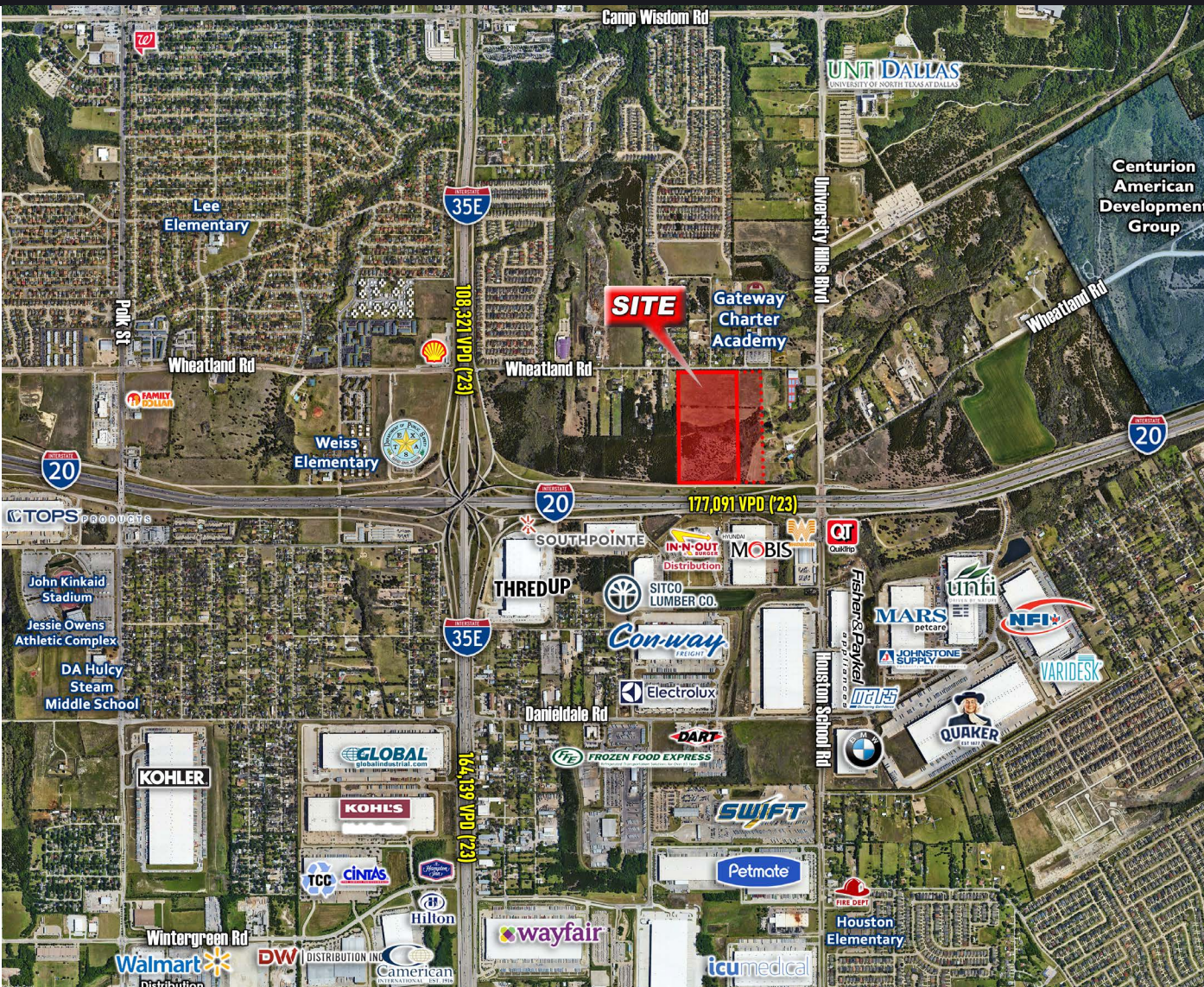


INTERSTATE 20 MIXED USED LAND 35.925 ACRES

ALLOWS COMMERCIAL, RETAIL, OFFICE & RESIDENTIAL USES

840 WHEATLAND ROAD, LANCASTER, TEXAS 75241



FOR SALE

CALL FOR PRICING

35.925 GROSS ACRES

ZONED CH - COMMERCIAL HIGHWAY AND CDO - CAMPUS DISTRICT OVERLAY

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For More Information Contact
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Site Information:

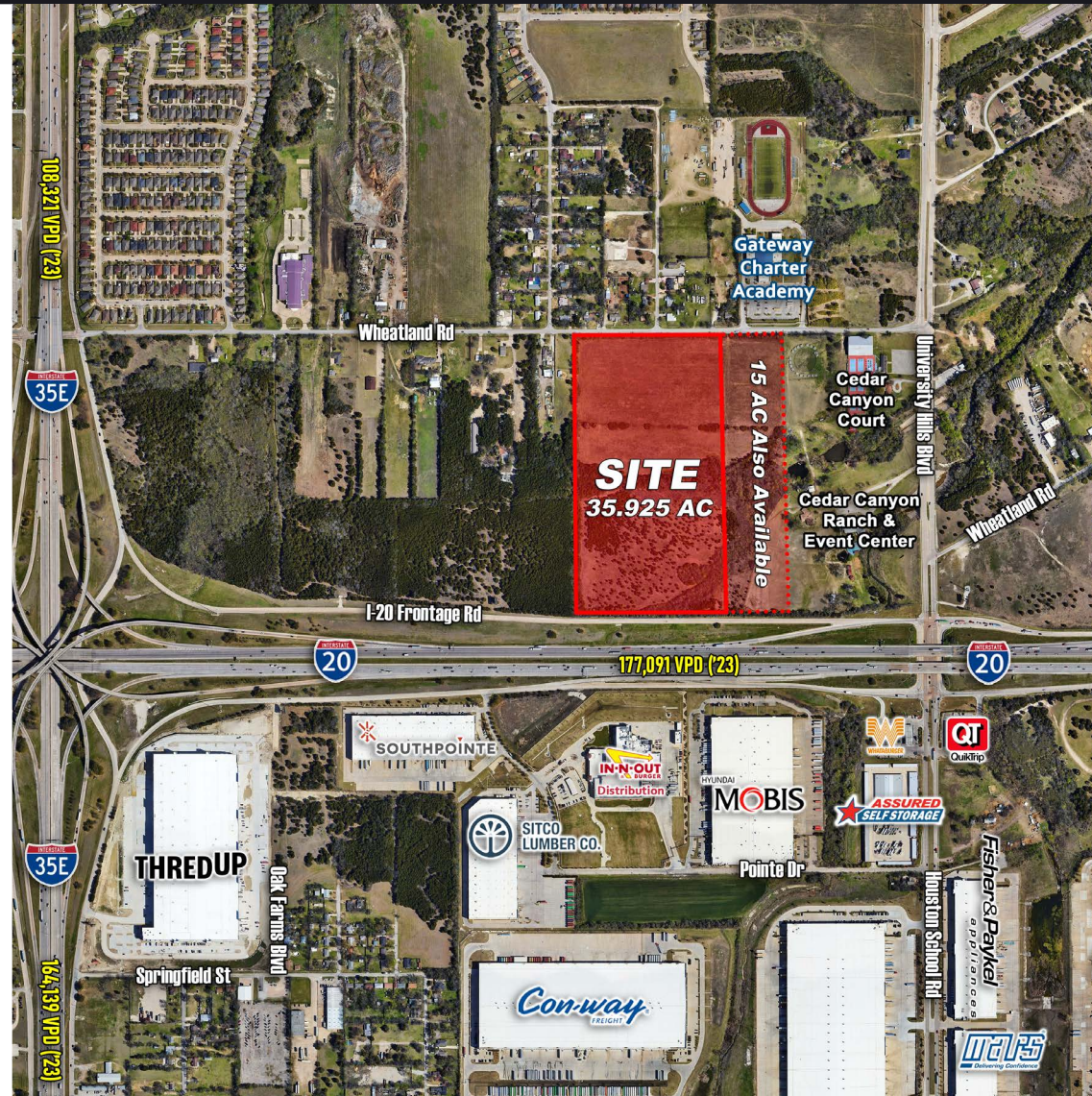
- Allows for a range of uses, including commercial, office, and home office, medium density residential housing (including multi-family), service, retail, eateries, and other neighborhood support uses.
- Interstate 20 frontage of almost 1,000 linear feet.
- Frontage on both Wheatland Road and Interstate 20 between Interstate 35E and University Boulevard (aka Houston School Road).
- Easy access to Interstate 20, Interstate 35E and Interstate 45.
- Close to the University of North Texas Dallas Campus with over 8,500 students.
- Adjacent 15 acres is also available.

Utilities:

- Water & Sewer Available

Schools:

- Dallas Independent School District
- Across from Gateway Charter Academy
- Nearby University of North Texas at Dallas



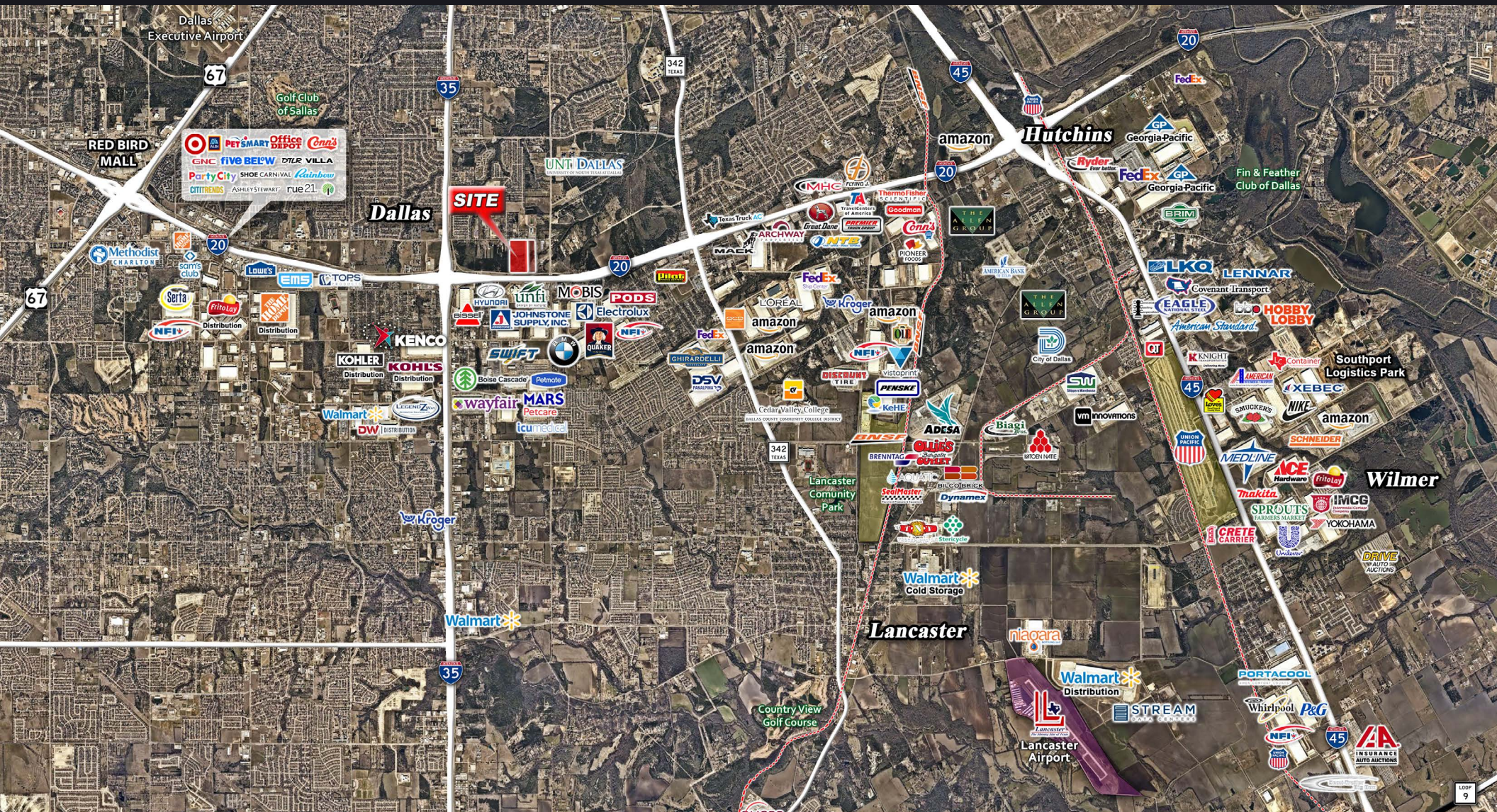
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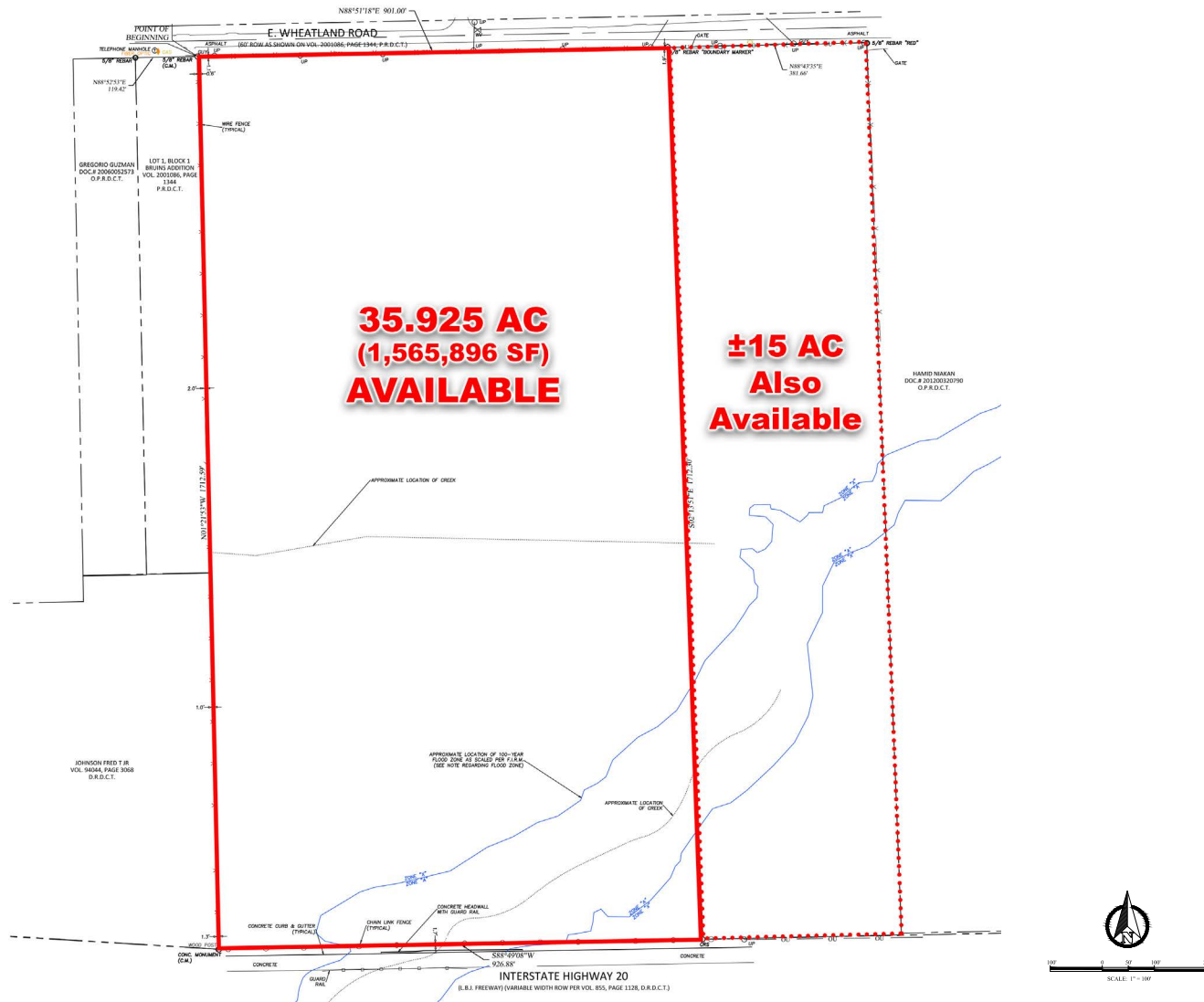
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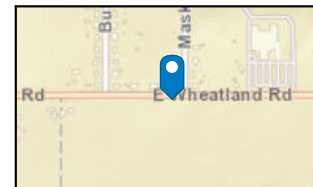
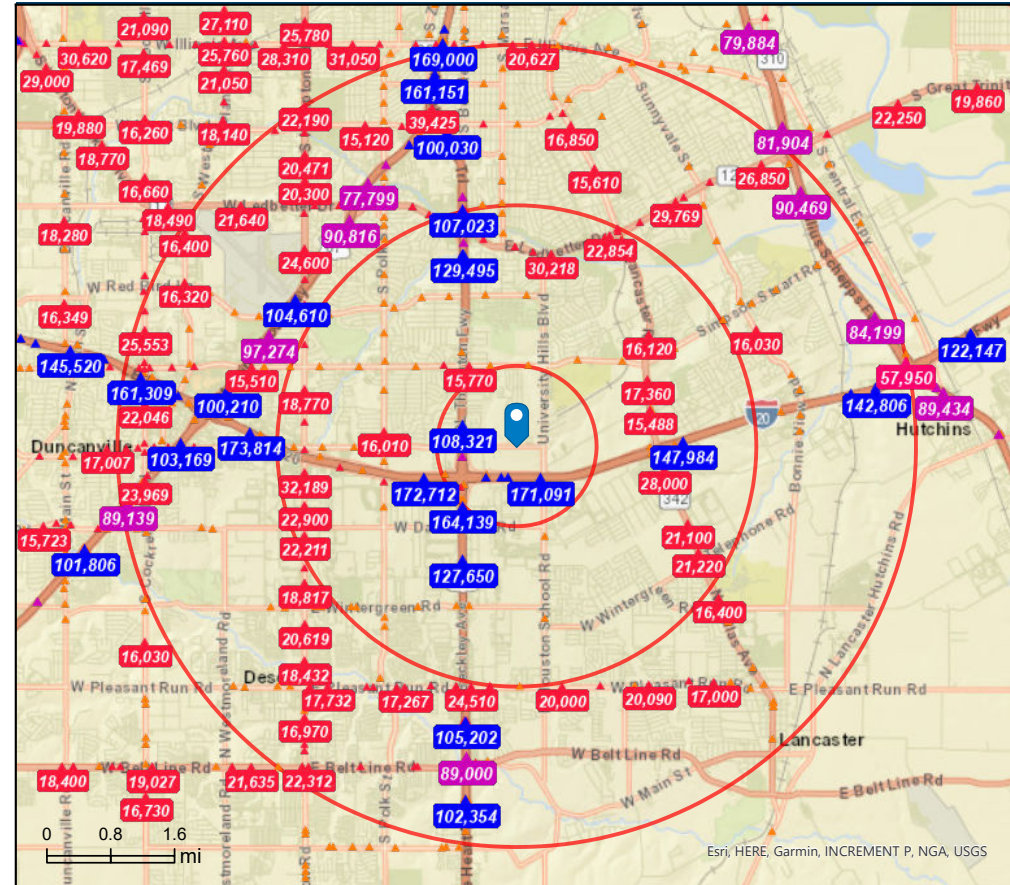
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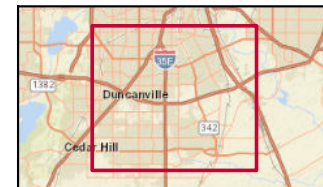
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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,963	63,208	195,887
2020 Total Population	3,365	69,117	215,432
2020 Group Quarters	6	265	1,817
2024 Total Population	3,238	67,996	213,398
2024 Group Quarters	5	258	1,766
2029 Total Population	3,129	67,251	211,494
2024-2029 Annual Rate	-0.68%	-0.22%	-0.18%
2024 Total Daytime Population	3,263	55,354	183,345
Workers	1,474	17,479	64,409
Residents	1,789	37,875	118,936
Household Summary			
2024 Households	1,018	22,520	73,798
2024 Average Household Size	3.18	3.01	2.87
2029 Households	995	22,452	73,741
2029 Average Household Size	3.14	2.98	2.84
2024-2029 Annual Rate	-0.46%	-0.06%	-0.02%
2024 Families	737	15,881	49,682
2024 Average Family Size	3.94	3.67	3.60
2029 Families	722	15,877	49,733
2029 Average Family Size	3.89	3.64	3.57
2024-2029 Annual Rate	-0.41%	-0.01%	0.02%
Housing Unit Summary			
2024 Housing Units	1,060	23,972	79,362
Owner Occupied Housing Units	52.1%	58.5%	49.6%
Renter Occupied Housing Units	44.0%	35.4%	43.4%
Vacant Housing Units	4.0%	6.1%	7.0%
2029 Housing Units	1,060	24,207	80,309
Owner Occupied Housing Units	54.2%	59.7%	50.6%
Renter Occupied Housing Units	39.7%	33.1%	41.2%
Vacant Housing Units	6.1%	7.2%	8.2%
2024 Households by Income			
Household Income Base	1,018	22,520	73,798
<\$15,000	24.6%	15.4%	17.4%
\$15,000 - \$24,999	6.0%	8.5%	10.0%
\$25,000 - \$34,999	5.1%	11.3%	10.7%
\$35,000 - \$49,999	12.5%	13.3%	14.1%
\$50,000 - \$74,999	32.4%	18.6%	17.6%
\$75,000 - \$99,999	11.8%	8.6%	9.2%
\$100,000 - \$149,999	5.9%	13.9%	12.3%
\$150,000 - \$199,999	1.7%	6.9%	4.9%
\$200,000+	0.1%	3.5%	3.8%
Average Household Income	\$51,569	\$72,260	\$68,353
Median Household Income			
2024	\$50,763	\$51,345	\$46,953
2029	\$52,865	\$57,852	\$53,095
Median Home Value			
2024	\$242,692	\$239,378	\$239,150
2029	\$344,785	\$326,683	\$326,392
Per Capita Income			
2024	\$17,373	\$24,417	\$23,771
2029	\$19,729	\$29,270	\$28,273
Median Age			
2010	25.4	33.4	33.3
2020	31.9	35.5	35.0
2024	32.8	36.3	35.8
2029	33.4	37.2	36.8



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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