

INDUSTRIAL DEVELOPMENT SITE

±31 ACRES | HIGHWAY FRONTAGE | WAREHOUSE/DISTRIBUTION ALLOWED BY RIGHT
INTERSTATE 35E & WEST WINTERGREEN ROAD, LANCASTER, TEXAS 75134

LANCASTER
Population: 40,017
Median Income: \$51,628
Median Home Value: \$194,786



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

tyunderwood@sljcompany.com

SLJ

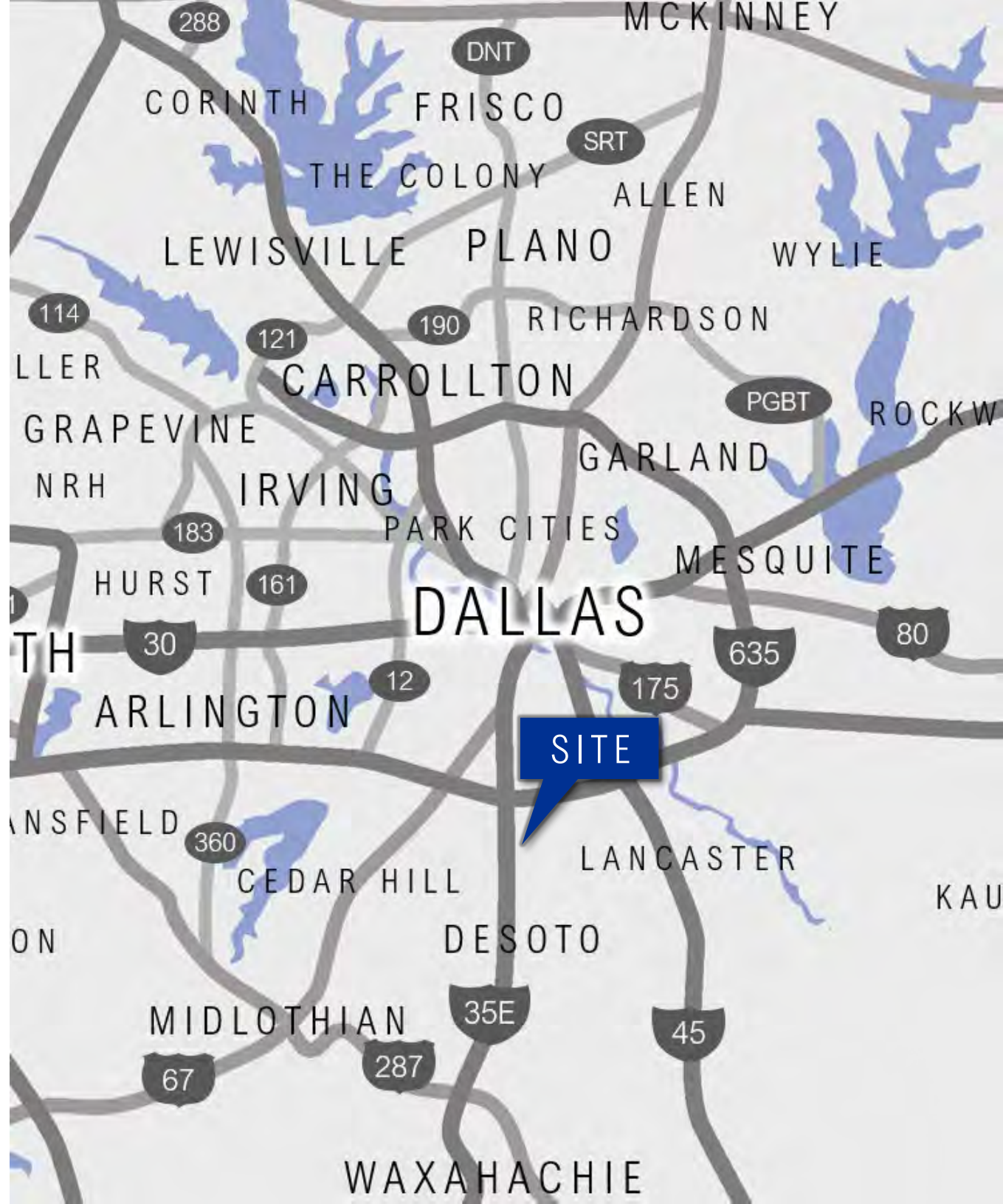
SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209

www.sljcompany.com

Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

TABLE OF CONTENTS

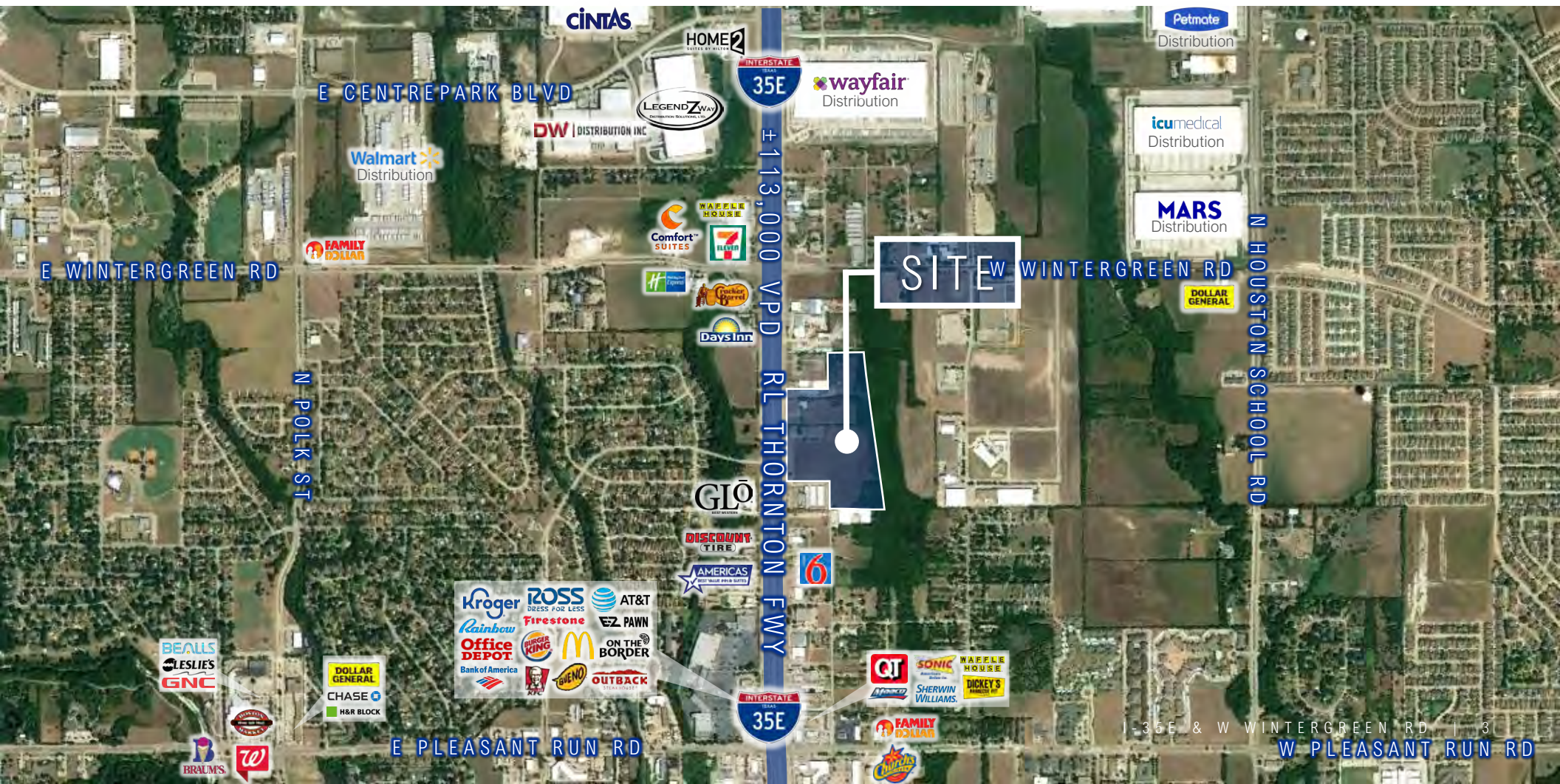
EXECUTIVE SUMMARY
PROPERTY HIGHLIGHTS
PROPERTY PROFILE
ZONING INFORMATION
SITE PLANS
DEMOGRAPHICS

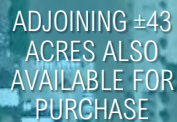


EXECUTIVE SUMMARY

SLJ Company, LLC ("SLJ") has been exclusively retained to offer I-35E & W Wintergreen Rd, an approximately 31-acre industrial development site located at the southeast quadrant of Interstate 35E and W Wintergreen Rd in Lancaster, Texas. Positioned along I-35E, between W Wintergreen Rd and Pleasant Run Rd, the Property enjoys convenient highway access, prominent visibility and I-35 frontage along with liberal zoning that allows warehousing and distribution uses by right.

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The Property is in close proximity to numerous logistics facilities containing Walmart, Cintas, Wayfair, Petmate, Mars, Kohl's and Kohler, just to name a few.



PROPERTY PROFILE

LOCATION

The Property is located on I-35E, between W Wintergreen Rd and Pleasant Run Rd, in Lancaster. TX 75134.

LAND AREA

±31 Acres

*No minerals are included in the proposed transaction

ZONING

CH – Commercial Highway District

LOT DIMENSIONS

Frontage on I-35E Service Road:	±951 Feet
Maximum Depth:	±970 Feet

TRAFFIC COUNTS

I-35E:	±113,000 VPD (2009)
I-35E Service Road:	±1,300 VPD (2018)
W Wintergreen Rd:	±9,700 VPD (2020)

ZONING INFORMATION

MAXIMUM DENSITY

1:1 FAR

REAR & SIDE YARD SETBACK

0 Feet

PRIMARY USES

Warehouse/Distribution Center, Retail, Restaurant, Bank, Office, Lodging, Medical, Commercial & Business Services, Auto/Marine Dealership, Research & Technology, Storage, Medical or Scientific Lab and Wholesale Showroom

FRONT YARD SETBACK

25 Feet

MAXIMUM HEIGHT

140 Feet

LINKS TO ZONING DOCUMENTS

[Link to Zoning Verification & Ordinances](#)

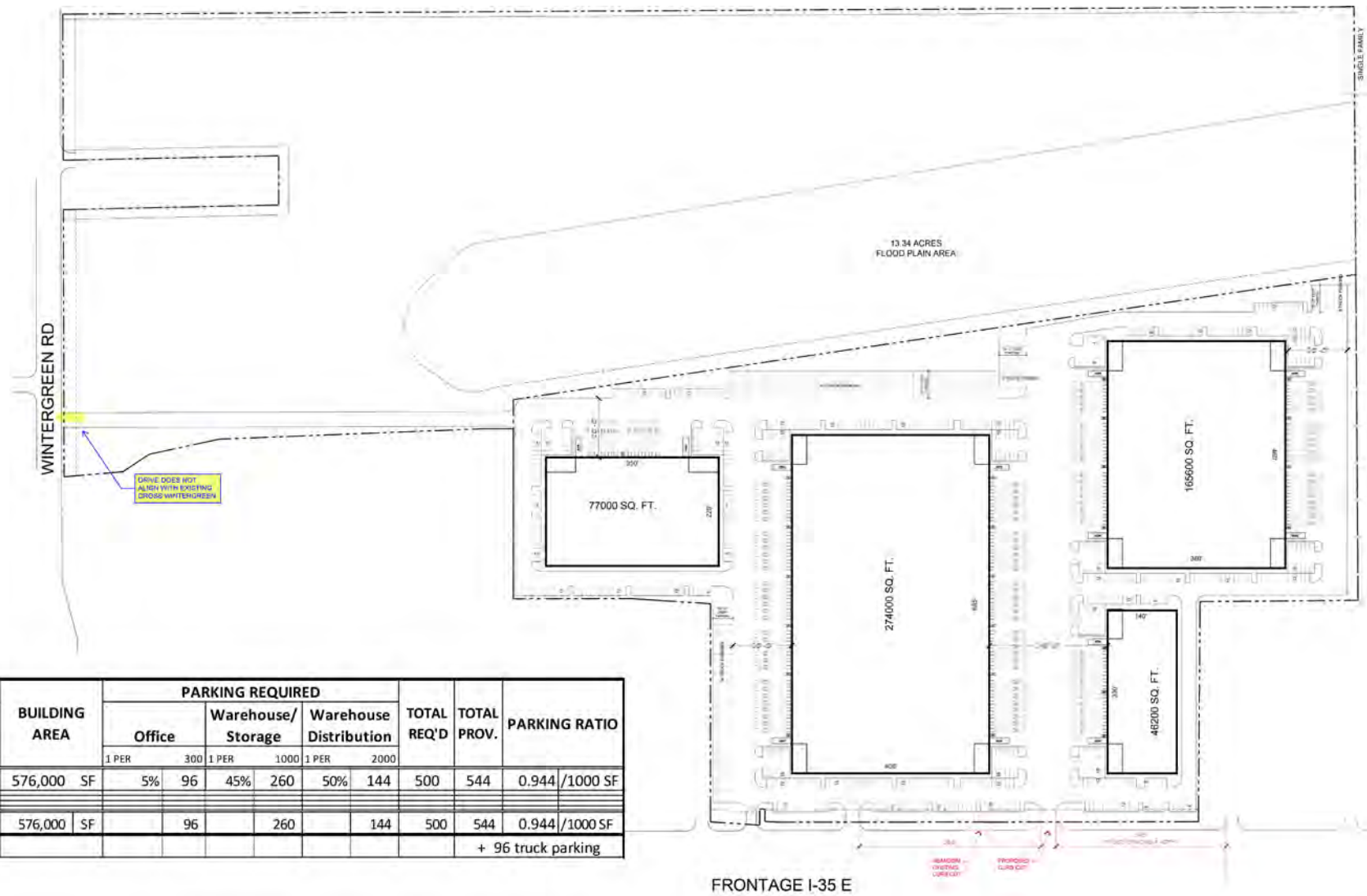
[Link to Lancaster District Development Standards](#)

[Link to Lancaster Land Use Chart](#)

[Link to Lancaster Infrastructure Plan](#)



CONCEPTUAL SITE PLAN: MAXIMUM COVERAGE



TABULATIONS

SITE AREA			BUILDING AREA		PARKING REQUIRED						TOTAL REQ'D	TOTAL PROV.	PARKING RATIO	
LOT	SF	ACRES			Office		Warehouse/ Storage		Warehouse Distribution					
					1 PER	300	1 PER	1000	1 PER	2000				
1	1,356,539	31.142	576,000	SF	5%	96	45%	260	50%	144	500	544	0.944	/1000 SF
TOTAL	1,356,539	31.142	576,000	SF		96		260		144	500	544	0.944	/1000 SF
														+ 96 truck parking

01 SITE PLAN



I-35E AND WINTERGREEN RD

LANCASTER, TEXAS
SLJ COMPANY

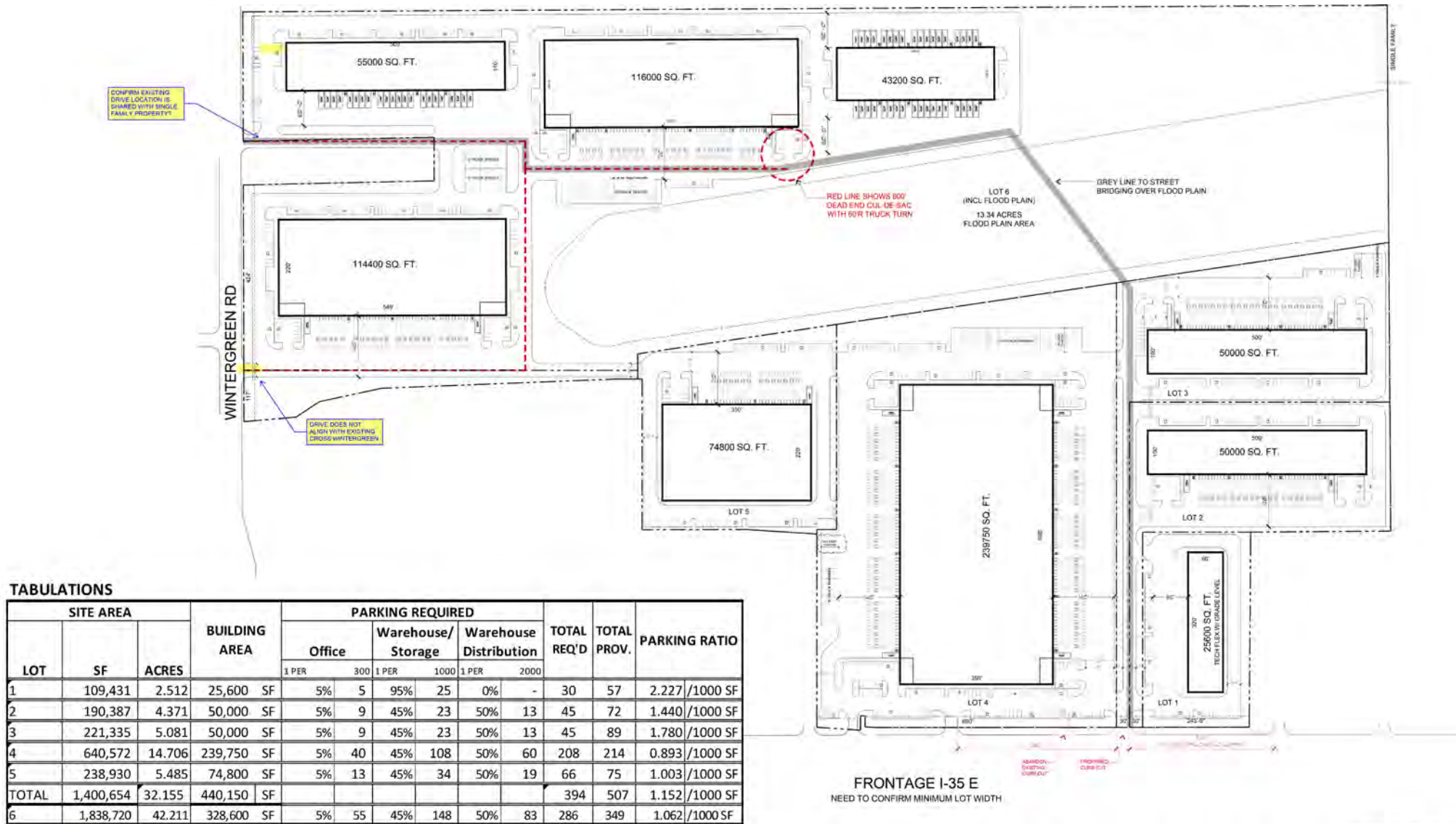
PRELIMINARY PLAN
NOT FOR CONSTRUCTION

SP02

JOB NO: 23-018
ISSUE DATE: 3/21/23
SCALE: AS NOTED

[LINK TO SITE PLAN PDF](#)

CONCEPTUAL SITE PLAN: SELF-CONTAINED SITES



TABULATIONS

SITE AREA			BUILDING AREA	PARKING REQUIRED						TOTAL REQ'D	TOTAL PROV.	PARKING RATIO		
LOT	SF	ACRES		Office		Warehouse/ Storage		Warehouse Distribution						
				1 PER	300	1 PER	1000	1 PER	2000					
1	109,431	2.512	25,600	SF	5%	5	95%	25	0%	-	30	57	2.227	/1000 SF
2	190,387	4.371	50,000	SF	5%	9	45%	23	50%	13	45	72	1.440	/1000 SF
3	221,335	5.081	50,000	SF	5%	9	45%	23	50%	13	45	89	1.780	/1000 SF
4	640,572	14.706	239,750	SF	5%	40	45%	108	50%	60	208	214	0.893	/1000 SF
5	238,930	5.485	74,800	SF	5%	13	45%	34	50%	19	66	75	1.003	/1000 SF
TOTAL	1,400,654	32.155	440,150	SF							394	507	1.152	/1000 SF
6	1,838,720	42.211	328,600	SF	5%	55	45%	148	50%	83	286	349	1.062	/1000 SF

01 SITE PLAN



I-35E AND WINTERGREEN RD

LANCASTER, TEXAS
SLJ COMPANY

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

SP03

JOB NO: 23-018
ISSUE DATE: 3/21/23
SCALE: AS NOTED

[LINK TO SITE PLAN PDF](#)



2022 DEMOGRAPHICS

1 MILE	<div># OF BUSINESSES</div> <div>339</div>	<div># OF EMPLOYEES</div> <div>3,176</div>	<div>CONSUMER SPENDING (\$000S)</div> <div>51,422</div>
3 MILE	<div>EMPLOYED POPULATION</div> <div>61.2%</div>	<div>COLLEGE EDUCATED POPULATION</div> <div>60.2%</div>	<div>POPULATION <30 MINUTE COMMUTE</div> <div>45.4%</div>
5 MILE	<div>POPULATION</div> <div>187K</div> <div>AVERAGE HOUSEHOLD INCOME</div> <div>\$70K</div>	<div>HOUSEHOLDS</div> <div>66K</div> <div>MEDIAN HOME VALUE</div> <div>\$174K</div>	<div>MEDIAN AGE</div> <div>34.2</div> <div>PROJECTED POP. GROWTH 2022-2027</div> <div>2.7%</div>

DESOTO
Population: 54,459
Median Income: \$81,267
Median Home Value: \$269,700

DALLAS
Population: 1,382,270
Median Income: \$52,210
Median Home Value: \$256,000

Walmart
Distribution

KOHLER
Distribution

cintas

KOHL'S
Distribution

GLOBAL
globalindustrial.com

35E

wayfair
Distribution

20

Comfort
SUITES
Days Inn

DW
LEGENDZ
7
WAZEL
HOUSE

±113,000 VPD

W WINTERGREEN RD

GLO

INTERSTATE
35E

RL THORNTON FWY

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Louis Harold Lebowitz	171613	llebowitz@sljcompany.com	214-520-8818
Designated Broker of Firm	License No.	Email	Phone
Charles Titus Underwood III	488370	tyunderwood@sljcompany.com	214-520-8818
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Fabio Ernesto Felix Vega	802044	fabio@sljcompany.com	214-520-8818
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date