

BEAR CREEK RD

LANCASTER PLAZA
2600 S. DALLAS AVE

LOOP 9 (UNDER CONSTRUCTION)

342
TEXAS



Relationships in Real Estate

LANCASTER MARKETPLACE PAD SITES & RETAIL FOR LEASE

NWQ OF LOOP 9 & SH 342 (2600 S. DALLAS AVE) | LANCASTER, TEXAS

PROPOSED SHOPPING CENTER

BRENT FREDRICKS | 713-572-3500 | BFREDRICKS@MOODYRAMBIN.COM

PROPERTY INFORMATION

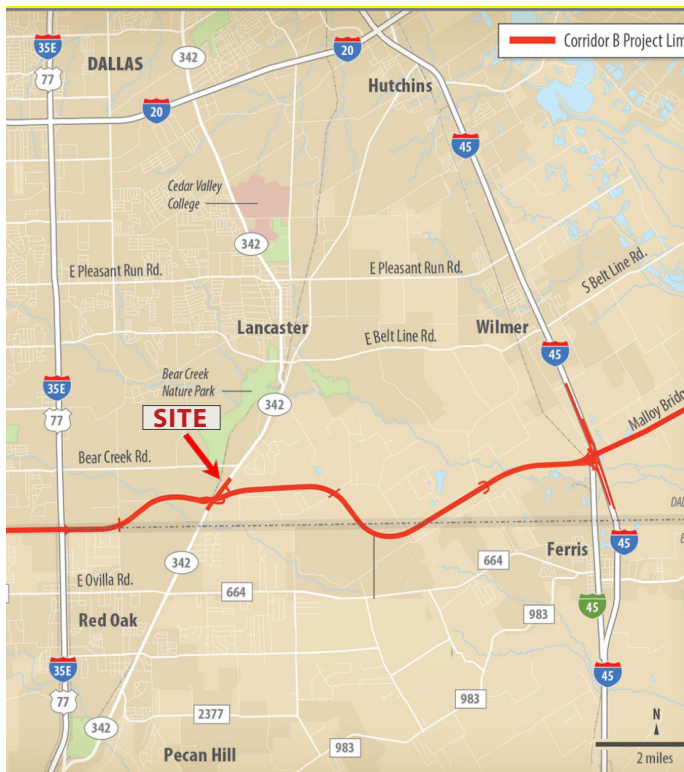
LANCASTER MARKETPLACE PROPERTY HIGHLIGHTS

► **Brent Fredricks**

Bfredricks@moodyrambin.com

713-572-3500

- Located in Dallas County, 2.8 miles east of Interstate 35 E at HWY 342, just 20 minutes south of Dallas and 45 minutes southeast of Fort Worth, Texas.
- This property is at the intersection of HWY 242 and Loop 9; Loop 9 is currently undergoing active development and construction and will provide direct east-west link from US 67 to I-20. Moreover, this project will accommodate expanding transportation demands, increase mobility and accessibility in the region, reduce travel times, and support economic development opportunities for residents and businesses in the area.
- The site is enveloped by an expansive 490 acres of cutting-edge data centers, with a notable 165 acres occupied by the digital powerhouse, Google.



PROPERTY RATES

LEASE RATES:

Lease Rate Range: \$18.00 - \$28.00/ SF/ YR NNN
(Subject to Size and Location)

NNN Rate: To be determined

TI Allowance: Negotiable

**Pad Site Ground
Lease Rates:** Subject to size



39.39%

Population Growth in the
Last 10 Years



33,781

Owner Occupied Housing
within a 5-mile radius

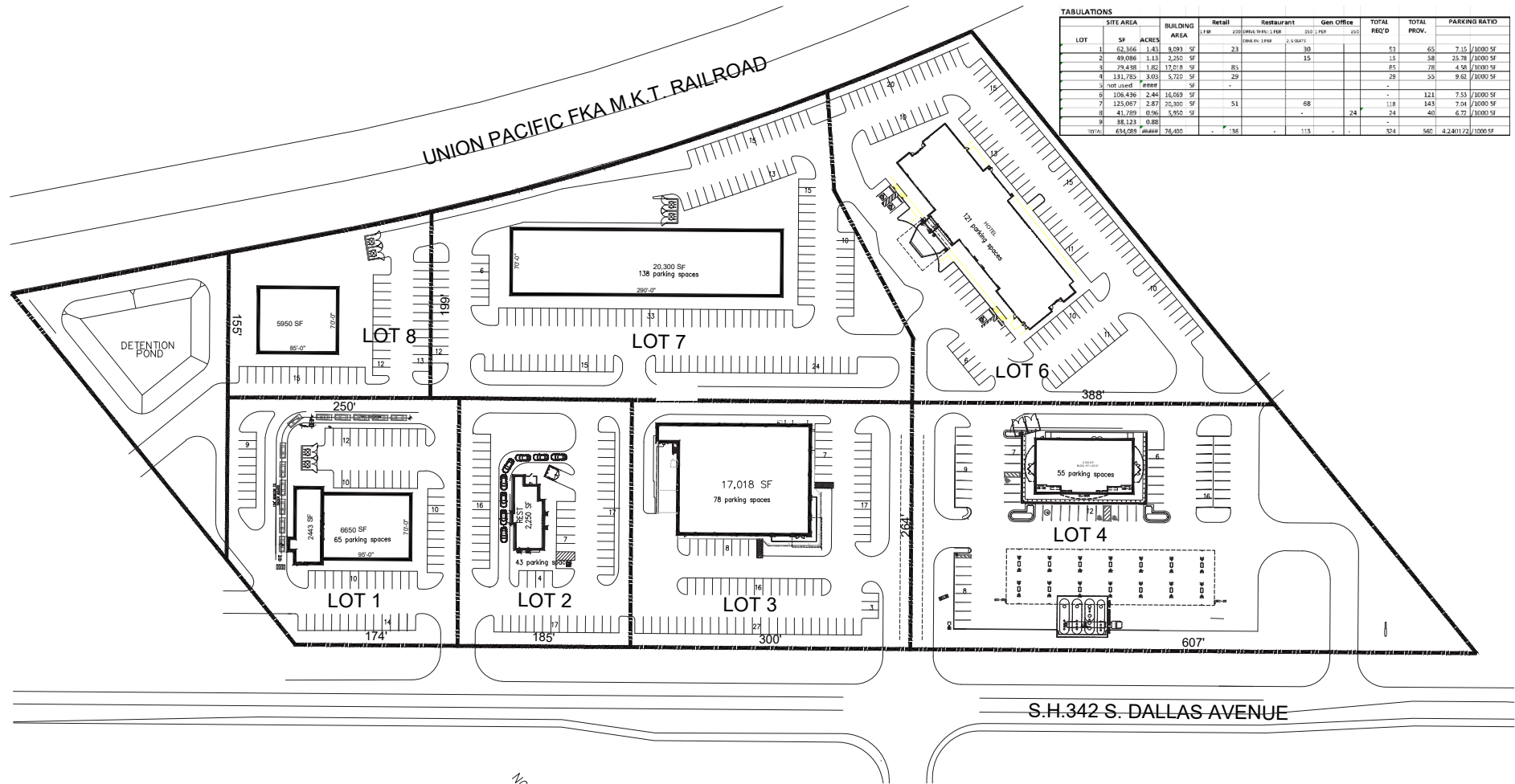


\$3.9B

Total Specified Consumer
Spending (\$) within a 10 mile
radius

Data Source: Costar Group, Inc.

TABULATIONS									
LOT	SITE AREA		BUILDING AREA	Retail		Restaurant		Gen Office	
	SF	ACRES		SF	PER 1,000 SF	SF	PER 1,000 SF	SF	PER 1,000 SF
1	62,166	1.43	9,093	23		30		53	65
2	49,086	1.13	2,250			15		15	58
3	79,438	1.82	17,018	85				85	78
4	133,785	3.05	5,720	29				29	53
5	107,046	2.44							
6	106,436	2.44	16,009						121
7	125,067	2.87	20,300	51		68		118	143
8	41,009	0.94	5,950				24	24	40
9	38,123	0.88							
TOTAL	634,089	14.44	76,400	188		113		324	546
									4.2/10172/1000 SF



01 SITE PLAN

1" = 100'-0"



LANCASTER FRONTIER VILLAGE

LANCASTER, TX

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

SP03

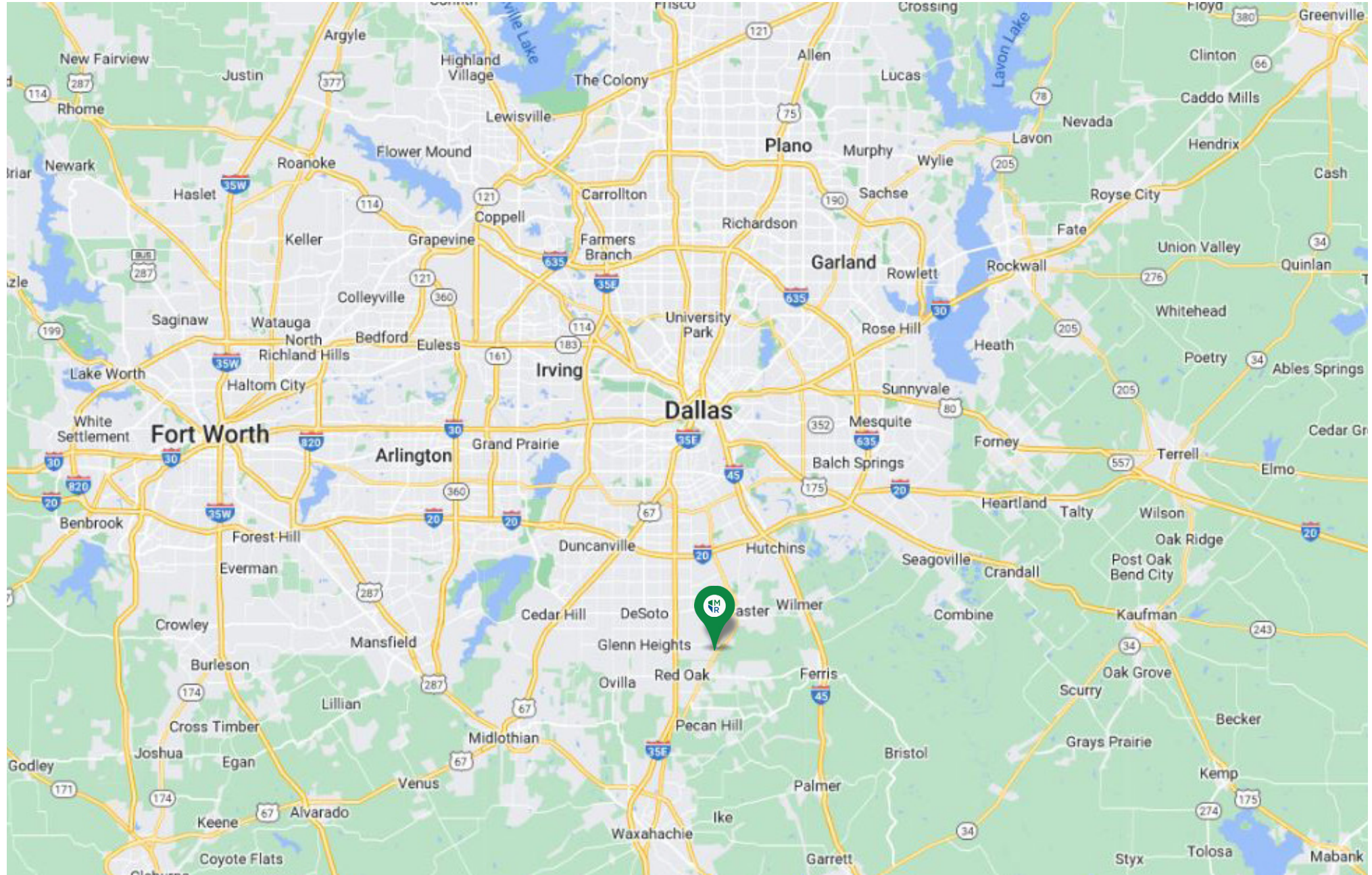
JOB NO: 24-050
ISSUE DATE: 07/24/2024
SCALE: AS NOTED

GSO ARCHITECTS
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www.GSOarchitects.com
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SITE PLAN



LOCATION MAP



DEMOGRAPHICS

POPULATION

	2 Miles	5 Miles	10 Miles
Total Population	24,848	118,285	371,212
2027 Population Projection	28,290	126,324	387,091
Median Age	35.3	34.8	35.2

HOUSEHOLDS & INCOME

	2 Miles	5 Miles	10 Miles
Total Households	9,618	42,339	130,072
Household Size	2.6	2.8	2.8
Average Household Income	\$88,816	\$84,828	\$79,430
Median Home Value	\$237,740	\$228,967	\$232,054

RACE AND ETHNICITY

	2 Miles	5 Miles	10 Miles
White	12,719	51,411	161,056
Black	11,406	63,048	197,512
Asian	138	738	3,051
Hawaiian	34	94	319
Two or More Races	442	2,201	6,390
Hispanic	7,038	28,761	94,305

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.

MRIO, Inc.	542512	-	(713)773-5500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert O. Cromwell II	385561	bcromwell@moodyrambin.com	(713)773-5531
Designated Broker of Firm	License No.	Email	Phone
Brent Fredricks	350464	bfredricks@moodyrambin.com	(713)572-3500
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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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