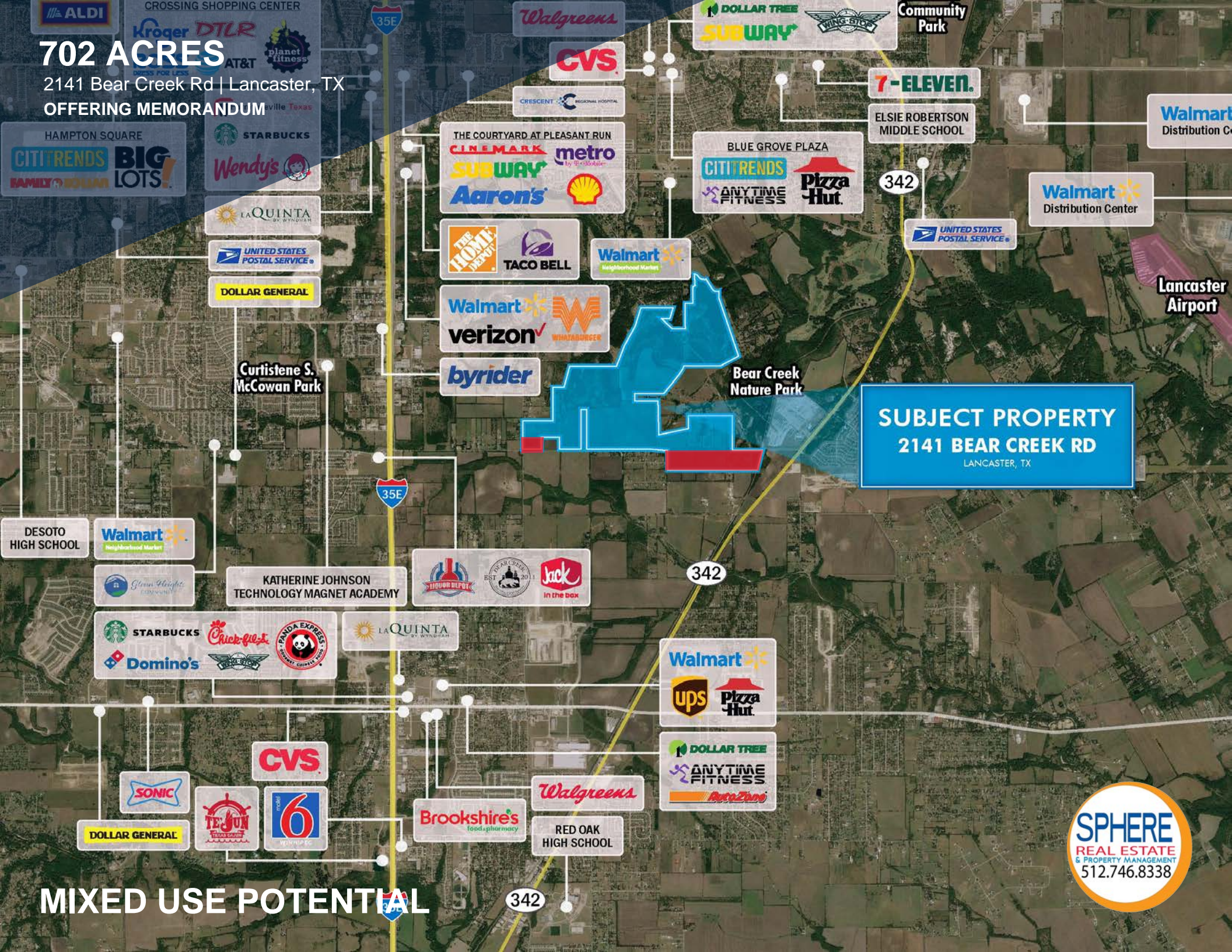


702 ACRES

2141 Bear Creek Rd | Lancaster, TX

OFFERING MEMORANDUM



SUBJECT PROPERTY
2141 BEAR CREEK RD
LANCASTER, TX

MIXED USE POTENTIAL



702 Acres

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Demographics

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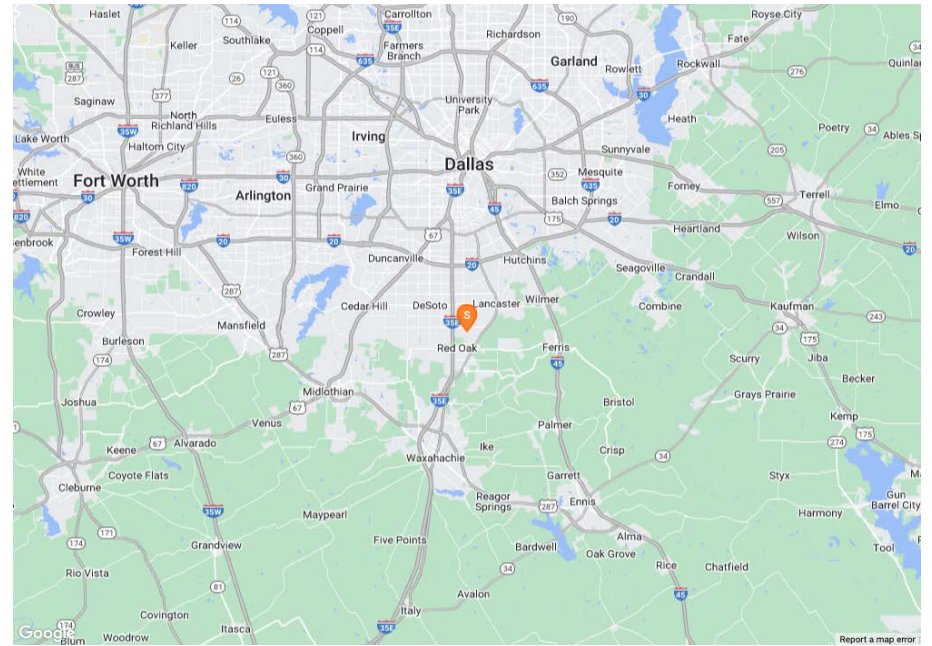
Location summary

- An absolutely beautiful mixed use property, located within the City Limits of Lancaster Texas, between I-35 and I-45, south of I-20 and north of the proposed Loop 9. Minutes from downtown Dallas, and very near all of the new firms relocating to the City of Lancaster. Frontage on Bear Creek, Houston School, Blue Grove and 10-mile Creek Roads. Adjacent to Bear Creek Nature Park. Lancaster ISD. Property has AG Exempt status. Excellent development opportunity.

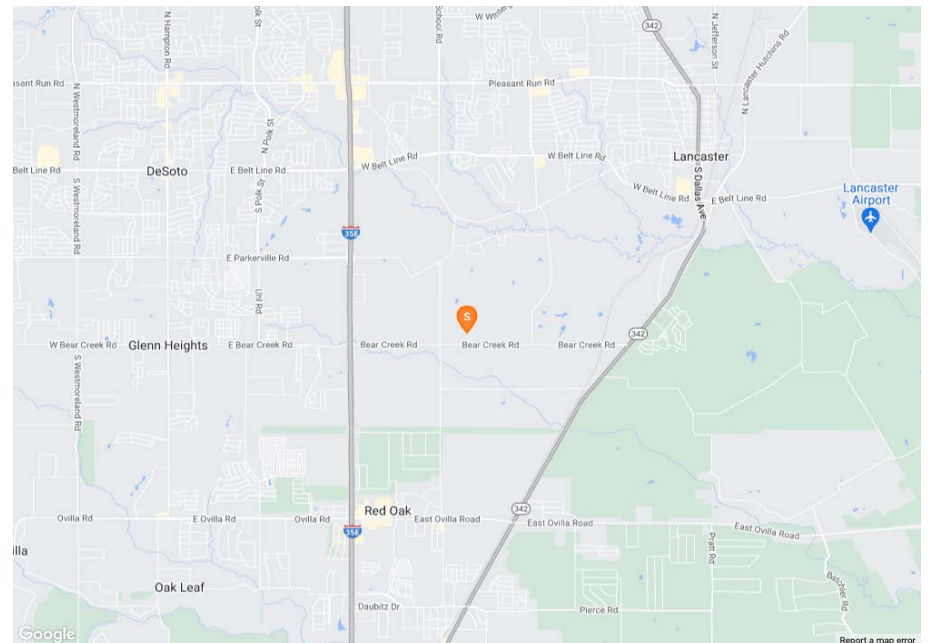
Lancaster Community Profile

- * Double digit valuation growth annually for the past four years
- * Record primary job investments - 1,000+ new jobs coming online by 2023 paying between \$30,000 - \$76,000 annually. More than 4,000 jobs incoming to the southern region of Dallas County.
- * Strategic – Rail, IH20, IH35E, IH45 all within three miles
- * Easy access for major cities in the Texas Triangle – Dallas, Austin, Houston, and San Antonio
- * Loop 9 is under construction and will offer another route between IH35E and IH45.
- * Approximately 15,000 Households
- * Targeted investment areas
- * Access to a large and varied labor pool. The average worker in DFW drives approximately 30 minutes for work.
- * Competitive utility rate schedules
- * Educational and workforce training resources

Regional Map



Locator Map



PROPERTY FEATURES

LAND SF	30,579,120
LAND ACRES	702
# OF PARCELS	5
ZONING TYPE	Mixed Use
TOPOGRAPHY	General Flat with some slope
FLOOD	Some on the north end of property
SCHOOL DISTRICT	Lancaster ISD

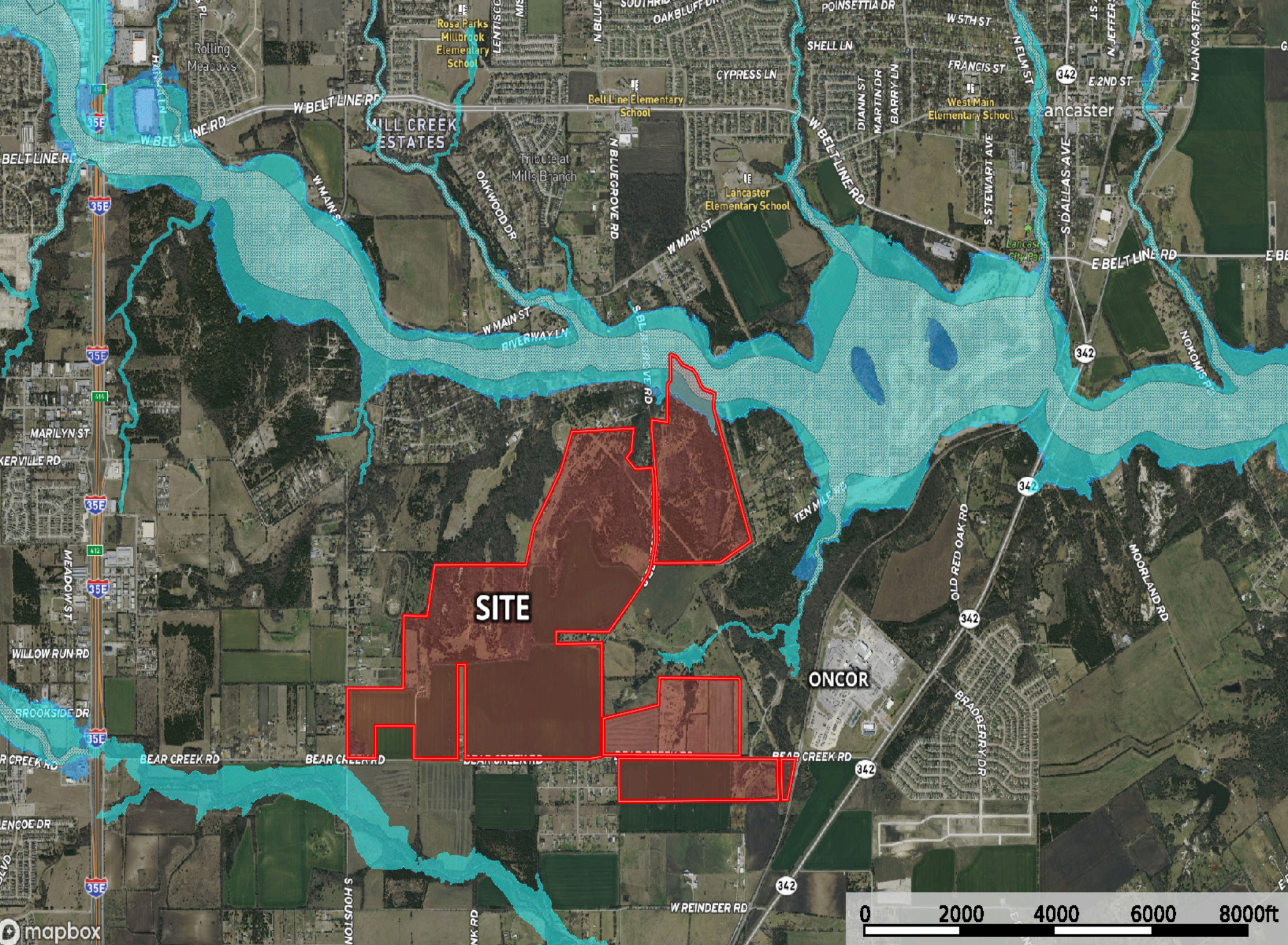
NEIGHBORING PROPERTIES

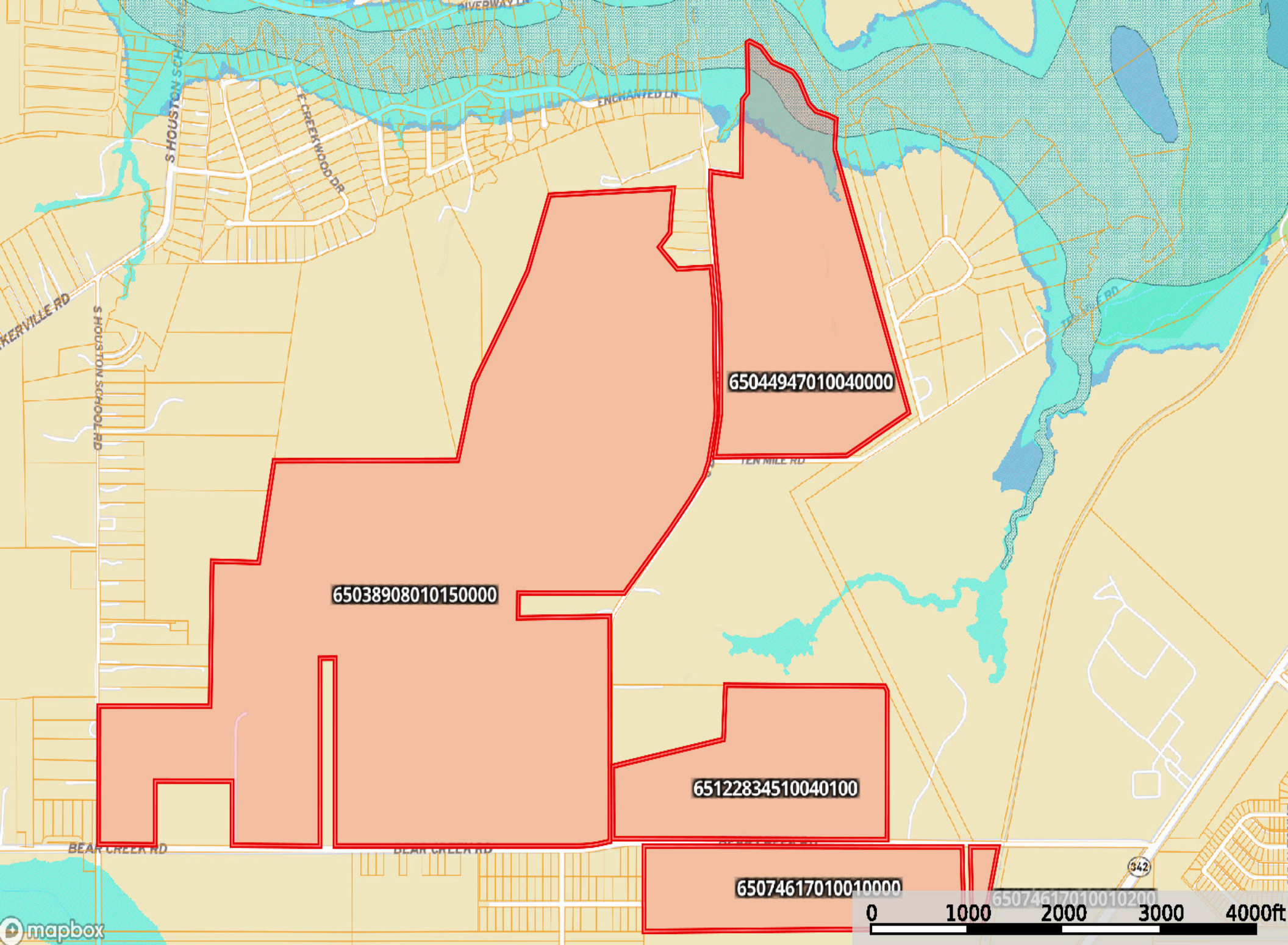
NORTH	Millcreek
EAST	Bear Creek Nature Park

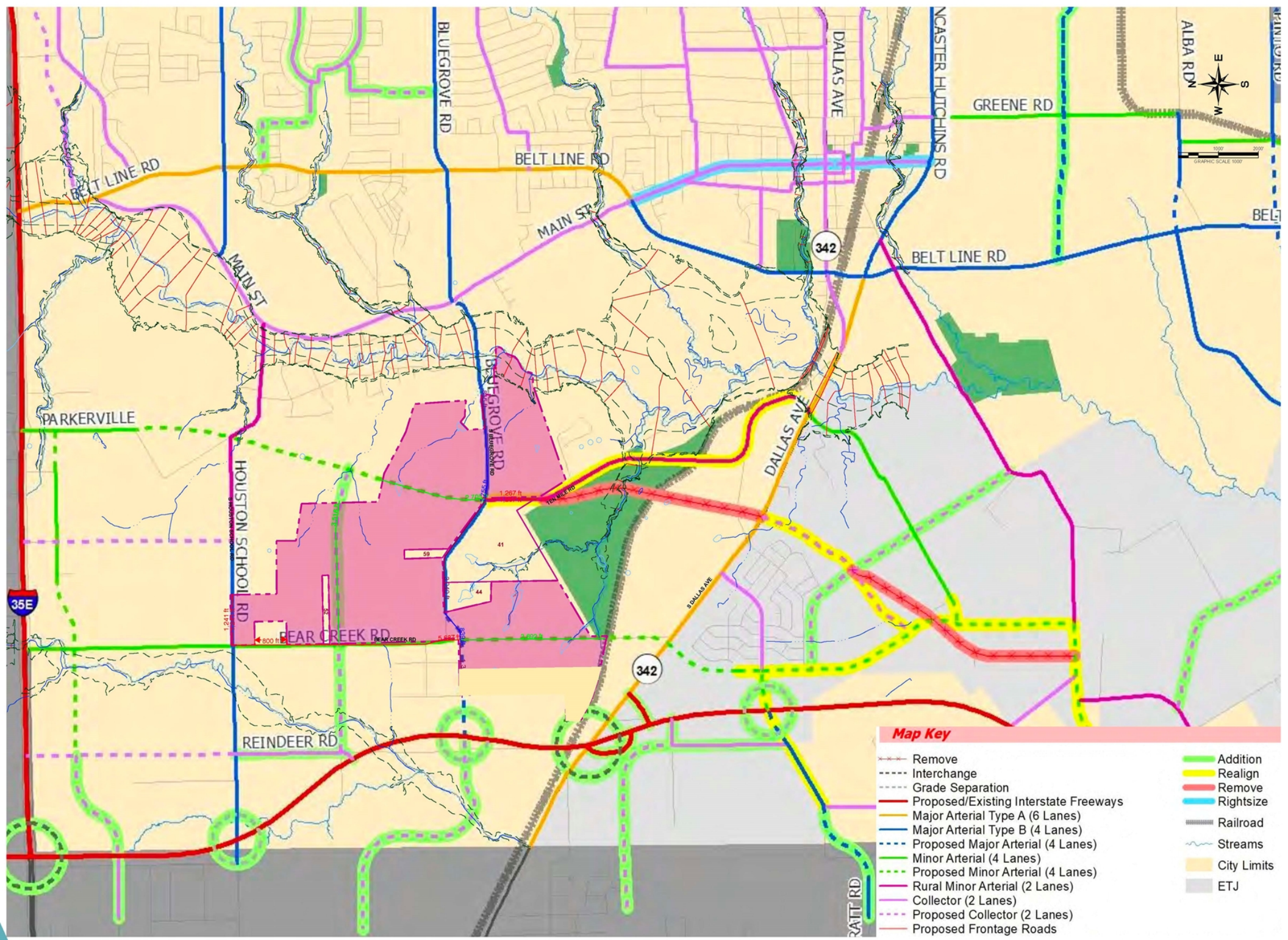
UTILITIES

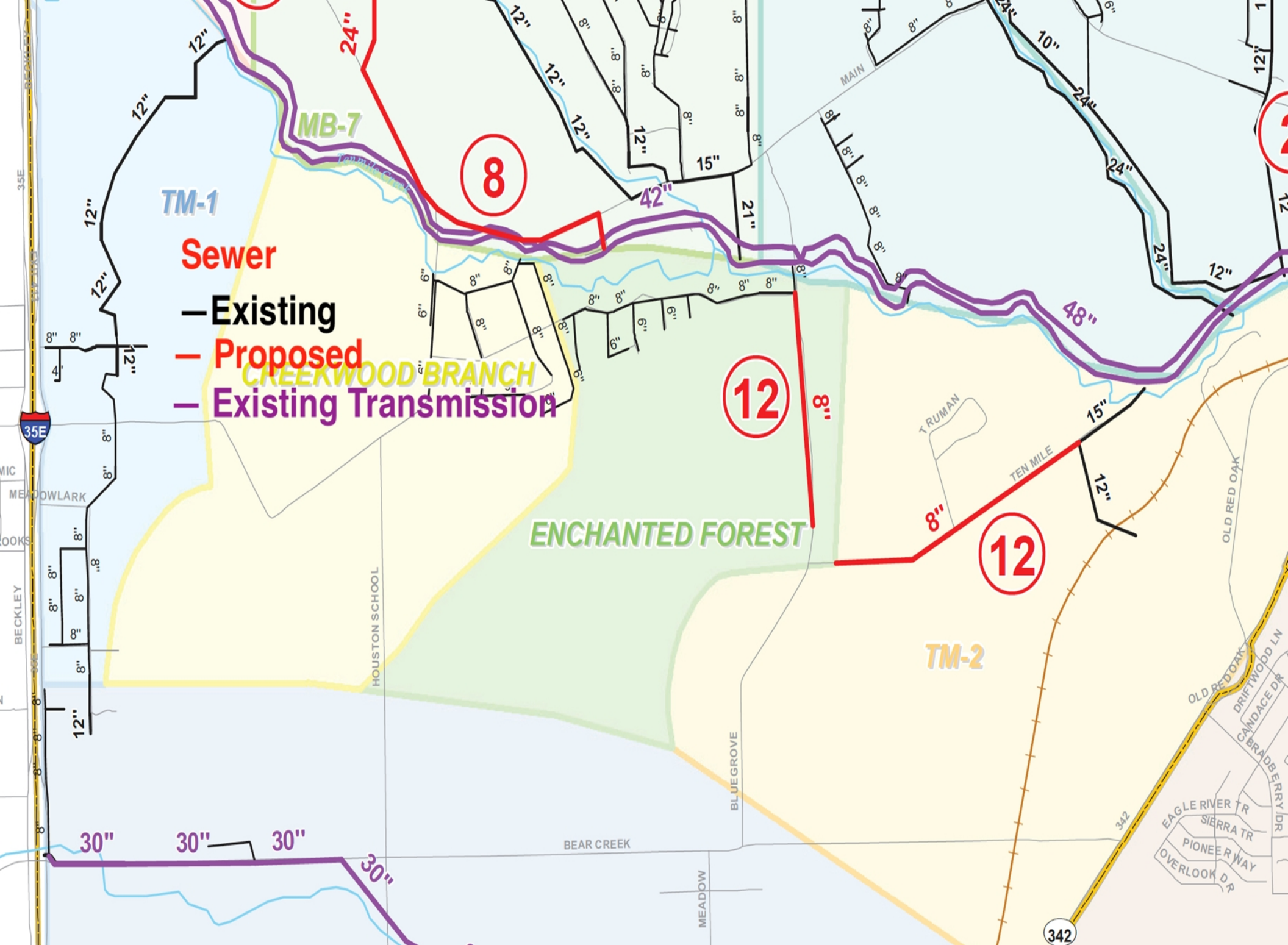
WATER	City of Lancaster
ELECTRICITY / POWER	Oncor
GAS / PROPANE	Atmos





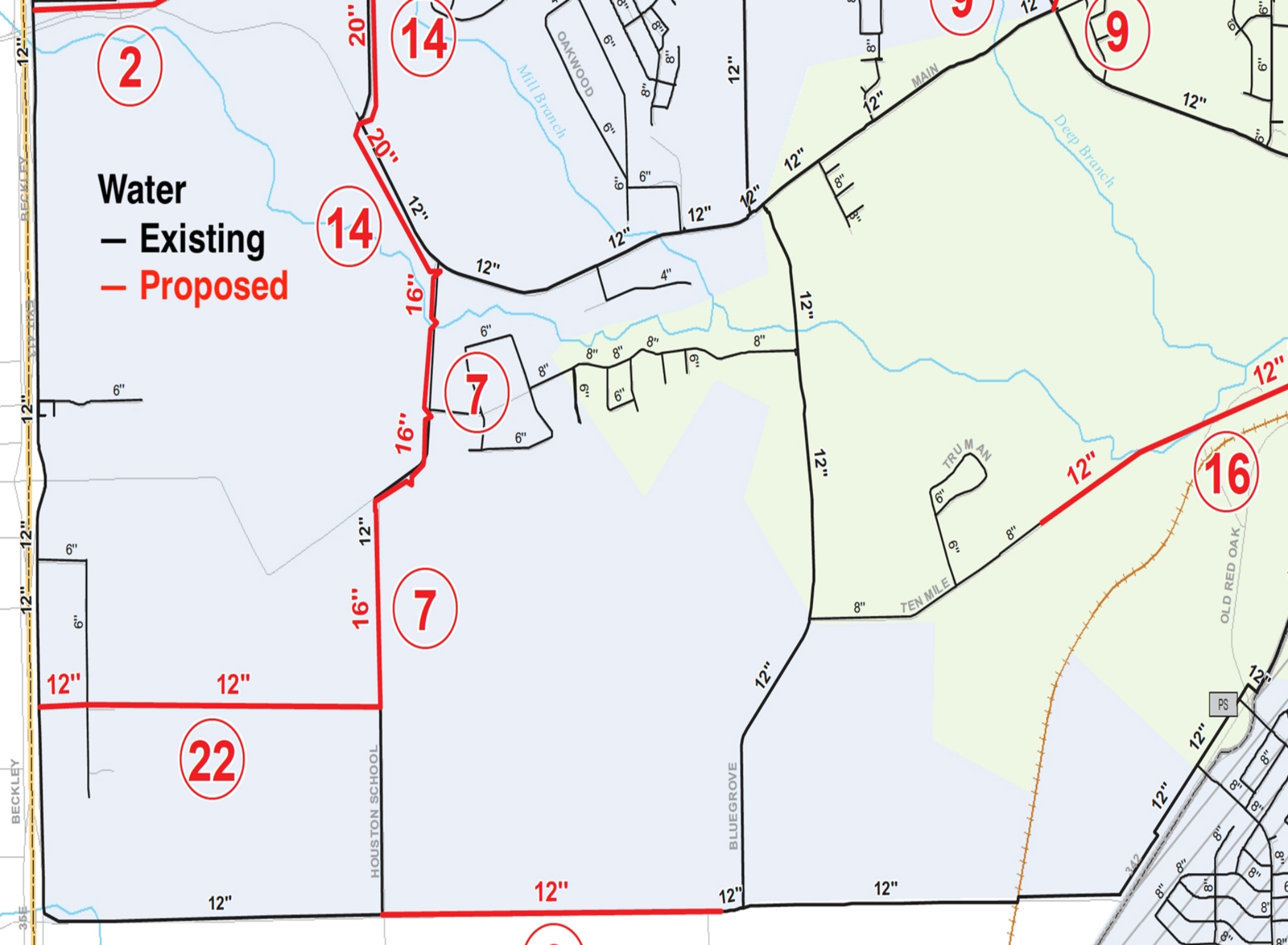






Sewer

- Existing Sewer
- Proposed Sewer
- Existing Transmission



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	827	25,612	73,779
2010 Population	847	36,263	99,718
2021 Population	896	45,234	119,434
2026 Population	992	49,706	129,213
2021 African American	240	25,863	68,569
2021 American Indian	6	198	539
2021 Asian	3	258	731
2021 Hispanic	318	9,338	23,495
2021 Other Race	178	4,246	10,508
2021 White	432	13,468	35,920
2021 Multiracial	36	1,185	3,124
2021-2026: Population: Growth Rate	10.30 %	9.50 %	7.95 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	30	1,221	3,397
\$15,000-\$24,999	9	841	2,361
\$25,000-\$34,999	27	1,038	3,371
\$35,000-\$49,999	36	1,662	4,778
\$50,000-\$74,999	50	3,370	8,158
\$75,000-\$99,999	45	2,916	6,737
\$100,000-\$149,999	55	2,685	7,492
\$150,000-\$199,999	46	994	2,577
\$200,000 or greater	9	496	1,567
Median HH Income	\$75,614	\$69,660	\$67,480
Average HH Income	\$87,250	\$80,872	\$81,241

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	323	9,217	26,818
2010 Total Households	297	12,484	34,608
2021 Total Households	307	15,224	40,437
2026 Total Households	331	16,629	43,449
2021 Average Household Size	2.92	2.95	2.93
2000 Owner Occupied Housing	247	6,427	18,674
2000 Renter Occupied Housing	50	2,380	7,131
2021 Owner Occupied Housing	247	10,431	28,023
2021 Renter Occupied Housing	60	4,793	12,414
2021 Vacant Housing	30	977	2,403
2021 Total Housing	337	16,201	42,840
2026 Owner Occupied Housing	274	11,796	30,817
2026 Renter Occupied Housing	57	4,834	12,632
2026 Vacant Housing	28	983	2,352
2026 Total Housing	359	17,612	45,801
2021-2026: Households: Growth Rate	7.60 %	8.90 %	7.25 %

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	53	3,357	8,523
2021 Population Age 35-39	60	2,963	7,718
2021 Population Age 40-44	58	2,972	7,802
2021 Population Age 45-49	58	3,085	7,988
2021 Population Age 50-54	63	2,810	7,371
2021 Population Age 55-59	54	2,794	7,502
2021 Population Age 60-64	59	2,563	6,971
2021 Population Age 65-69	64	2,001	5,690
2021 Population Age 70-74	48	1,379	4,212
2021 Population Age 75-79	32	810	2,488
2021 Population Age 80-84	16	402	1,318
2021 Population Age 85+	13	360	1,132
2021 Population Age 18+	686	33,619	89,235
2021 Median Age	42	34	35

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,467	\$66,422	\$64,554
Average Household Income 25-34	\$83,614	\$77,821	\$77,226
Median Household Income 35-44	\$84,110	\$79,735	\$80,183
Average Household Income 35-44	\$96,185	\$90,871	\$91,692
Median Household Income 45-54	\$91,411	\$78,790	\$79,436
Average Household Income 45-54	\$104,076	\$89,660	\$91,442
Median Household Income 55-64	\$75,906	\$72,905	\$72,495
Average Household Income 55-64	\$86,309	\$81,778	\$84,206
Median Household Income 65-74	\$66,862	\$59,204	\$58,433
Average Household Income 65-74	\$80,873	\$69,791	\$72,118
Average Household Income 75+	\$68,986	\$56,508	\$52,884

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	55	4,771	11,603
2026 Population Age 35-39	64	3,815	9,657
2026 Population Age 40-44	69	3,067	8,006
2026 Population Age 45-49	65	2,909	7,684
2026 Population Age 50-54	64	2,923	7,637
2026 Population Age 55-59	71	2,703	7,148
2026 Population Age 60-64	59	2,590	7,019
2026 Population Age 65-69	63	2,311	6,323
2026 Population Age 70-74	61	1,725	4,864
2026 Population Age 75-79	42	1,136	3,531
2026 Population Age 80-84	25	614	1,862
2026 Population Age 85+	16	402	1,285
2026 Population Age 18+	762	36,895	96,684
2026 Median Age	43	34	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,598	\$74,480	\$72,726
Average Household Income 25-34	\$94,138	\$87,296	\$87,024
Median Household Income 35-44	\$96,413	\$86,965	\$88,566
Average Household Income 35-44	\$113,000	\$101,936	\$103,121
Median Household Income 45-54	\$100,000	\$84,875	\$85,791
Average Household Income 45-54	\$115,459	\$101,734	\$102,420
Median Household Income 55-64	\$84,437	\$78,602	\$79,029
Average Household Income 55-64	\$100,451	\$92,619	\$95,187
Median Household Income 65-74	\$75,000	\$64,563	\$64,187
Average Household Income 65-74	\$92,716	\$78,513	\$81,955
Average Household Income 75+	\$86,142	\$65,065	\$61,230

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