



WINTERGREEN RIDGE
± 102 LOTS

ANDERSON FARMS
± 161 LOTS

PLACID MEADOWS
± 214 LOTS

BEACON HILL
± 132 LOTS

PLEASANT RUN
RD ESTATES II
± 154 LOTS

WELLINGTON
PARK NORTH
± 253 LOTS

VILLAS OF
LANCASTER
± 144 UNITS

PLEASANT RUN
APARTMENTS
± 240 UNITS

ROSEMONT
OF LANCASTER
± 280 UNITS

SPRING VALLEY
± 66 LOTS

PLEASANT RUN
RD ESTATES
± 125 LOTS

WINDSOR GARDENS
NURSING HOME

W PLEASANT RUN RD

MEADOW CREEK
SENIOR LIVING

W PLEASANT RUN RD



MOFFITT
CREEK ESTATES
± 245 LOTS

MILLBROOK
± 282 LOTS

**2340 W PLEASANT RUN RD
LANCASTER, TX 75146**

RANGE
REALTY ADVISORS

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PROPERTY OVERVIEW



LOCATION

2340 W Pleasant Run Rd
Lancaster, TX 75146



ACREAGE

Gross: ± 5.00
Net: ± 5.00



ZONING

Retail (Medical Overlay District)



FUTURE LAND USE

Mixed Use - Multifamily / Retail



UTILITIES

Water: To Site
Sewer: To Site



ISD

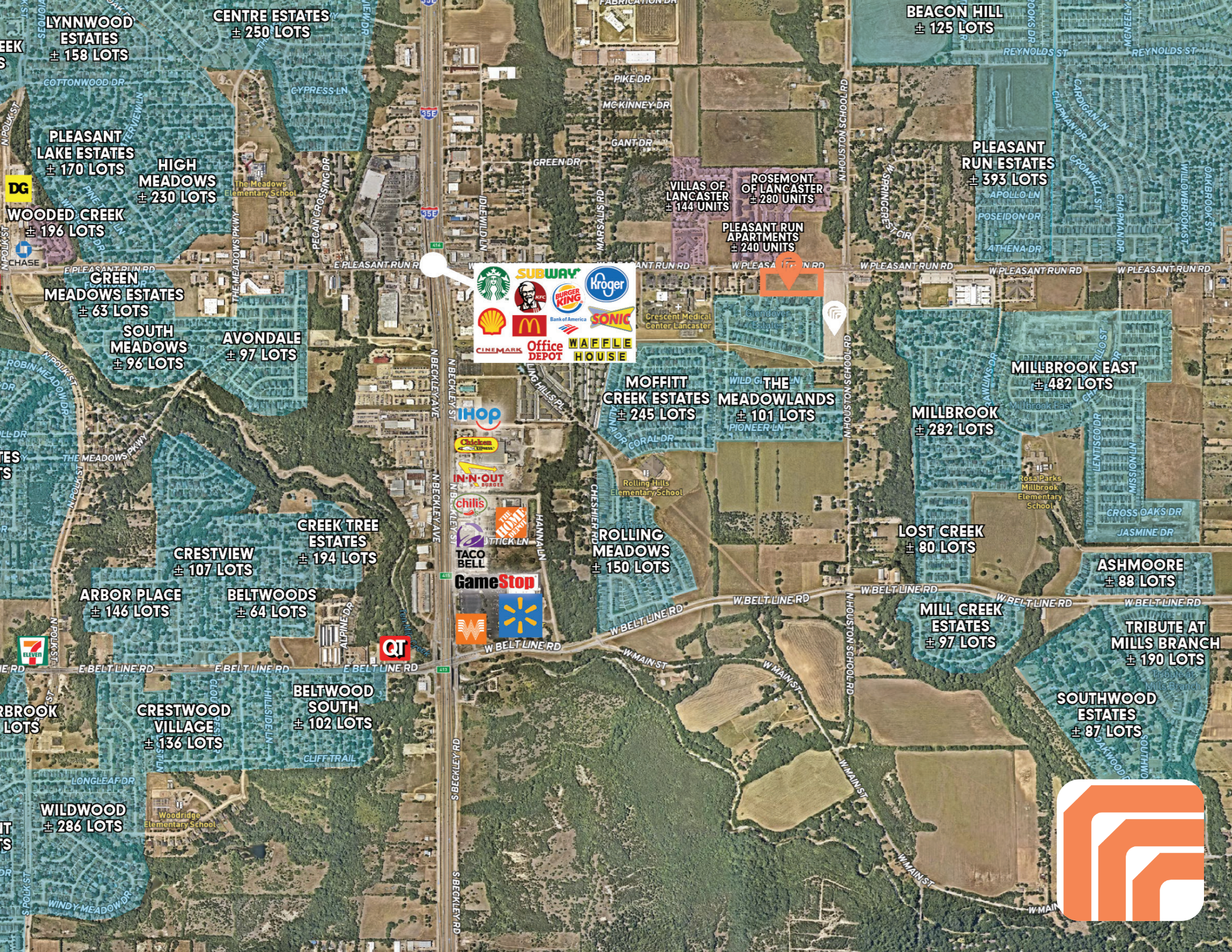
Lancaster ISD



VPD

W Pleasant Run: ± 14,078
N Houston School Rd: ± 10,754





LYNNWOOD ESTATES
± 158 LOTS

CENTRE ESTATES
± 250 LOTS

BEACON HILL
± 125 LOTS

PLEASANT LAKE ESTATES
± 170 LOTS

HIGH MEADOWS
± 230 LOTS

PLEASANT RUN ESTATES
± 393 LOTS

WOODED CREEK
± 196 LOTS

VILLAS OF LANCASTER
± 144 UNITS

ROSEMONT OF LANCASTER
± 280 UNITS

PLEASANT RUN APARTMENTS
± 240 UNITS

GREEN MEADOWS ESTATES
± 63 LOTS

SOUTH MEADOWS
± 96 LOTS

AVONDALE
± 97 LOTS

Starbucks, Subway, Kroger, Shell, McDonald's, Burger King, Office Depot, Waffle House, Cinemark, Bank of America, Sonic

MOFFITT CREEK ESTATES
± 245 LOTS

THE MEADOWLANDS
± 101 LOTS

MILLBROOK
± 282 LOTS

MILLBROOK EAST
± 482 LOTS

CRESTVIEW
± 107 LOTS

CREEK TREE ESTATES
± 194 LOTS

ROLLING MEADOWS
± 150 LOTS

LOST CREEK
± 80 LOTS

ASHMOORE
± 88 LOTS

ARBOR PLACE
± 146 LOTS

BELTWOODS
± 64 LOTS

MILL CREEK ESTATES
± 97 LOTS

TRIBUTE AT MILLS BRANCH
± 190 LOTS

CRESTWOOD VILLAGE
± 136 LOTS

BELTWOOD SOUTH
± 102 LOTS

SOUTHWOOD ESTATES
± 87 LOTS

WILDWOOD
± 286 LOTS



MARKET OVERVIEW



SUMMARY

LOCATED OFF WEST PLEASANT RUN ROAD AND N HOUSTON SCHOOL ROAD IN LANCASTER, THE PROPERTY OFFERS 5 ACRES OF LAND ZONED FOR COMMERCIAL DEVELOPMENT. THE PROPERTY'S SURROUNDING AREA HAS MULTIPLE RETAIL SHOPS AND INDUSTRIAL PROPERTIES. THIS LOCATION MAKES N HOUSTON SCHOOL ROAD AN IDEAL SITE FOR NEW COMMERCIAL DEVELOPMENT.

LANCASTER, TEXAS, IS A CITY LOCATED IN DALLAS COUNTY. AS WITH ANY CITY, THERE ARE ONGOING DEVELOPMENT PROJECTS AIMED AT IMPROVING INFRASTRUCTURE, ATTRACTING BUSINESSES, ENHANCING AMENITIES, AND FOSTERING COMMUNITY GROWTH.

DEMOGRAPHICS

MILE RADIUS	1 MILE	3 MILE	5 MILE
2023 POPULATION	10,349	64,822	168,823
2028 POPULATION	10,220	64,270	171,905
POP. GROWTH 2010-2023	0.8%	1.0%	2.5%
2023 TOTAL HOUSEHOLDS	3,675	23,258	59,417
MEDIAN HOUSE HOLDS INCOME	\$52,168	\$60,496	\$58,603
2023 TOTAL BUSINESSES	246	1,661	3,708
2023 TOTAL EMPLOYMENT	2,327	13,282	34,077



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____