



FOR SALE

20.12 AC

2800 W BELT LINE RD, LANCASTER, TX

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MONUMENT REALTY

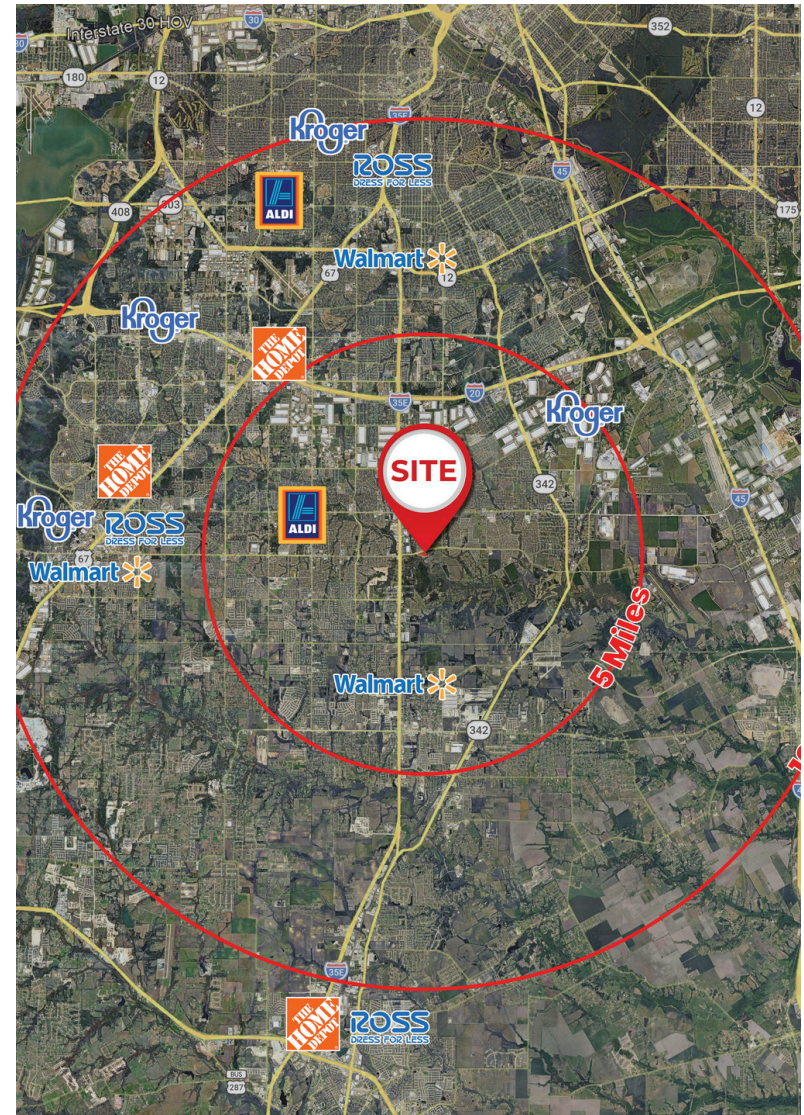
CHENEY GROUP

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EXECUTIVE SUMMARY

2800 W Belt Line Road is a **20.12-acre commercial land opportunity** in **Lancaster, TX**, positioned between West Belt Line Road and West Main Street within the city limits of Lancaster, Dallas County. The property is zoned **Neighborhood Services (NS)** with development potential up to 35 feet (2.5 stories) and a 0.5:1 FAR, and is located within the Mills Branch Overlay District, promoting high-quality design standards. The site is well-suited for **retail, neighborhood commercial, mixed-use, and community-focused developments**.

Lancaster is rapidly emerging as a major economic hub in southern Dallas County. **Yondr Group**, a global hyperscale data center developer backed by DigitalBridge and La Caisse, has secured a **163-acre site in Lancaster for a 550 MW data center campus expected to break ground in 2026**. Additionally, Walmart operates a 2.5-million-square-foot Generation Fulfillment Center on Belt Line Road, and Ranpak Holdings has announced an expanded AI-powered packaging partnership with Walmart across these facilities. These anchors, combined with Lincoln Property Company's planned 131-acre data center campus, underscore Lancaster's transformation into a regional center for logistics, technology, and digital infrastructure.

The site benefits from significant planned infrastructure investment. **West Belt Line Road is slated for reconstruction as a 4-lane divided major arterial** from Blue Grove Road to Main Street, directly enhancing site access and visibility. Loop 9, a major new-location highway connecting US 67 to I-20 through southern Dallas County, has Segment B (I-35E to I-45) open to traffic with interchange work continuing through 2028. The Dallas County Inland Port (DCIP) Multimodal Connectivity Project is improving Belt Line Road and Sunrise Road in the heart of the logistics corridor. A 12-inch watermain and wastewater line run along the north side of Belt Line Road, and full electricity and telecom infrastructure is available on-site.

LANCASTER, TX



LANCASTER, TX

LOCATION

2800 W BELT LINE RD, LANCASTER, TX 75146

ZONING

NEIGHBORHOOD SERVICES (NS)

UTILITIES

12" WATERMAIN & WASTEWATER (BELT LINE RD);
FULL ELECTRIC & TELECOM

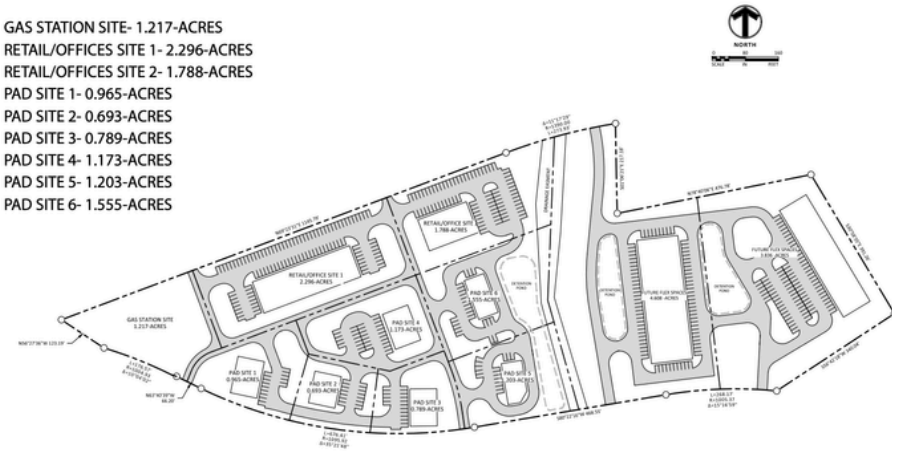
ROAD IMPROVEMENTS

BELT LINE RD RECONSTRUCTION TO 4-LANE DIVIDED ARTERIAL;
LOOP 9 SEGMENT B OPEN

HIGHLIGHTS

- ★ Surrounded by established residential communities and open green spaces, with proximity to commercial corridors and growing rooftops — positioned for neighborhood-serving retail, mixed-use, or community-focused development in a high-growth submarket
- ★ Anchored by major institutional investment — Yondr Group's 550 MW hyperscale data center campus (163 acres, breaking ground 2026), Walmart's 2.5M SF fulfillment center on Belt Line Road, and Lincoln Property Company's planned 131-acre data center campus are transforming Lancaster into a regional hub for logistics and digital infrastructure.
- ★ Fully served by City of Lancaster utilities (CCN) — 12-inch watermain and wastewater line along the north side of Belt Line Road, with full on-site electricity and telecom infrastructure in place.

GAS STATION SITE- 1.217-ACRES
RETAIL/OFFICES SITE 1- 2.296-ACRES
RETAIL/OFFICES SITE 2- 1.788-ACRES
PAD SITE 1- 0.965-ACRES
PAD SITE 2- 0.693-ACRES
PAD SITE 3- 0.789-ACRES
PAD SITE 4- 1.173-ACRES
PAD SITE 5- 1.203-ACRES
PAD SITE 6- 1.555-ACRES

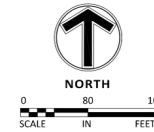


Lancaster 20.12-ac Tract
Conceptual Site Plan



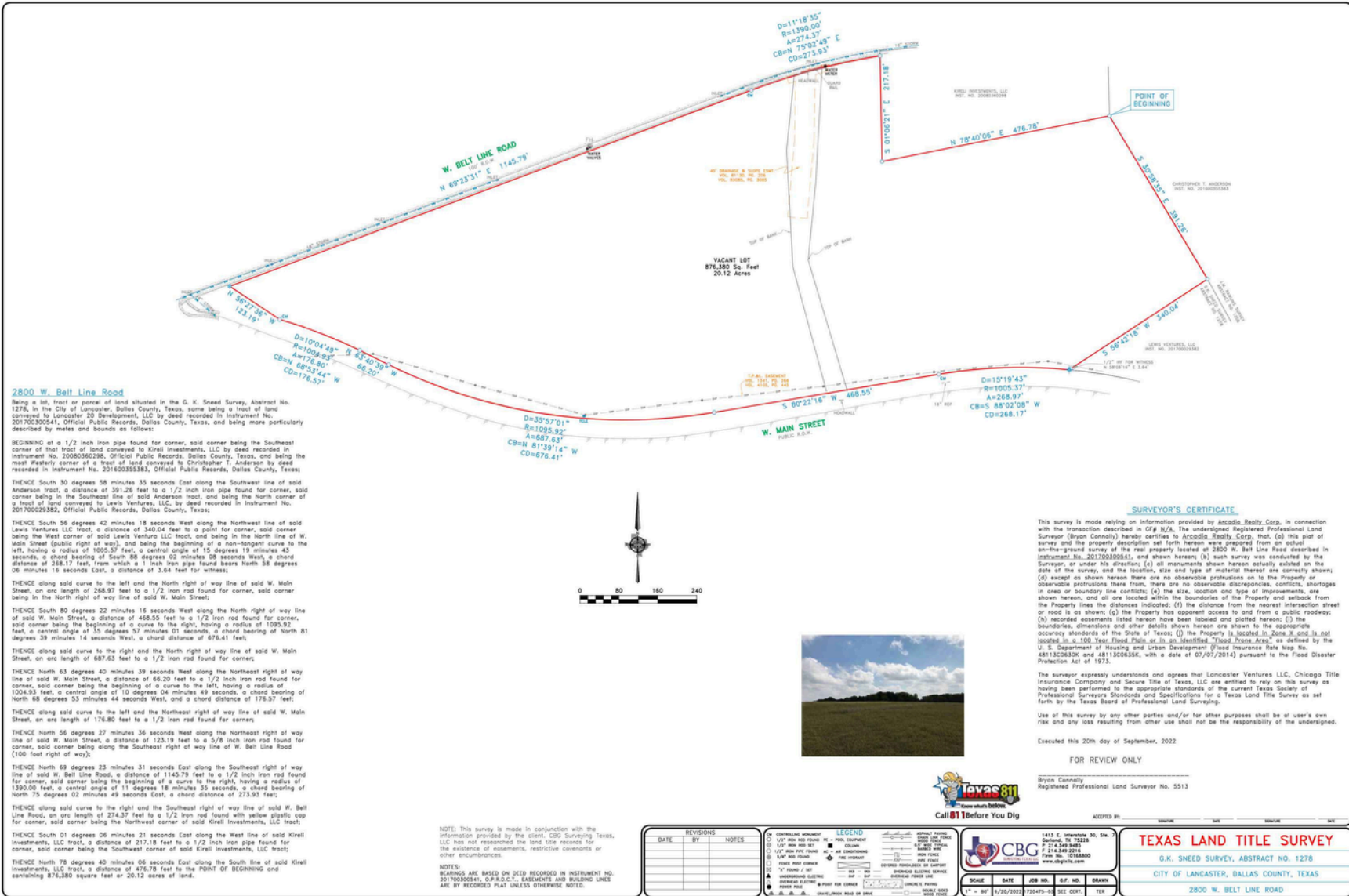
PROPOSED PLAN

GAS STATION SITE- 1.217-ACRES
 RETAIL/OFFICES SITE 1- 2.296-ACRES
 RETAIL/OFFICES SITE 2- 1.788-ACRES
 PAD SITE 1- 0.965-ACRES PAD SITE 2-
 0.693-ACRES PAD SITE 3- 0.789-
 ACRES PAD SITE 4- 1.173-ACRES PAD
 SITE 5- 1.203-ACRES PAD SITE 6-
 1.555-ACRES



Lancaster 20.12-ac Tract Conceptual Site Plan

SURVEY



LANCASTER, TX



LANCASTER, TX



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Lancaster sits approximately 15 miles south of downtown Dallas along the I-35E corridor, within Dallas County and the heart of the fourth-largest and fastest-growing metro in the U.S. Population is ~41,000, with a median age of 35.7 and a median household income of ~\$68,300. The median home sale price is approximately \$260K, and about 60% of the city's 30 square miles remains undeveloped — offering significant room for continued growth.

Growth is powered by massive logistics and data center investment. Walmart operates a 2.5-million-square-foot Generation Fulfillment Center on Belt Line Road, and Yondr Group has secured 163 acres for a 550 MW hyperscale data center campus breaking ground in 2026. Lincoln Property Company is planning a 131-acre data center campus nearby. McKinley Packaging has opened operations in the city, and DSV built a 1-million-SF distribution facility. Lancaster is a key node within the Southern Dallas County Inland Port, the region's premier logistics corridor, with direct access to three interstates (I-35E, I-20, I-45), Loop 9, Union Pacific's Dallas Intermodal Terminal, and Lancaster Regional Airport. Workforce training is supported by Dallas College (Cedar Valley Campus) and the University of North Texas at Dallas. Lancaster ISD is the first district-wide STEM district in Texas, and DART bus and rail service connect residents to the broader Metroplex — positioning Lancaster for sustained residential and commercial expansion.



OUR TEAM



AKASH KHANNA
COMMERCIAL LEAD



JEFF CHENEY
BROKER/TEAM LEAD

INVESTMENT SALES | ACQUISITION | LEASING | TENANT REPRESENTATION

*The information contained herein was obtained from sources deemed reliable; however, Cheney Group, Monument Realty, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



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