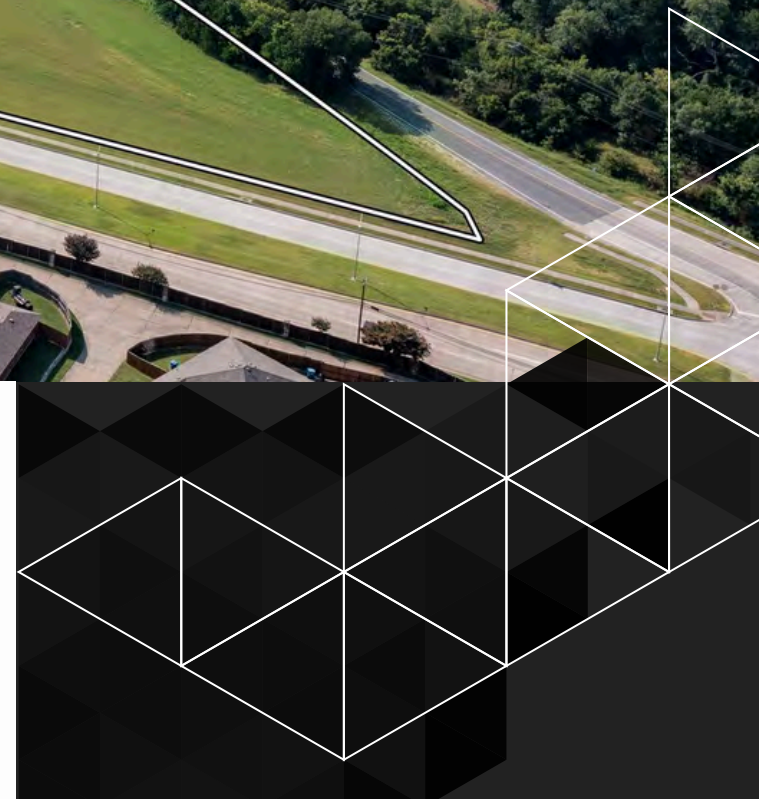


**LAND FOR SALE**

**LANCASTER LAND**

2800 W BELT LINE ROAD  
LANCASTER, TEXAS 75146





# PROPERTY NOTES

2800 W BELT LINE ROAD  
LANCASTER, TEXAS 75146



## KEY PROPERTY NOTES

- 20.12-ACRE PARCEL STRATEGICALLY POSITIONED AT THE INTERSECTION OF W BELT LINE AND MAIN STREET IN LANCASTER, TEXAS
- PRIME LOCATION PROVIDES EXCELLENT ACCESS TO BOTH W BELTLINE AND MAIN STREET
- IDEAL LOCATION FOR RETAIL/COMMERCIAL VENTURES
- JUST EAST OF S R L THORNTON FWY (INTERSTATE 35)
- SURROUNDED BY EXISTING AND FUTURE RESIDENTIAL DEVELOPMENTS
- RETAIL ZONING



# SITE PLAN

2800 W BELT LINE ROAD  
LANCASTER, TEXAS 75146

## AMENITIES

- Electricity available
- Water available
- Detention pond
- Sewer available
- Telecom available



# SITE PLAN

2800 W BELT LINE ROAD  
LANCASTER, TEXAS 75146





# TRAFFIC COUNTS

2800 W BELT LINE ROAD  
LANCASTER, TEXAS 75146





# AREA DEMOGRAPHICS

2800 W BELT LINE ROAD  
LANCASTER, TEXAS 75146

## 2025 ESTIMATED POPULATION



1 MILE	4,427
3 MILES	62,851
5 MILES	142,552

## 2025 ESTIMATED HOUSEHOLDS

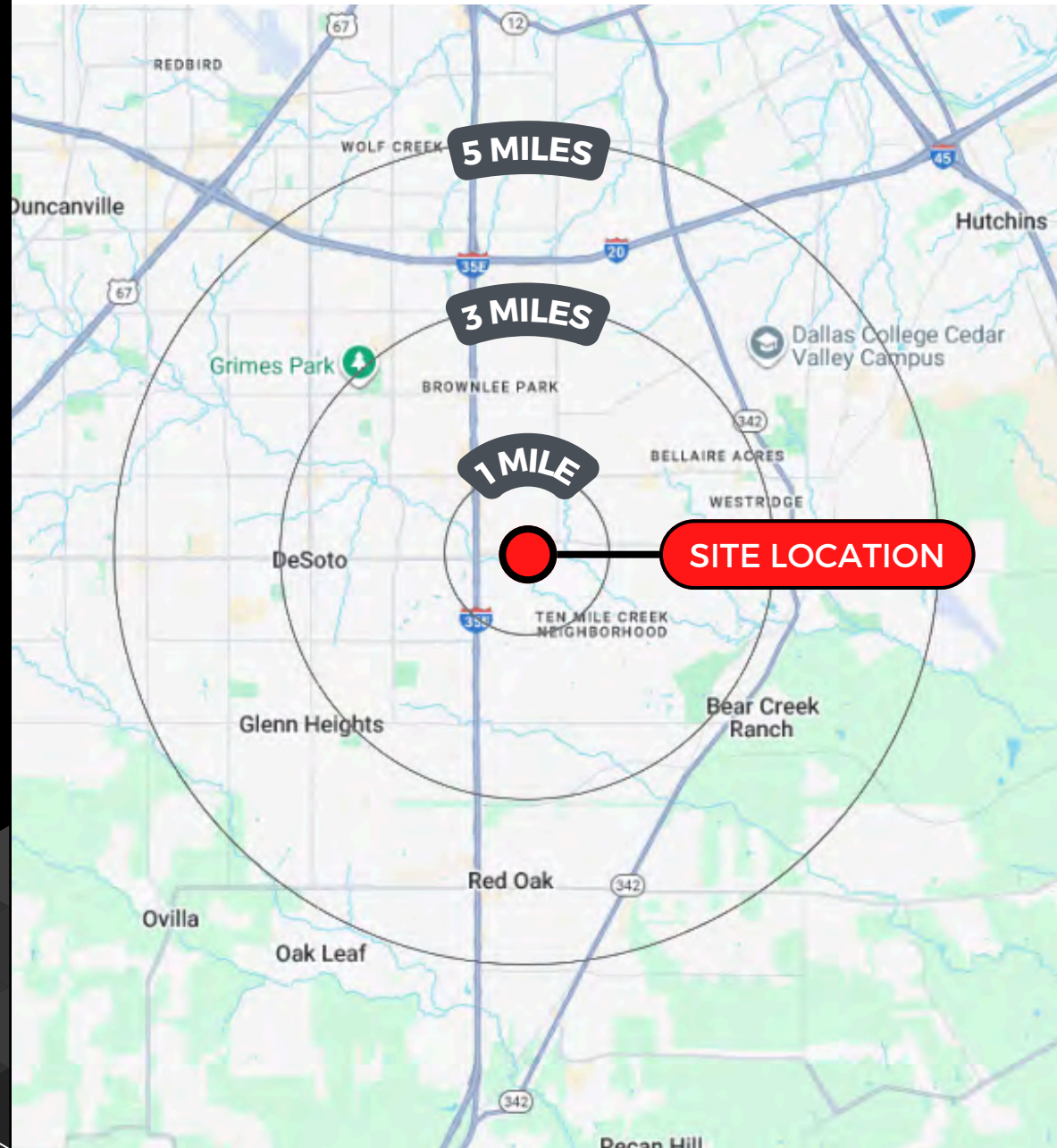


1 MILE	1,528
3 MILES	21,555
5 MILES	47,744

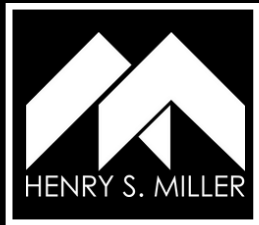
## 2025 AVERAGE HOUSEHOLD INCOME



1 MILE	\$80,335
3 MILES	\$66,735
5 MILES	\$68,471







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