



±6.87 ACRES FOR SALE

4520 N UNIVERSITY HILLS
LANCASTER, TEXAS



PROPERTY DETAILS

4520 N UNIVERSITY
HILLS LANCASTER, TEXAS 75241



LOCATION

NEQ OF I-35 AND I-20



ZONING

COMMERCIAL, HOSPITALITY,
RESTAURANT, RETAIL, MULTIFAMILY



PROPERTY SIZE

±6.87 ACRES
±299,649.24 SF



UTILITIES

ALL UTILITIES AVAILABLE
TO SITE



ACCESS

- I-20
- I-35
- I-45



PROXIMITY

- ±1 MILE FROM UNT DALLAS
- EXPANSIVE FUTURE DEVELOPMENT



FRONTAGE

±108' ON UNIVERSITY HILLS BLVD





± 6.87 ACRES



PROPERTY LOCATION

4520 N UNIVERSITY HILLS
LANCASTER, TEXAS

MASTER PLAN DEVELOPMENT



1.5 MILLION SF
COMMERCIAL
SPACE



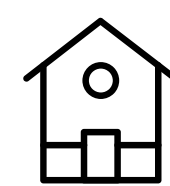
1,500
MULTIFAMILY
UNITS



HUNDREDS
SINGLE FAMILY
HOMES



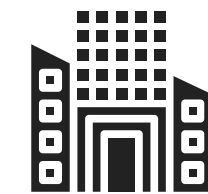
OFFICE FLEX SPACE
AND LIFE SCIENCE
FACILITIES



500
SINGLE
FAMILY UNITS



250
MULTIFAMILY
UNITS



±200,000 SF
OFFICE AND
RETAIL SPACE

PHASE ONE

UNIVERSITY HILLS CONCEPT PLAN

1519 E WHEATLAND
 RIDDALLAS, TEXAS 75241

SITE TOTALS

SITE BOUNDARY: ± 274.6 ACRES

FLOODPLAIN: ± 7.0 ACRES

SINGLE FAMILY TOTAL:
 ± 551 LOTS / ± 123.6 ACRES

TOTAL MULTI-FAMILY: ± 1,785 UNITS

RETAIL: ± 169,800 SF

HOTEL: ± 106,326 SF / 150 KEYS

MIXED-USE: ± 390,000 SF

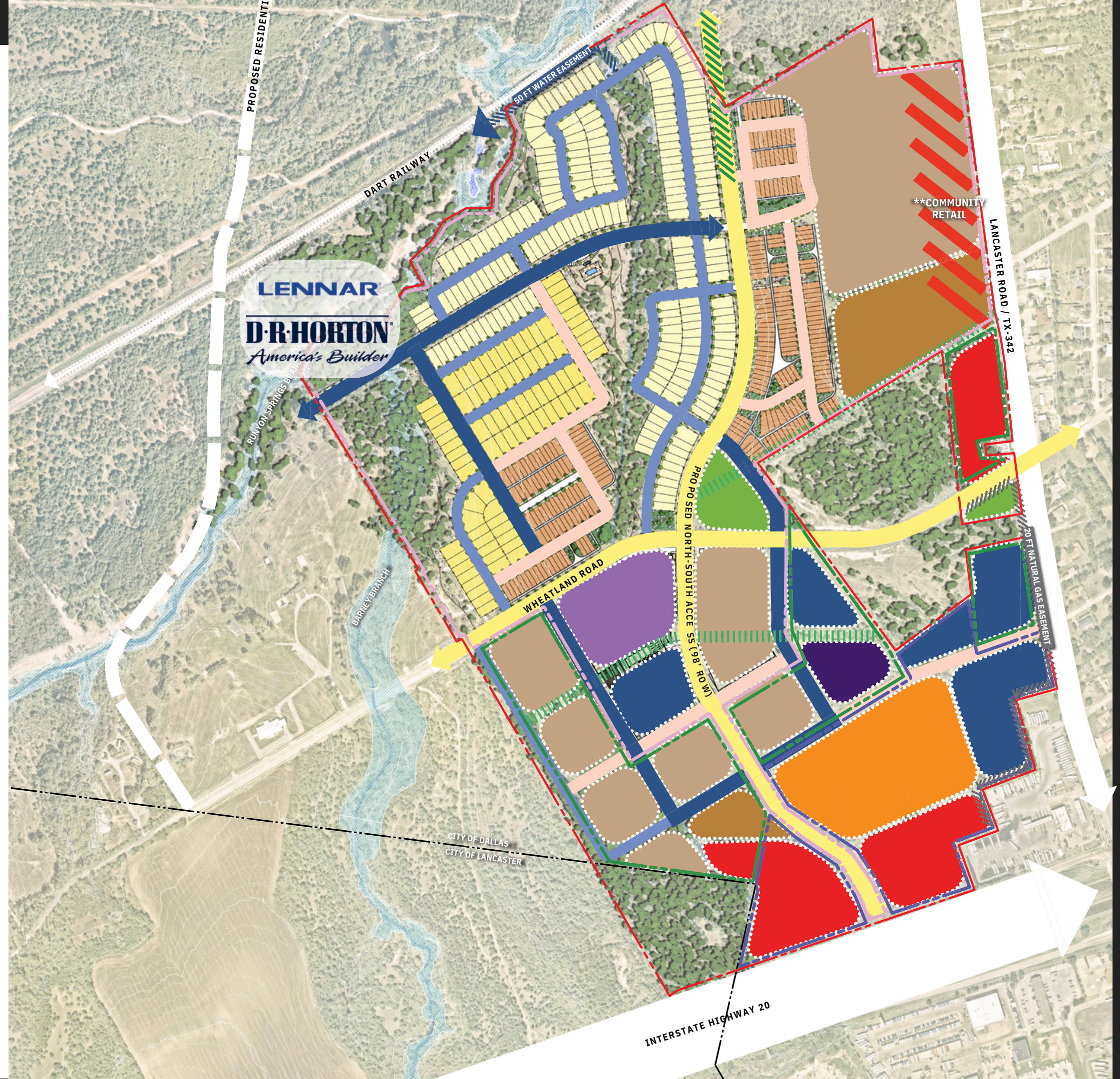
LIFE SCIENCE: ± 150,000 SF

OFFICE: ± 590,200 SF

OPEN SPACE: ± 5.7 ACRES

SITE FEATURES

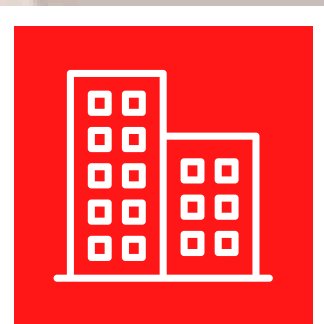
- NATURAL GAS EASEMENT
- WATER EASEMENT
- PRIMARY STREET (86'-98' ROW)
- SECONDARY STREET (76' ROW)
- MIXED-USE STREET (64' ROW)
- PROMENADE (64' ROW)
- NEIGHBORHOOD ACCESS STREET (52' ROW)
- R.O.W DEDICATION
- ZONED COMMUNITY RETAIL (**SEE ABOVE)
- PHASE 1
- PHASE 2
- PHASE 3



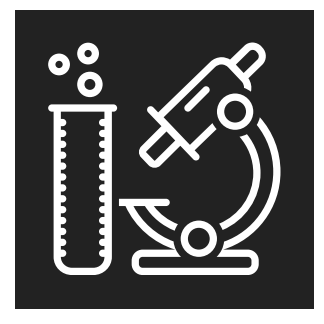
UNT EXPANSION PLANS

MASTER PLAN DEVELOPMENT

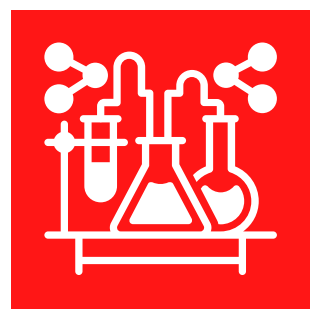
\$100 MILLION STEM BUILDING
SET TO OPEN SPRING OF 2026



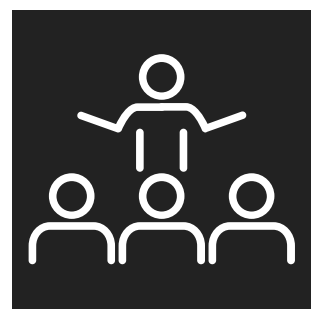
**THE FOUR-STORY
FACILITY WILL INCLUDE
18-20 CLASSROOMS**



**THREE
RESEARCH
LABS**



**NINE BIOLOGY AND
CHEMISTRY TEACHING
LABS**

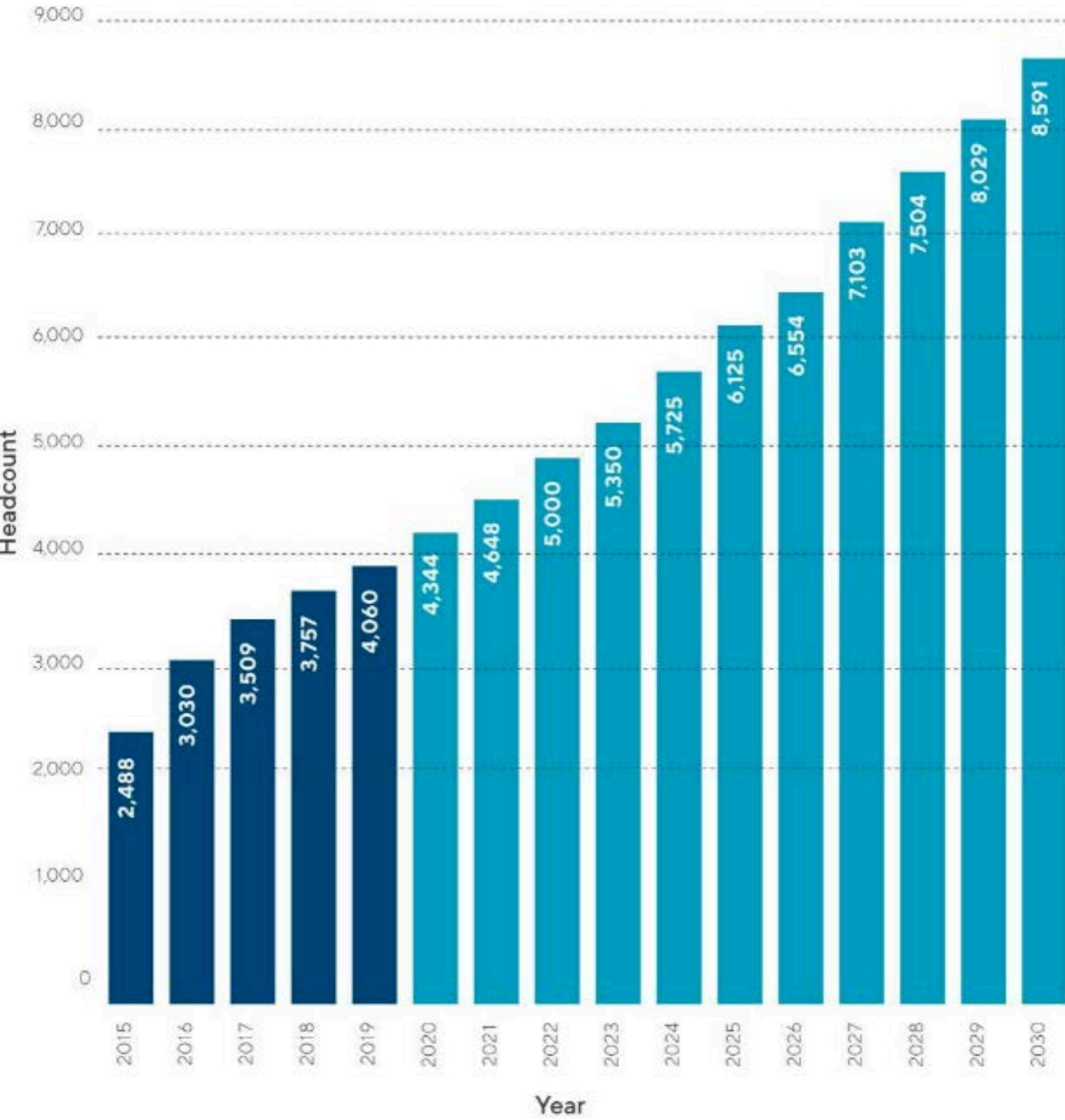


**LARGE
EVENT
VENUE**

UNT PROJECTED GROWTH

STUDENT BODY IS PROJECTED TO GO FROM 7,000 TO 35,000 IN THE NEXT FEW YEARS

PAST AND PROJECTED UNT DALLAS ENROLLMENT

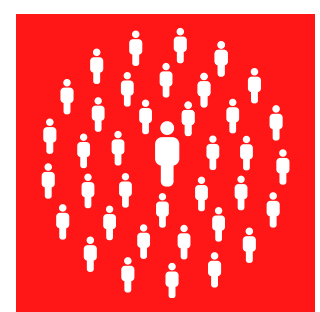
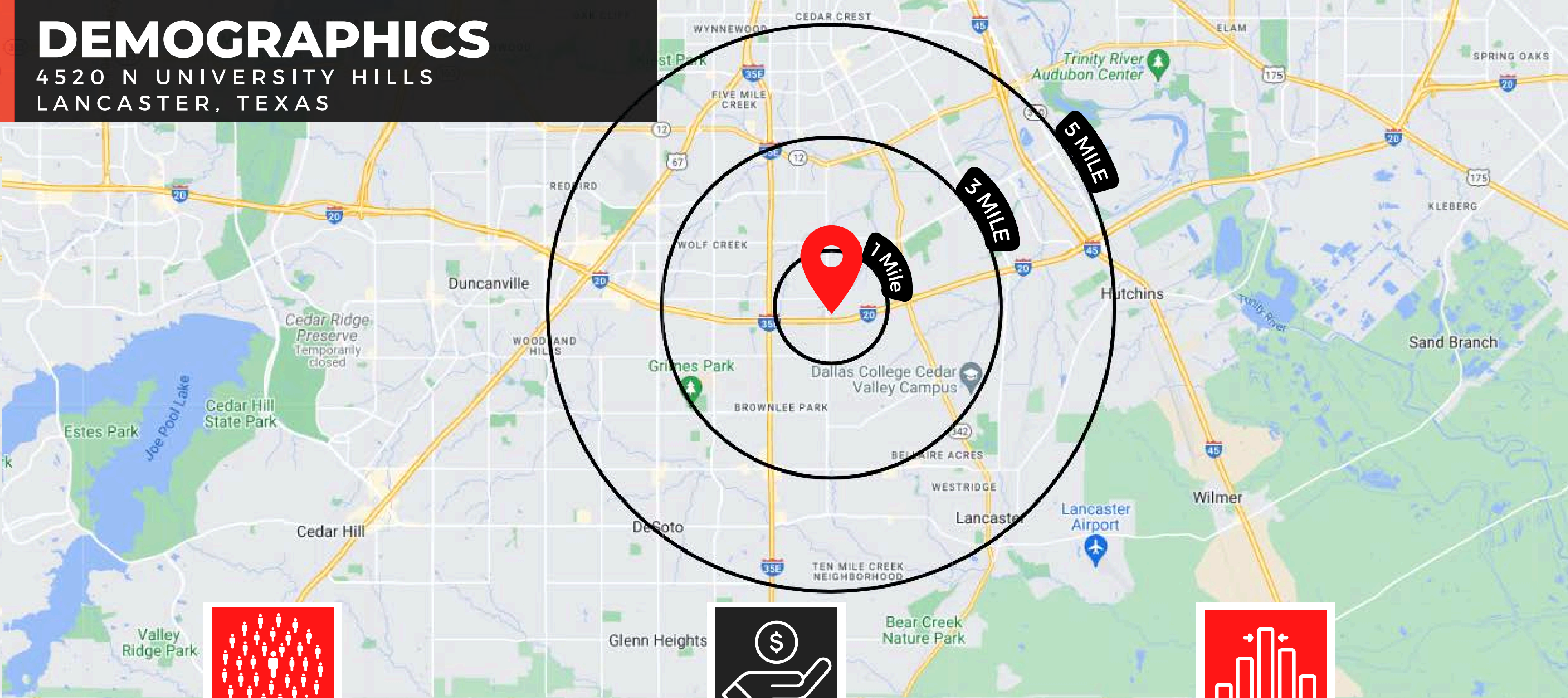


▲ Enrollment at UNT Dallas is projected to double in size over the next ten years.



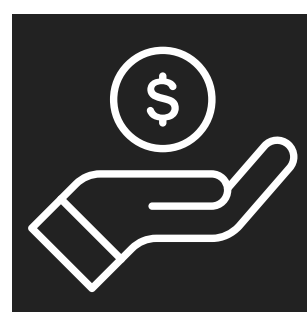
DEMOGRAPHICS

4520 N UNIVERSITY HILLS
LANCASTER, TEXAS



2023 POPULATION

1 MILE	3,430
3 MILES	64,883
5 MILES	192,092



2023 AVERAGE HH INCOME

1 MILE	\$54,574
3 MILES	\$57,665
5 MILES	\$59,145



2023 MEDIAN HH INCOME

1 MILE	\$38,744
3 MILES	\$39,358
5 MILES	\$40,599



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date