



## NORTH

DALLAS AVE. LOTS 3 & 4

2625 North Dallas Avenue  
Lancaster, TX 75207



**Aerial view of the subject property**



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### North

Dallas Ave. Lots 3 & 4

2625 North Dallas Avenue  
Lancaster, TX 75207





**NORTH**  
DALLAS AVE. LOTS 3 & 4

## PROPERTY INFORMATION

of the subject property

**Purchase Price**  
\$550,000.00

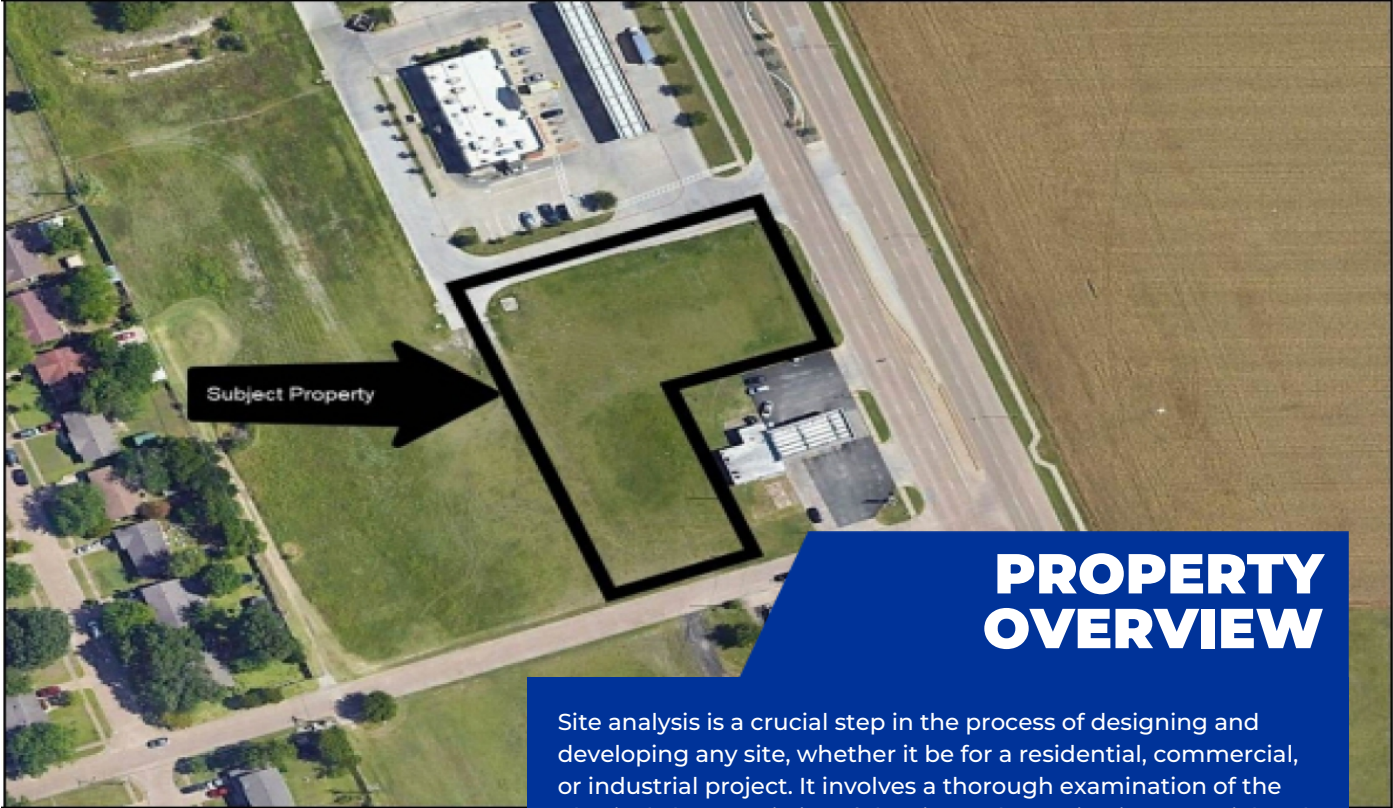
**Property Address**  
2625 North Dallas Avenue  
Lancaster, TX 75207

**Land Size**  
1.29 Acres

### COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .





# PROPERTY OVERVIEW

Site analysis is a crucial step in the process of designing and developing any site, whether it be for a residential, commercial, or industrial project. It involves a thorough examination of the physical characteristics of the site to determine its potential and limitations. This analysis is essential in creating a successful and sustainable design that meets the needs of the client and the surrounding environment.

One of the first steps in site analysis is surveying the site. This provides accurate measurements and boundaries of the property, which is crucial in determining the buildable area and any potential setbacks or easements.

Aerial v

## NORTH

DALLAS AVE. LOTS 3 & 4

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## PROPERTY DETAILS

**EXECUTIVE SUMMARY** - The property is zoned Commercial Retail right off N. Dallas Avenue in Lancaster, TX. (2) contiguous parcels to be sold together totaling 1.29 acres. This area is booming and provides great access to three major highways: I-20, I-35, and I-45, and minutes from downtown Dallas. This property is prime real estate because of its close proximity to the International Inland Port of Dallas, including The Union Pacific Dallas Intermodal Terminal and one of the largest Inland Ports in the US. Land can be used for for retail commercial and more.. The subject property address is 3 North Dallas Avenue & 4 Stanford Drive, Lancaster, Dallas County, Texas 75134. **Size/Shape** The subject site contains 1.292 acres or 56,295 square feet of land area and is L-shaped. **Accessibility/Frontage** The site has 148.03 feet of frontage along the southwest side of North Dallas Avenue and 117.09 feet of frontage along the northwest side of Stanford Drive. North Dallas Avenue is a six-lane, two-way primary roadway with a center median and curbs and gutters in the vicinity of the subject. Stanford Drive is a two-lane, two-way secondary roadway with curbs in the vicinity of the subject. Overall, the access/frontage of the site is good. **Topography** The subject site is basically level and at the grade of the adjacent roadways. **Flood Plain** According to FEMA Map Community Panel Number 48113C0635K dated July 7, 2014, the subject is located in flood zone X, outside of the flood plain. **Zoning** The subject site is located within the city limits of Lancaster and is zoned “Retail District”. This zoning designation allows for most types of retail/commercial development and limited light industrial development. **Utilities and Services** Water and sewer services are provided to the site by the City of Lancaster. Natural gas service is provided to the site by Atmos Energy. Electricity is provided to the site by various providers. **Easements and Encroachments** The site is encumbered by a 225 square foot drainage easement towards the west corner of the subject (see survey). Given the location of the easement on the site, it does not appear to significantly limit the site’s development potential. The site has typical utility and access easements which do not appear to impact the development potential of the site.

**Neighborhood Analysis:** **Neighborhood Defined/Location** The subject property is located in Lancaster, Texas. The neighborhood is roughly bound by Interstate Highway 20 to the north, West Belt Line Road and East Belt Line Road to the south, Interstate Highway 45 to the east and North Houston School Road to the west. The neighborhood includes portions of unincorporated Dallas County and portions of the Cities of



## PROPERTY DETAILS

Lancaster, Hutchins, Wilmer, Ferris and Dallas. The neighborhood is located approximately eight miles south of the Dallas Central Business District. Predominant Development/Stage of Development The neighborhood includes a mixture of retail/commercial, industrial and residential development. The neighborhood also includes tracts of vacant land. Retail/commercial development in the neighborhood includes hotels, retail centers, restaurants and freestanding retail buildings. Retail/commercial development is concentrated along the primary roadways in the neighborhood such as North Houston School Road, North Dallas Avenue, Bonnie View Road, South Lancaster Hutchins Road, North Lancaster Hutchins Road, Lancaster Hutchins Road, Interstate Highway 45, Interstate Highway 20, West Wintergreen Road, West Telephone Road, Pleasant Run Road, West Belt Line Road and East Belt Line Road. Residential development is scattered throughout the neighborhood, predominantly along secondary thoroughfares. Industrial development is located along primary and secondary roadways in the subject neighborhood, on freestanding sites and within industrial parks. Overall, the subject neighborhood is established, with new development and redevelopment occurring.

**Accessibility** Primary north/south roadways in the subject neighborhood include North Houston School Road, North Dallas Avenue, Bonnie View Road, South Lancaster Hutchins Road, North Lancaster Hutchins Road, Lancaster Hutchins Road and Interstate Highway 45. Primary east/west roadways in the subject neighborhood include Interstate Highway 20, West Wintergreen Road, West Telephone Road, Pleasant Run Road, West Belt Line Road and East Belt Line Road. Overall, the accessibility of the neighborhood is good.

**Immediate Vicinity** The immediate vicinity of the subject property includes a mixture of retail/commercial and residential development, and tracts of vacant land. The following chart outlines land uses adjacent to the subject site.

**North:** Shell Gasoline Station/Convenience Store and Taco Casa Restaurant, Vacant Land, West Wintergreen Road, Restaurant, Vacant Land

**South:** VP Fuels Gasoline Station/Convenience Store, Stanford Drive, Car Wash, Restaurant, Vacant Land

**East:** VP Fuels Gasoline Station/Convenience Store, North Dallas Avenue, Vacant Land, Lancaster High School

**West:** Vacant Land, Single-Family Residences, Rutgers Drive, Single-Family Residences.

**Area Analysis** The subject property is located within the Dallas-Fort Worth-Arlington Metropolitan Statistical Area (MSA), which includes Collin, Dallas, Delta, Denton, Ellis, Hunt, Johnson, Kaufman, Parker, Rockwall, Tarrant and Wise Counties. The subject property is heavily influenced by factors affecting the Cities of Dallas, Fort Worth, Arlington and the immediate outlying areas. The Cities of Dallas, Fort Worth and Arlington cover approximately 776 square miles of land (340 square miles, 340 square miles and 96 square miles, respectively). The Dallas-Fort Worth International Airport, a high concentration of corporate headquarters and the financial industry are significant influences on the area. Dallas is the ninth most populous city in the United States and is the third most populous in Texas. Fort Worth is the fifth most populous city in the Texas and Arlington is the seventh most populous city in Texas. Population Dallas-Fort Worth-Arlington MSA, State of Texas and United States population trends are presented on the table below.

	2020	2023	Annual % Change
DFWA MSA	7,637,387	8,058,326	2.76%
Texas	29,145,505	30,506,523	1.56%
United States	331,449,281	337,470,185	0.61%

2028 Projection Annual % Change DFWA MSA 1.36% Texas 0.99% United States 0.31%

Population Growth and Forecasts Source: STDB Online The Dallas-Fort Worth-Arlington MSA experienced strong population growth from 2020 to 2023. The Dallas-Fort Worth-Arlington MSA population growth rate exceeded the state and the nation during the period. Population growth for the Dallas-Fort Worth-Arlington MSA is projected to exceed the state and national growth rates between 2023 and 2028. Income The following table summarizes median household income for the Dallas-Fort Worth-Arlington MSA, the State

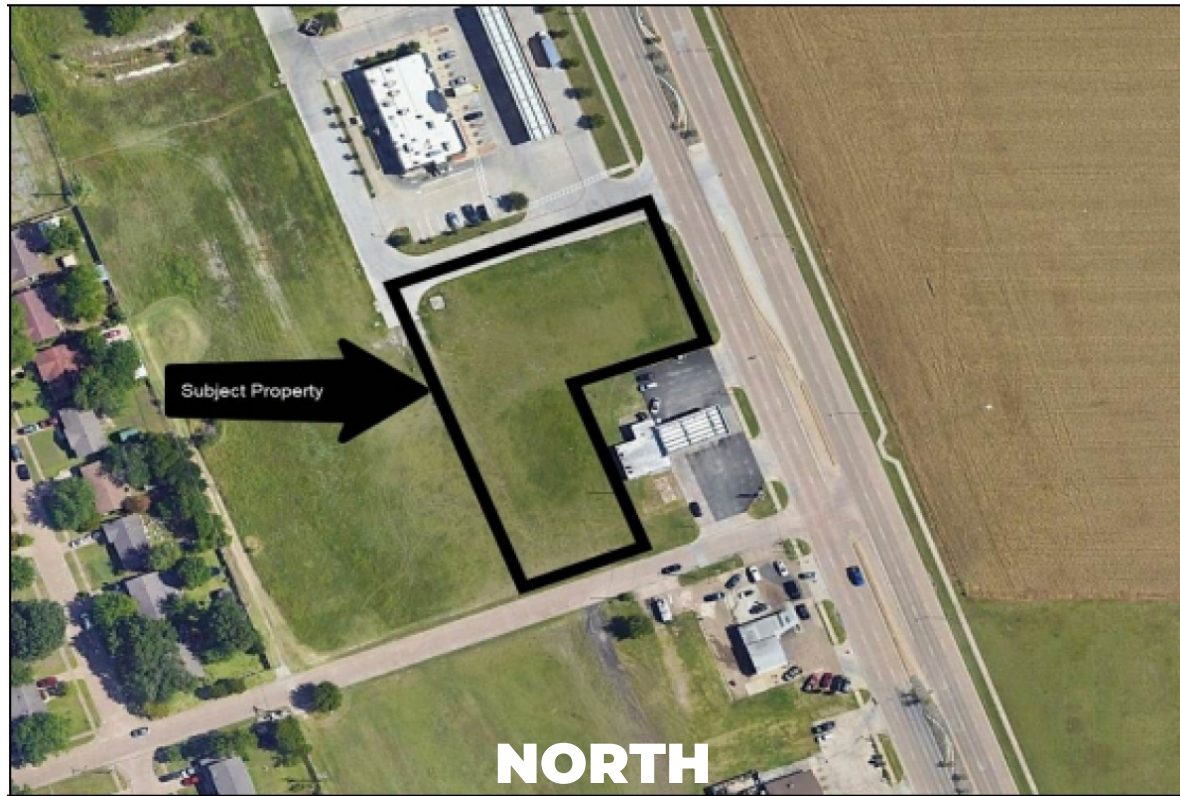




## PROPERTY DETAILS

of Texas and the United States. 2023 2028 Projection Annual % Change DFWA MSA \$79,409 \$88,816 2.37%  
Texas \$69,529 \$78,896 2.69% United States \$72,603 \$82,410 2.70% Median Household Income Source:  
STDB Online The median household income for the Dallas-Fort Worth-Arlington MSA is greater than the State  
of Texas and the United States. Median household income growth for the Dallas-Fort WorthArlington MSA is  
projected to trail the State of Texas and the United States through 2028.

# PROPERTY PHOTOS



Aerial view of the subject property



Looking southeast along North Dallas Avenue with the subject property on the







# PROPERTY PHOTOS



Looking northeast along Stanford Drive with the subject property on the left

## NORTH

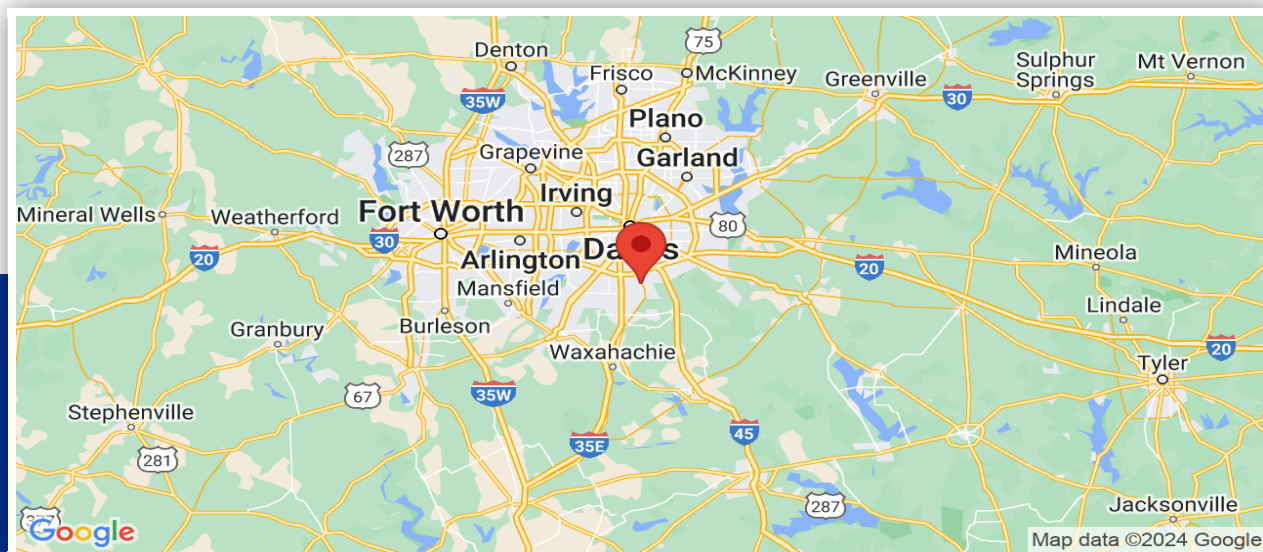
DALLAS AVE. LOTS 3 & 4



Looking northeast along Stanford Drive with the subject property on the left



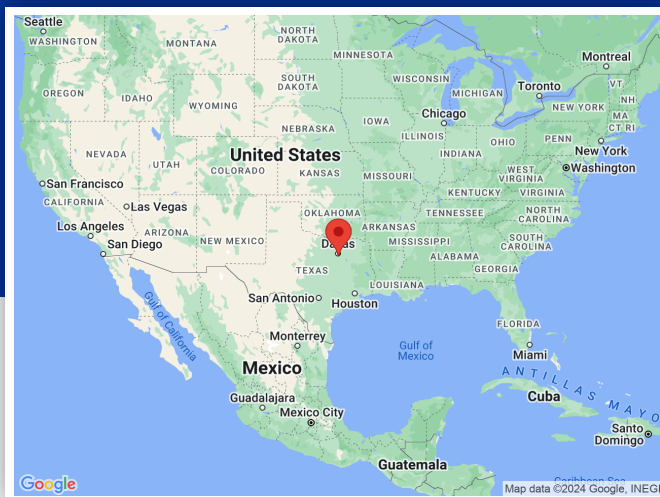
## AREA LOCATION MAP



### NORTH

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## AERIAL ANNOTATION MAP



### **NORTH**

### DALLAS AVE. LOTS 3 & 4

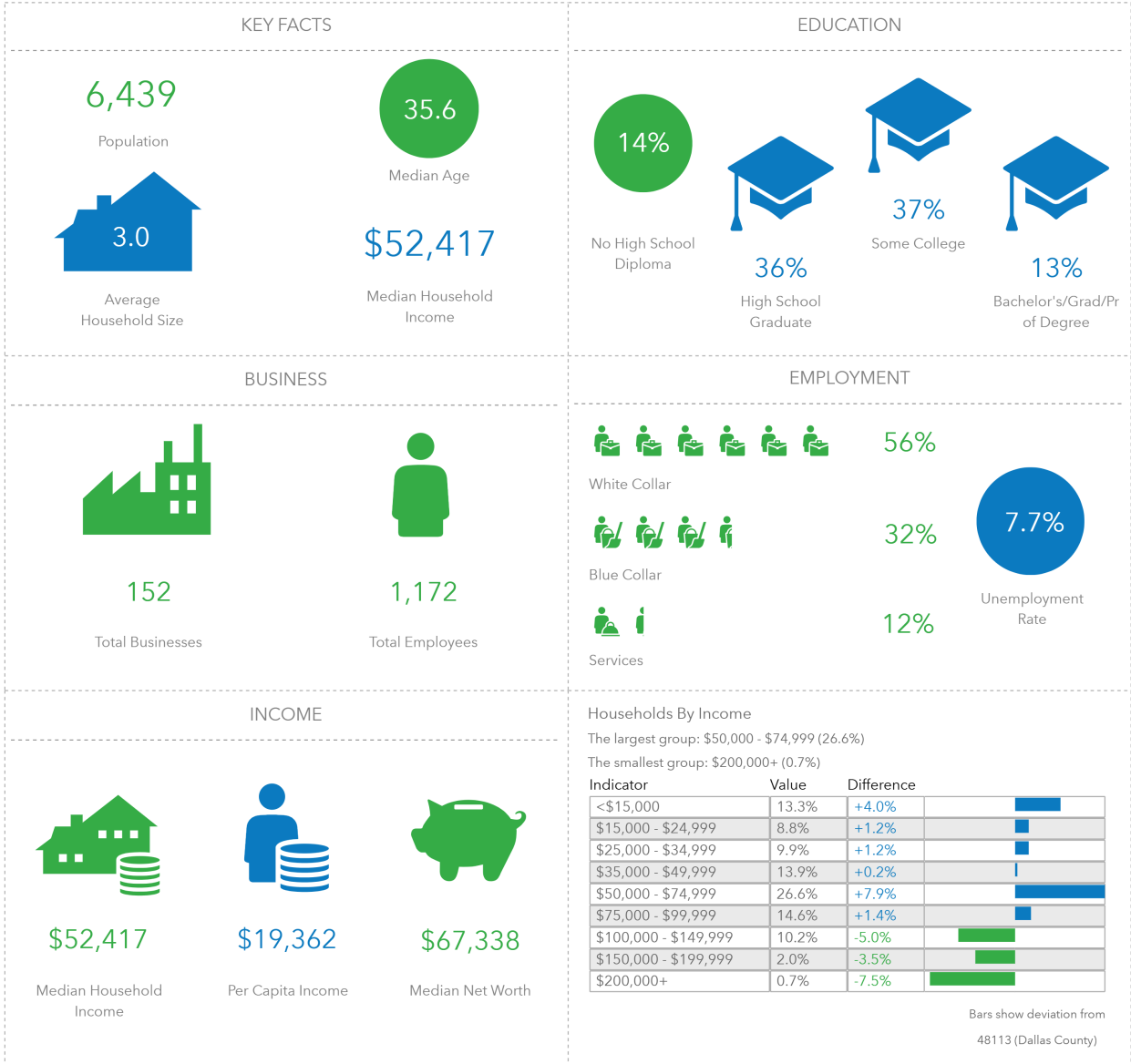
2625 North Dallas Avenue  
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## INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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## INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

### KEY FACTS

42,185

Population



Average Household Size

33.9

Median Age

\$55,186

Median Household Income

### EDUCATION

11%

No High School Diploma



31%

High School Graduate



39%

Some College



19%

Bachelor's/Grad/Pr of Degree

### BUSINESS



890

Total Businesses



9,519

Total Employees

### EMPLOYMENT



59%

White Collar



30%

Blue Collar



11%

Services

8.6%

Unemployment Rate

### INCOME



\$55,186

Median Household Income



\$22,162

Per Capita Income



\$87,457

Median Net Worth

### Households By Income

The largest group: \$50,000 - \$74,999 (20.8%)

The smallest group: \$200,000+ (2.0%)

Indicator	Value	Difference	
<\$15,000	11.9%	+2.6%	<div style="width: 2.6%;"></div>
\$15,000 - \$24,999	8.2%	+0.6%	<div style="width: 0.6%;"></div>
\$25,000 - \$34,999	9.3%	+0.6%	<div style="width: 0.6%;"></div>
\$35,000 - \$49,999	14.7%	+1.0%	<div style="width: 1.0%;"></div>
\$50,000 - \$74,999	20.8%	+2.1%	<div style="width: 2.1%;"></div>
\$75,000 - \$99,999	16.1%	+2.9%	<div style="width: 2.9%;"></div>
\$100,000 - \$149,999	13.9%	-1.3%	<div style="width: -1.3%;"></div>
\$150,000 - \$199,999	3.2%	-2.3%	<div style="width: -2.3%;"></div>
\$200,000+	2.0%	-6.2%	<div style="width: -6.2%;"></div>

Bars show deviation from 48113 (Dallas County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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## INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)

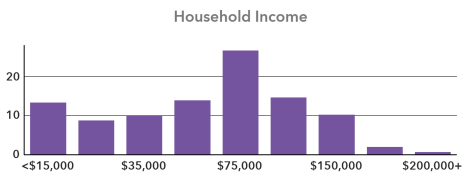
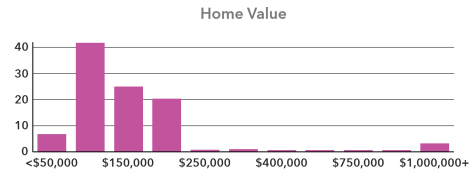
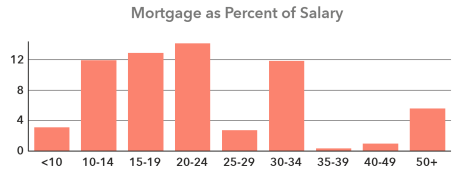
# COMMUNITY PROFILE

**6,439** Population Total  
**0.6%** Pop Growth  
**3.0** Average HH Size  
**65.4** Diversity Index  
**35.6** Median Age  
**\$52,417** Median HH Income  
**\$67,338** Median Net Worth  
**\$103,049** Median Home Value  
**25%** Under 18  
**61%** Ages 18 to 65  
**14%** Aged 66+

**12.1%**  
 Service Workers

**32.4%**  
 Blue Collar Workers

**55.5%**  
 White Collar Worker







## INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)

# COMMUNITY PROFILE

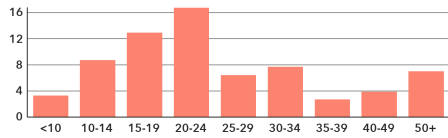
**42,185** Population Total  
**1.1%** Pop Growth  
**3.0** Average HH Size  
**59.9** Diversity Index  
**33.9** Median Age  
**\$55,186** Median HH Income  
**\$87,457** Median Net Worth  
**\$168,580** Median Home Value  
**26%** Under 18  
**63%** Ages 18 to 65  
**10%** Aged 66+

  
**11.3%**  
 Service Workers

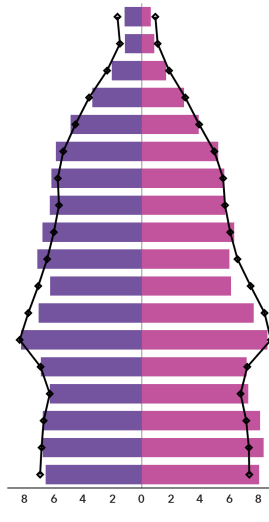
  
**29.5%**  
 Blue Collar Workers

  
**59.2%**  
 White Collar Worker

Mortgage as Percent of Salary



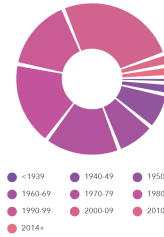
Age Profile: 5 Year Increments



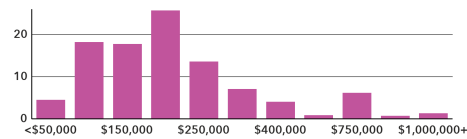
Home Ownership



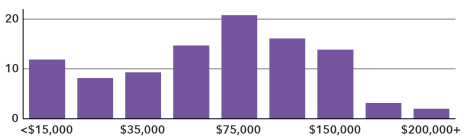
Housing: Year Built



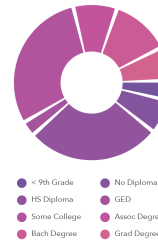
Home Value



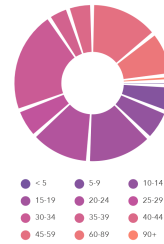
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to 48113 (Dallas County)

Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2021 and 2026

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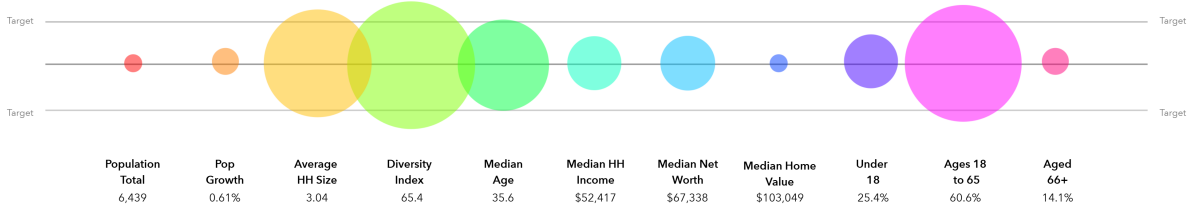
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## INFOGRAPHIC: PROPORTIONAL CIRCLES (RING: 1 MILE RADIUS)

# MARKET SUMMARY

2625 North Dallas Avenue, Lancaster, TX, 75207  
1-mile ring



No High School Diploma 14%

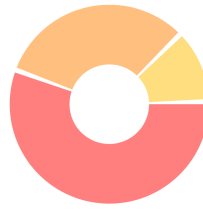


High School Graduate 36%



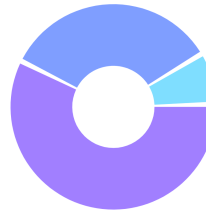
Bachelor's, Professional or Graduate Degree 13%  
Some College 37%

Educational Attainment



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership



< 5 5-9 10-14 15-19 20-24  
25-29 30-34 35-39 40-44 45-59  
60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.



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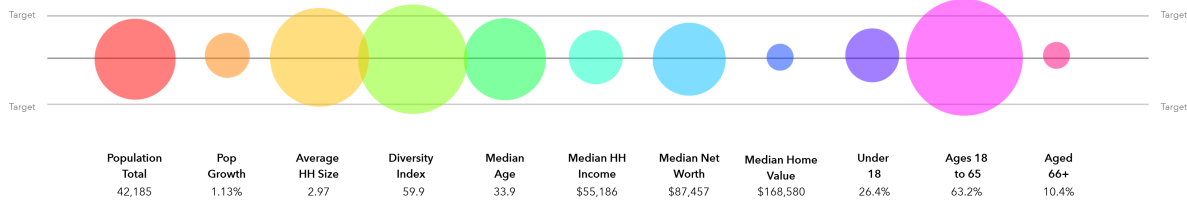
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## INFOGRAPHIC: PROPORTIONAL CIRCLES (RING: 3 MILE RADIUS)

# MARKET SUMMARY

2625 North Dallas Avenue, Lancaster, TX, 75207  
3-mile ring



No High School Diploma 11%



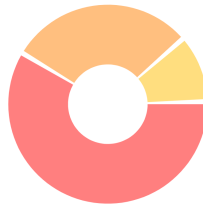
Bachelor's, Professional or Graduate Degree 19%

High School Graduate 31%



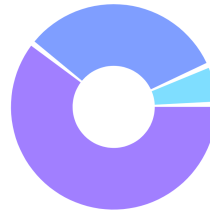
Some College 39%

Educational Attainment



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

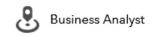


● < 5 ● 5-9 ● 10-14 ● 15-19 ● 20-24  
● 25-29 ● 30-34 ● 35-39 ● 40-44 ● 45-59  
● 60-69 ● 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2022.



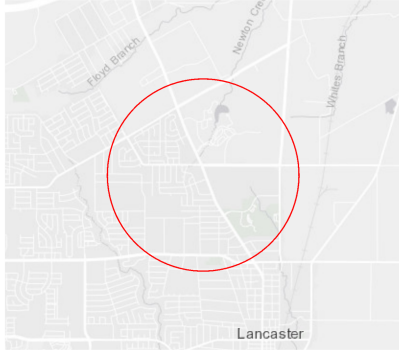
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# INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



## POPULATION TRENDS AND KEY INDICATORS

1-mile ring  
2625 North Dallas Avenue, Lancaster, TX, 75207

<b>6,432</b>	<b>2,049</b>	<b>3.11</b>	<b>35.2</b>	<b>\$55,498</b>	<b>\$143,443</b>	<b>43</b>	<b>157</b>	<b>75</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

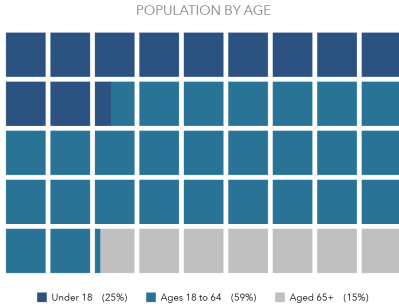
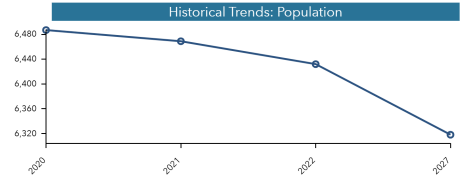
### MORTGAGE INDICATORS

**\$7,586**

Avg Spent on Mortgage & Basics

**13.6%**

Percent of Income for Mortgage



### POPULATION BY GENERATION

**4.3%**

Greatest Gen:  
Born 1945/Earlier

**20.2%**

Baby Boomer:  
Born 1946 to 1964

**18.2%**

Generation X:  
Born 1965 to 1980

**24.1%**

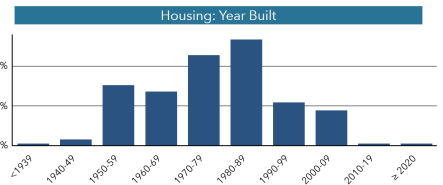
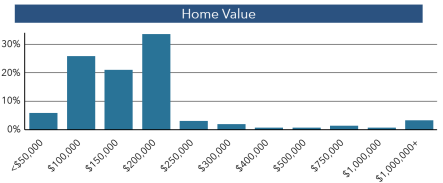
Millennial:  
Born 1981 to 1998

**25.1%**

Generation Z:  
Born 1999 to 2016

**8.2%**

Alpha: Born  
2017 to Present



Source: Esri, Esri-U.S. BLS, ACS  
Esri forecasts for 2022, 2027, 2022, 2017-2021  
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# INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)



## POPULATION TRENDS AND KEY INDICATORS

3-mile ring  
2625 North Dallas Avenue, Lancaster, TX, 75207

<b>42,548</b>	<b>14,061</b>	<b>3.00</b>	<b>34.0</b>	<b>\$60,248</b>	<b>\$180,208</b>	<b>53</b>	<b>131</b>	<b>69</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

### MORTGAGE INDICATORS



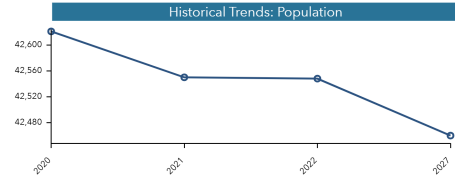
**\$8,717**

Avg Spent on Mortgage & Basics

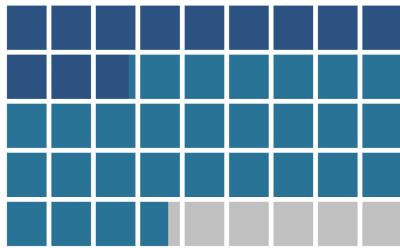


**15.8%**

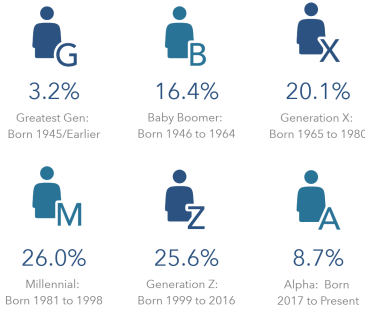
Percent of Income for Mortgage



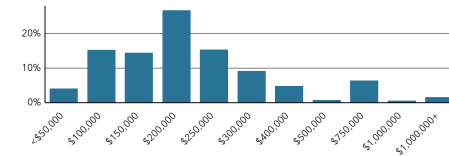
### POPULATION BY AGE



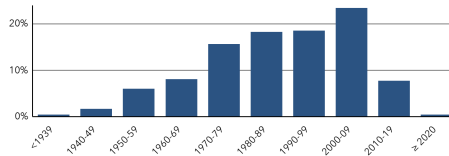
### POPULATION BY GENERATION



### Home Value



### Housing: Year Built



esri | THE SOURCE INVENT  
Source: Esri, Esri-U.S. BLS, ACS  
Esri forecasts for 2022, 2027, 2022, 2017-2021  
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**Aerial view of the subject property**



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