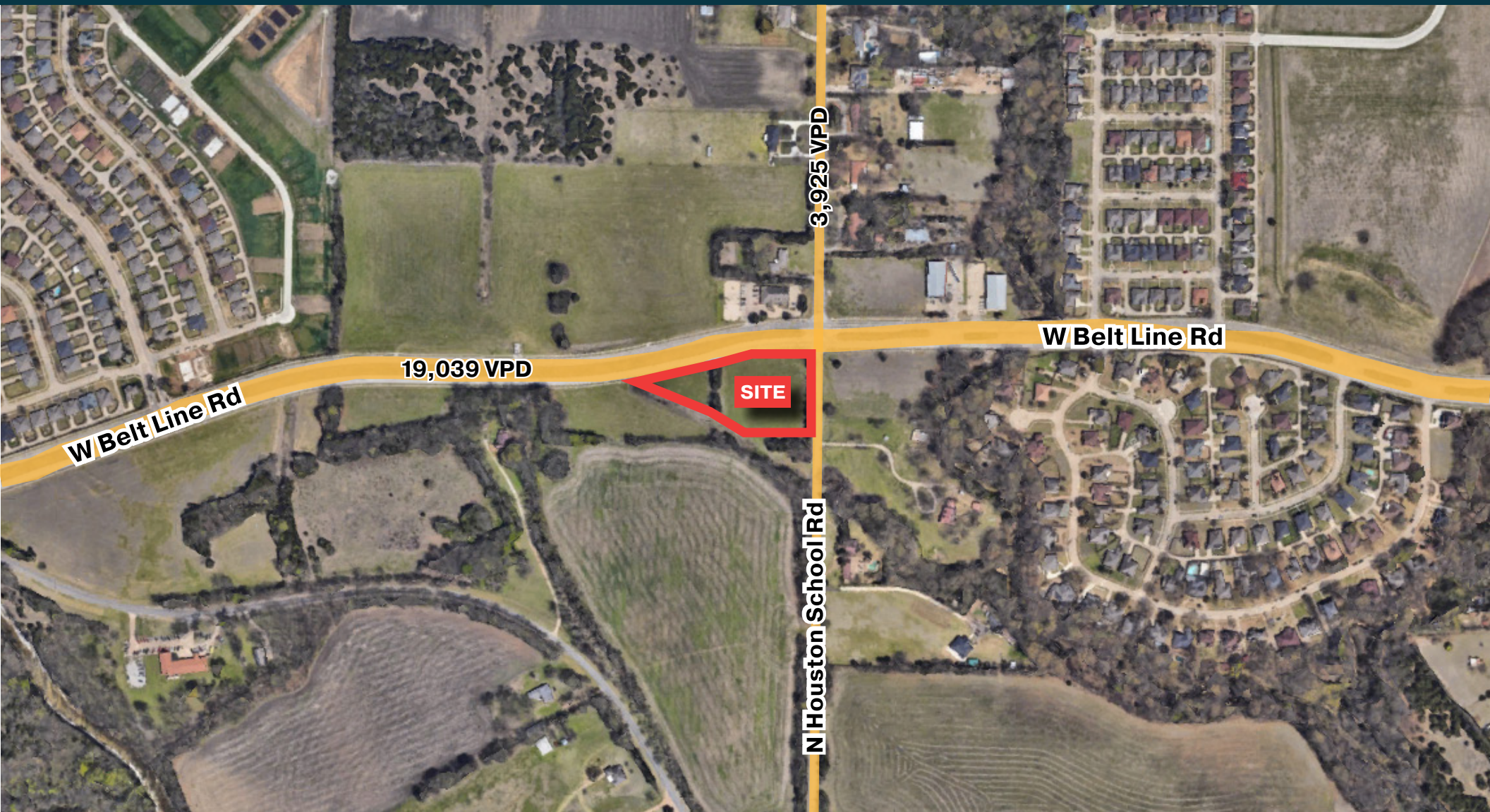


2500 W Belt Line, Lancaster, TX 75146

2.76 AC Development Opportunity

partners

OFFERING MEMORANDUM



Matthew Richerson

Associate
tel +1 214.277.9005
matthew.richerson@partnersrealestate.com
Lic #802412

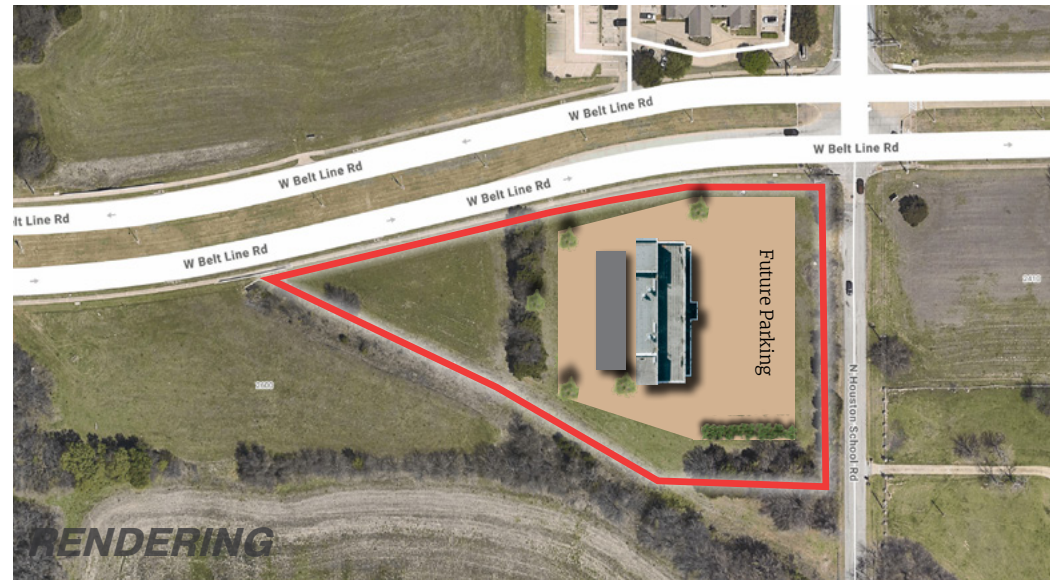
Andrew Leibman

Associate
tel +1 214.417.7003
andrew.leibman@partnersrealestate.com
Lic. #775771

214 550 2990
1717 McKinney Ave, Suite 1480
Dallas, Texas 75202
WWW.PARTNERSREALESTATE.COM

2500 W Belt Line, Lancaster, TX 75146

2.76 AC Development Opportunity



PROPERTY DETAILS



2500 W Belt Line
Lancaster, TX 75146

\$7.00/SF
Price

South Dallas
Submarket

Dallas
County

2.76 AC
Land Size (AC)

120,226 SF
Land Size (SF)

350' on W Belt Line Rd
Frontage

19,039 VPD
W Belt Line Rd

3,925 VPD
N Houston School Rd

Commercial
Zoning

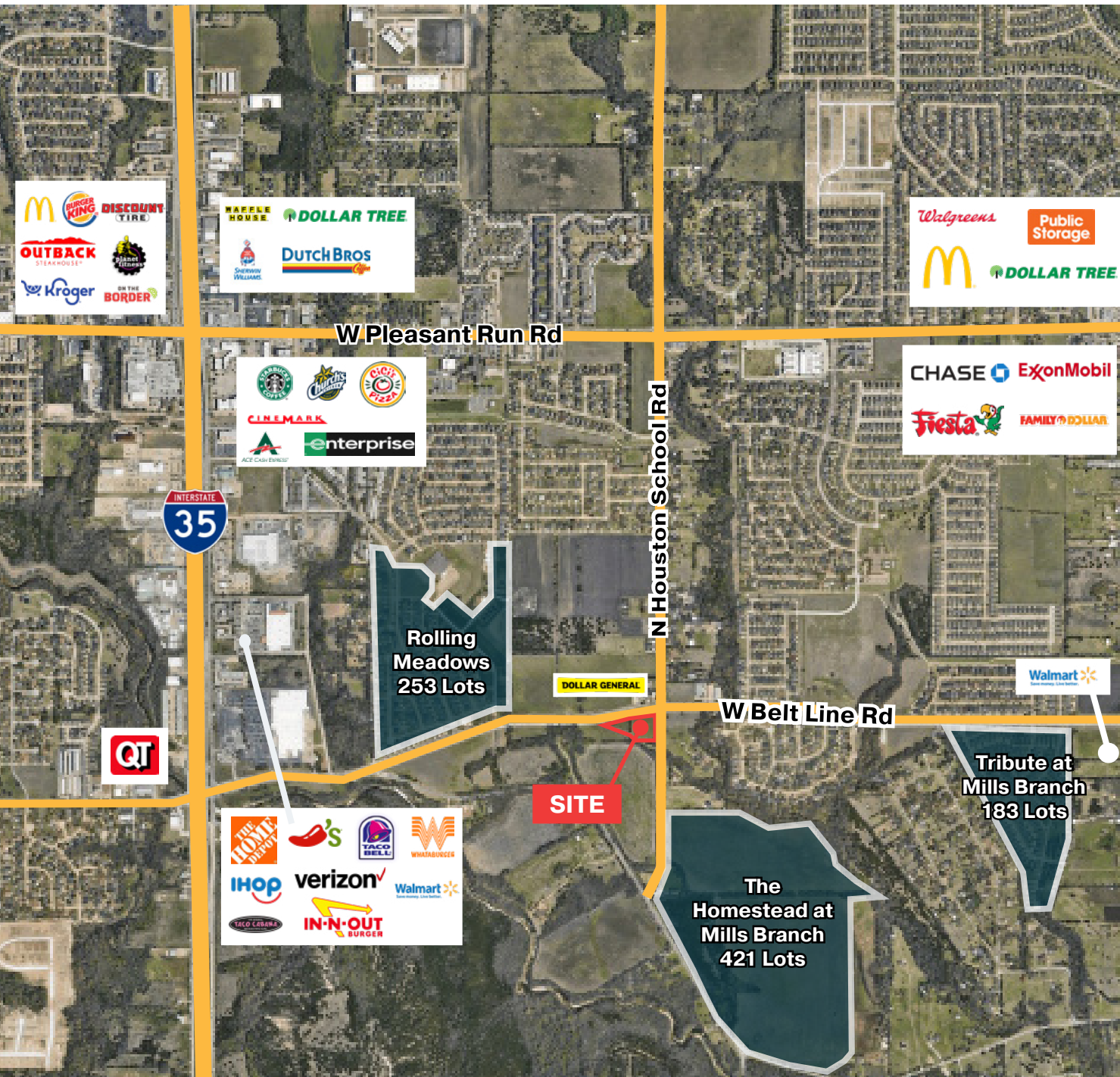
Electric & Water to Site
Utilities

18" Sewer & 12" Water Line
Houston School Road

12" Water Line
W Belt Line Road

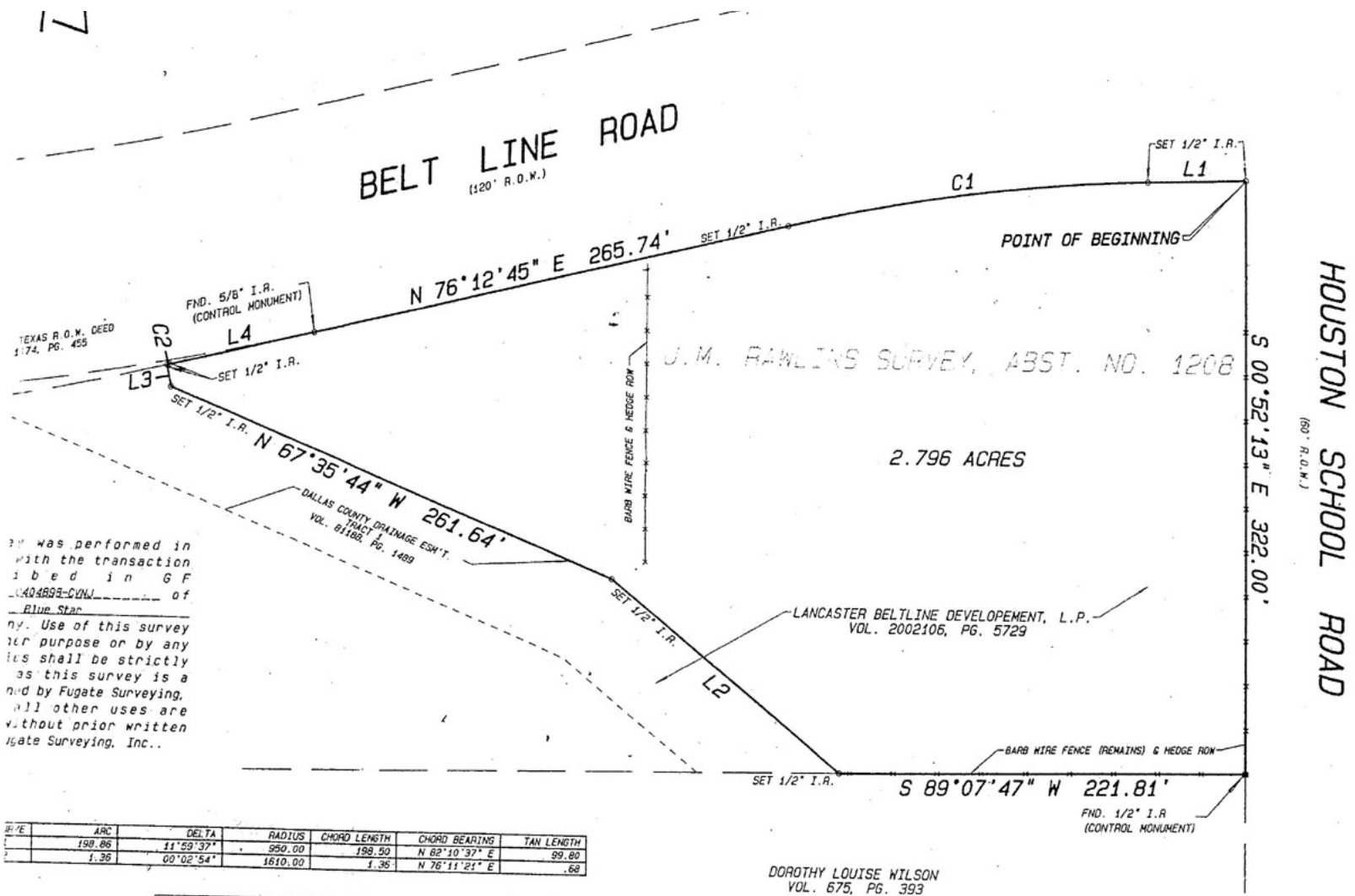
RENDERING

PROPERTY HIGHLIGHTS



- Located On A Hard Corner off West Belt Line Rd And N Houston School Rd.
- Surrounded By Residential Development Such As Rolling Meadows (253 Lost), Tribute At Mills Branch (183 Lots), And The Homestead At Mills Branch (421 Lots)
- In between Two Walmarts On Belt Line Rd.
- East Access To I-35 E
- Great Suburban Location Located Only 20 Miles From Downtown Dallas
- New Walmart Distribution Hiring 1,500 People
- New Niagara Bottling Center Hiring 500 People
- Gentrification Area

SITE PLAN



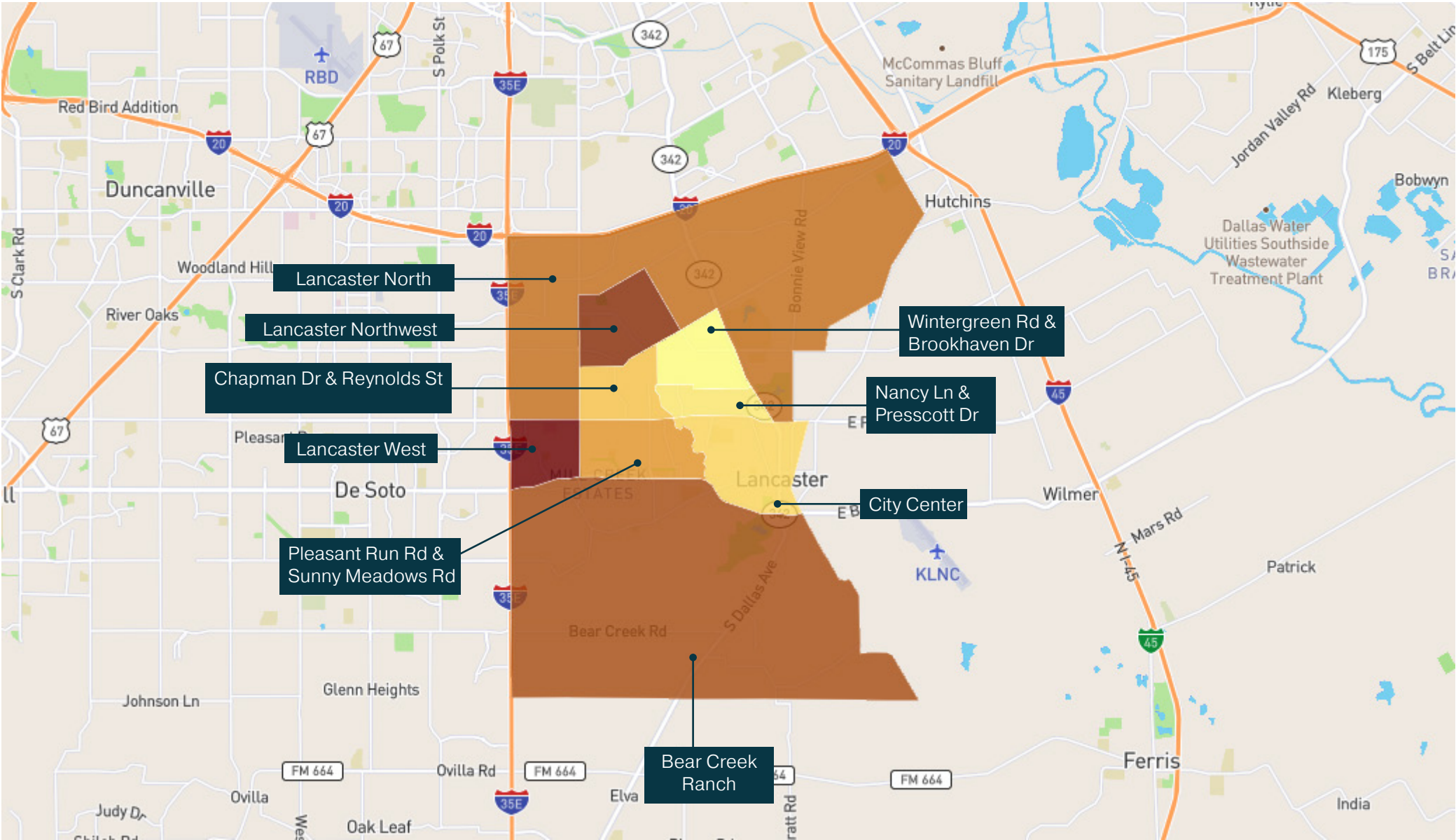
Survey was performed in accordance with the transaction recorded in G.F. 404893-COM of Blue Star. Use of this survey for purpose or by any means shall be strictly as this survey is intended by Fugate Surveying, Inc. All other uses are without prior written consent of Fugate Surveying, Inc..

LINE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
1	198.86	11°59'37"	950.00	198.50	N 82°10'37" E	99.80
2	1.36	00°02'54"	1610.00	1.36	N 76°11'21" E	.68

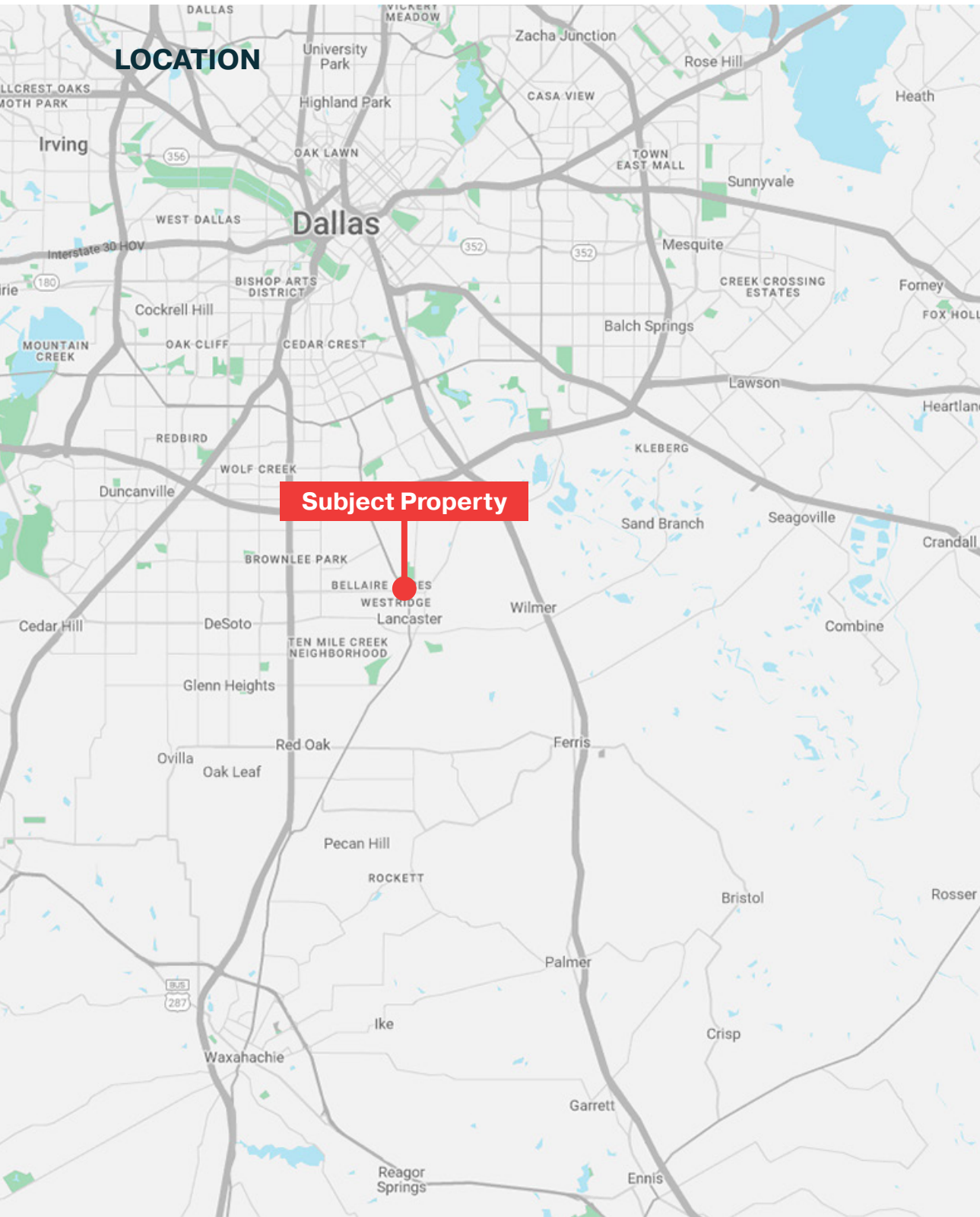
LINE	BEARING	DISTANCE
L1	N 88°12'44" E	93.79
L2	N 76°11'21" E	99.80

DOROTHY LOUISE WILSON
VOL. 675, PG. 393

DIVISION MAP



LOCATION



POPULATION

35,719
within 1 mile

102,983
within 3 miles

231,528
within 5 miles



HOUSEHOLDS

12,290
within 1 mile

36,165
within 3 miles

83,131
within 5 miles



AVERAGE HOUSEHOLD INCOME

\$93,409
within 1 mile

\$88,051
within 3 miles

\$83,491
within 5 miles

LANCASTER, TX



Walmart 

HIRING 1,500 PEOPLE

New Walmart distribution center coming to Lancaster

niagara 

HIRING OVER 500 PEOPLE

Niagara Water's largest bottling center coming to Lancaster

CITY OF LANCASTER TEXAS

Located in the Southwest portion of Dallas County, the City of Lancaster is approximately 15 minutes south of Dallas and is well situated to access the Dallas/Ft. Worth Metroplex, one of the largest and most diverse in the nation. Lancaster has excellent freeway access, with Interstates 20, 35 and 45 adjacent to or in the community. The City's 33 square miles is bordered by IH-35E to the west, Ellis County to the South, Dallas (Interstate IH20) to the North and Hutchins (Interstate IH45) to the East. Lancaster is in close proximity to DART light rail service to downtown Dallas and other locations. Dallas Love Field and Dallas/Ft. Worth International Airport are within a short driving distance.

[History of the City](#)

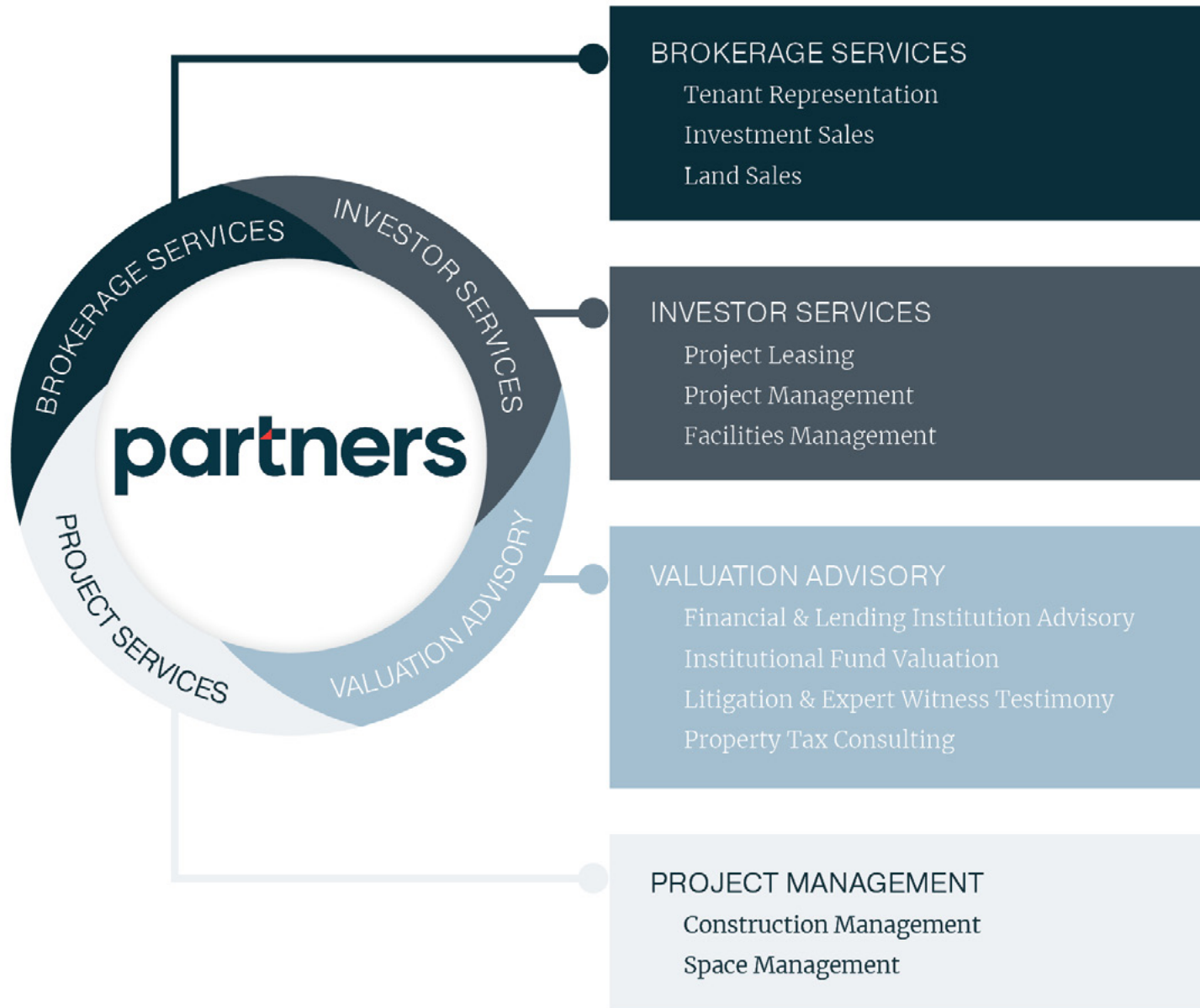
[Municipal Facilities Tour](#)

[Interactive Map](#)

[Zoning](#)

[Business Directory](#)

OUR SERVICES





PARTNERSREALSTATE.COM

HOUSTON

+ 713 629 0500
1360 Post Oak Blvd, Suite 1900
Houston, TX 77056

AUSTIN

+1 512 580 6025
901 South MoPac Expressway
Building 1, Suite 550
Austin, TX 78746

SAN ANTONIO

+1 210 446 3655
112 E Pecan, Suite 1515
San Antonio, TX 78205

DALLAS

+1 214 550 2990
1717 McKinney Ave, Suite 1480
Dallas, TX 75202



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partners

Matt Richerson

Associate

tel +1 214.277.9005

matthew.richerson@partnersrealestate.com

Lic. #802412

Andrew Leibman

Associate

tel +1 214.417.7003

andrew.leibman@partnersrealestate.com

Lic. #775771