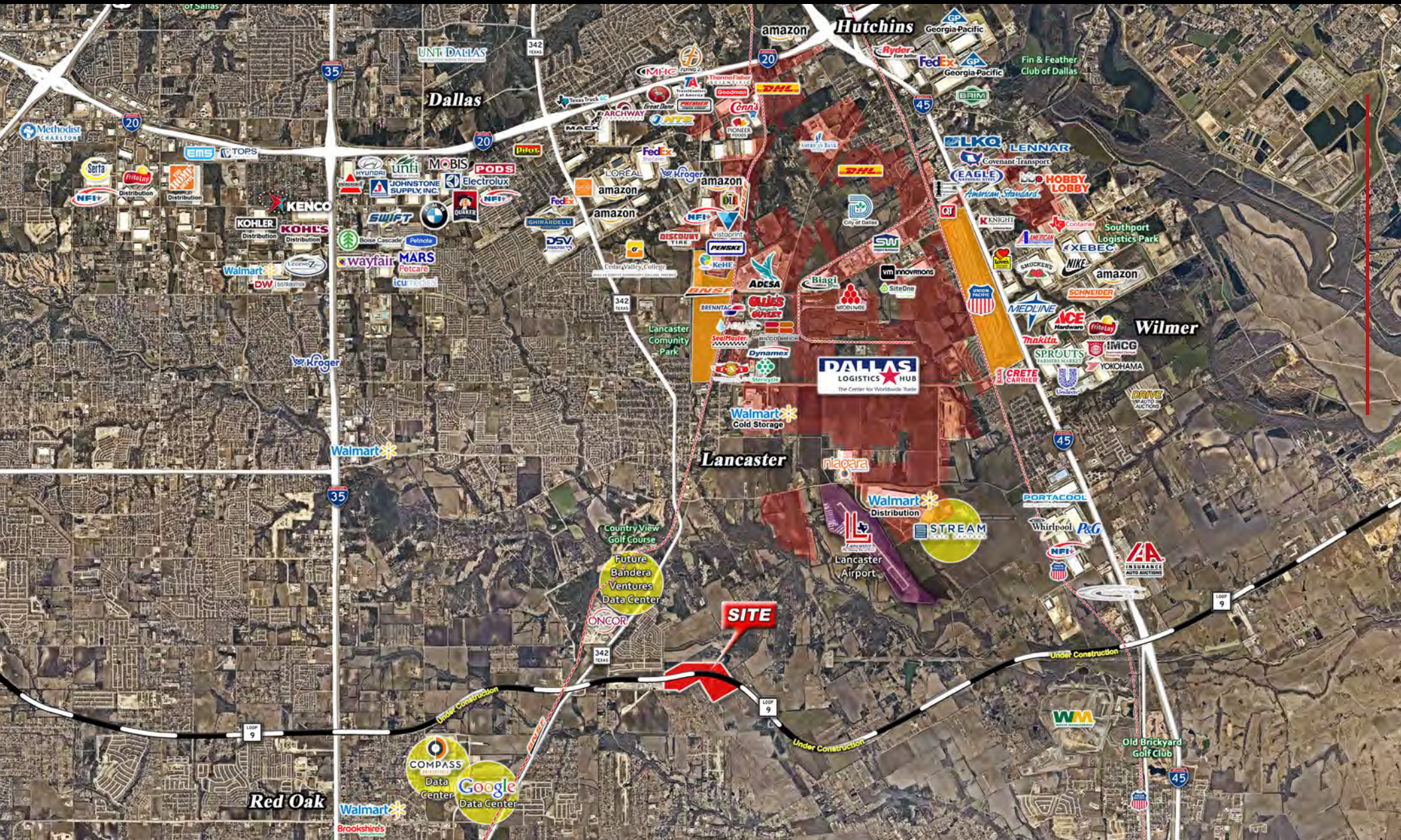


# ±110 ACRES FOR SALE OR BUILD TO SUIT

Located on Loop 9/SH-190 in Lancaster, Texas 75146



Russ Webb, CCIM | C: 817.233.7100 | [rwebb@silveroakcre.com](mailto:rwebb@silveroakcre.com)  
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Located on Loop 9/SH-190 in Lancaster, Texas 75146

## LOCATION

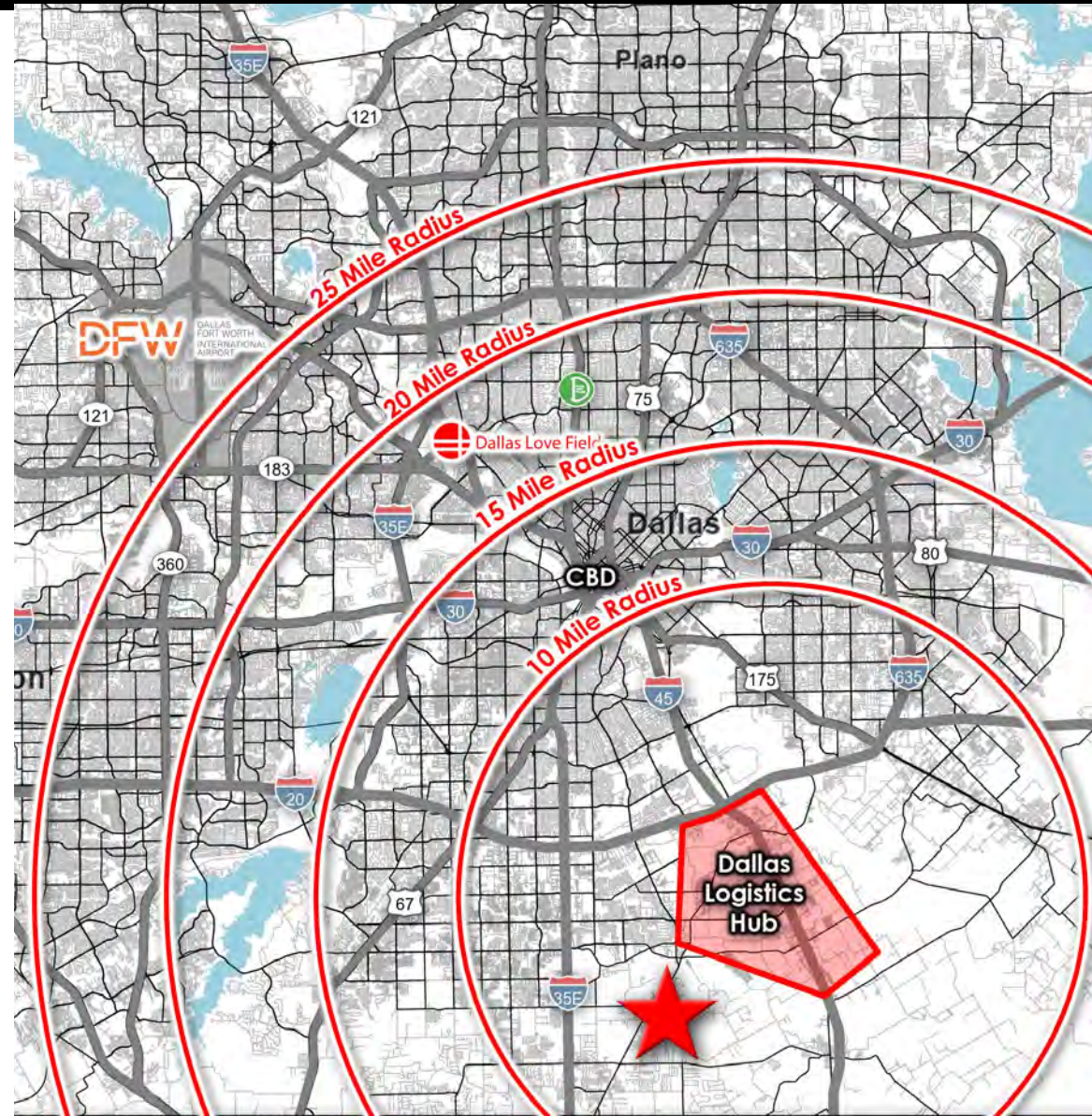
635 E Reindeer Rd  
Lancaster, Texas 75146

## SIZE

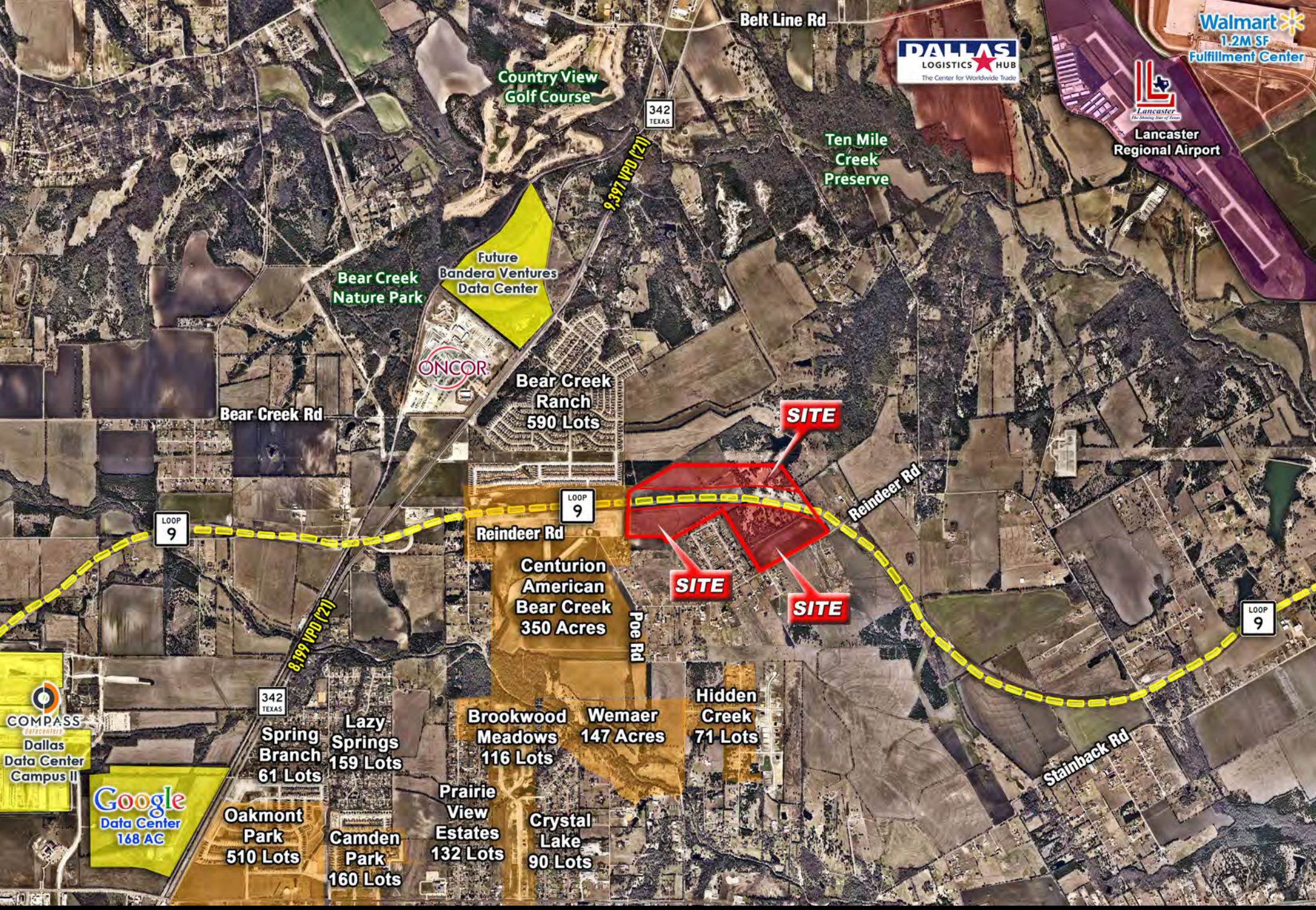
±110 Acres Total (may divide)

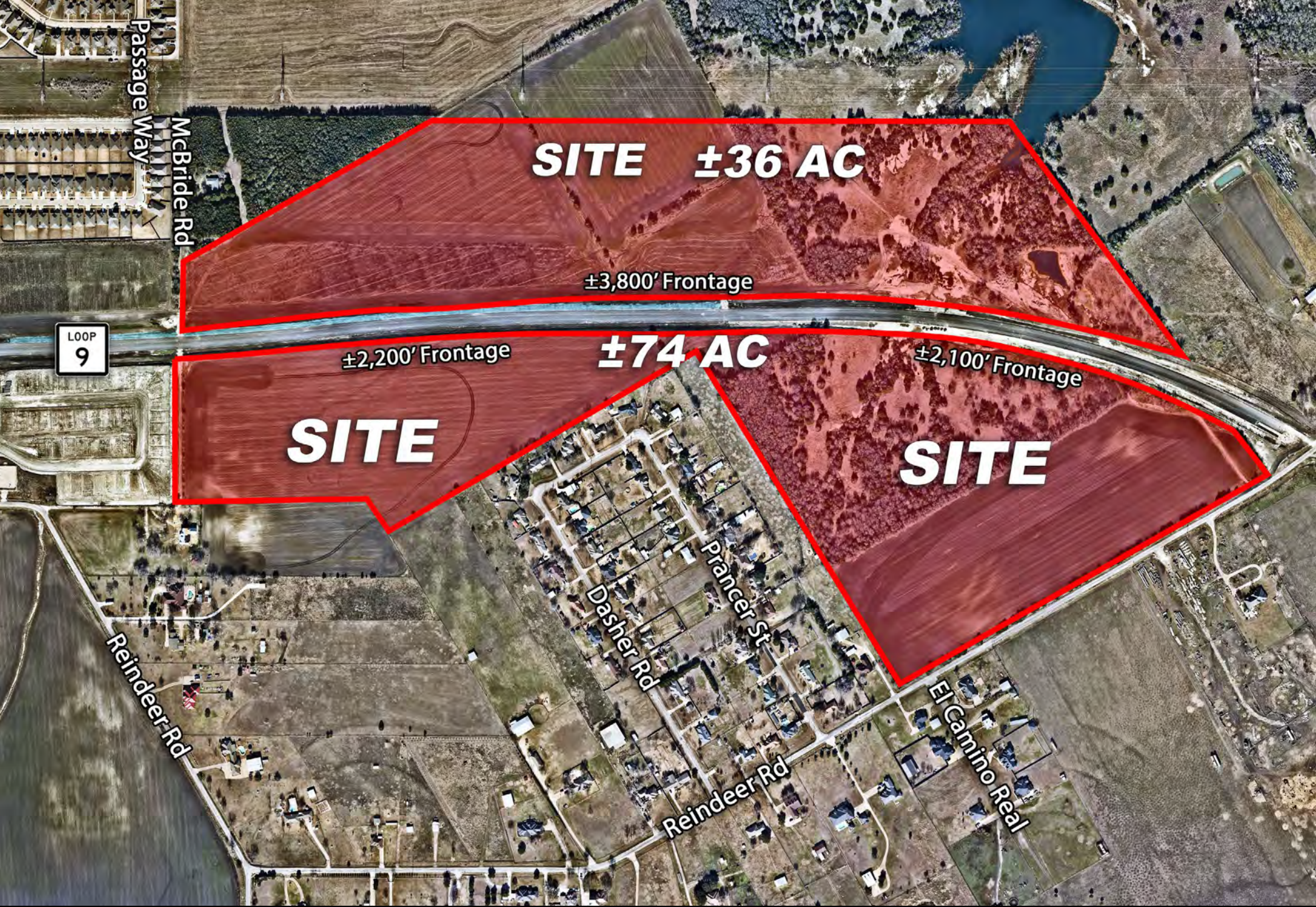
## PROPERTY OVERVIEW

- 110-acres of raw land in Lancaster, Texas available for Sale or Build to Suit
- Ideally located between IH-35 and IH-45, approximately 16 miles south of the Dallas Central Business District
- Minutes to the Dallas Logistics Hub, the largest logistics park in North America
- The influx of new developments to this area of South Dallas has prompted the development of the Union Pacific Railway intermodal facility and the BSNF Railway intermodal facility
- The future cargo airport for the Dallas Logistics Hub will be situated within the existing Lancaster Airport.
- Beneficial Loop 9 frontage - connector thoroughfare between Interstate 35 and Interstate 45
- Southeast Dallas is one of the fastest growing industrial markets in the United States with over 10 million SF of Industrial / Logistics / Fulfillment / Data Center uses in development.



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**SITE ±36 AC**

±3,800' Frontage

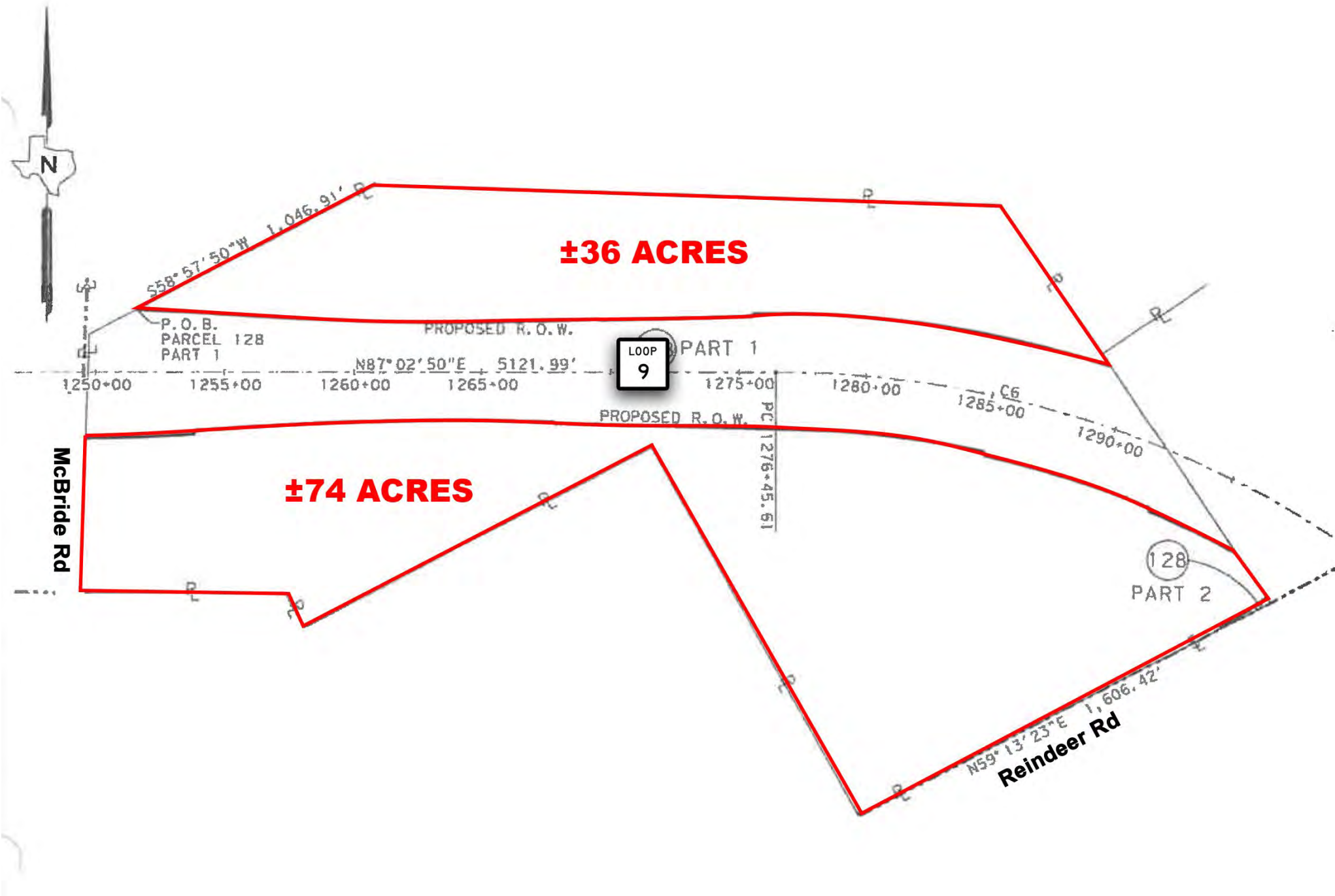
±2,200' Frontage

**±74 AC**

±2,100' Frontage

**SITE**

**SITE**





## Lancaster: A Proud Past & A Bright Future

Founded in 1852 as a frontier post, Lancaster is one of the oldest communities in the Dallas, Texas, area. And its future has never looked brighter.

The city's pro sustainable-growth stance has helped usher in a new era of prosperity. In recent years Lancaster has enjoyed:

- Record residential growth
- Record industrial expansion (Brenntag Southwest, Swift, Argent/ProLogis)
- Upgraded municipal bond rating (S&P "A")
- \$110 million LISD bond package passed by 3:1 margin
- City-wide "Triple Freeport"
- Over \$3 million expansion of Lancaster Airport
- \$16.8 million bond package also passed by 3:1 margin

Lancaster's pro quality-growth Mayor, Council and city staff are securing a brighter future by saying "yes" to new growth initiatives including:

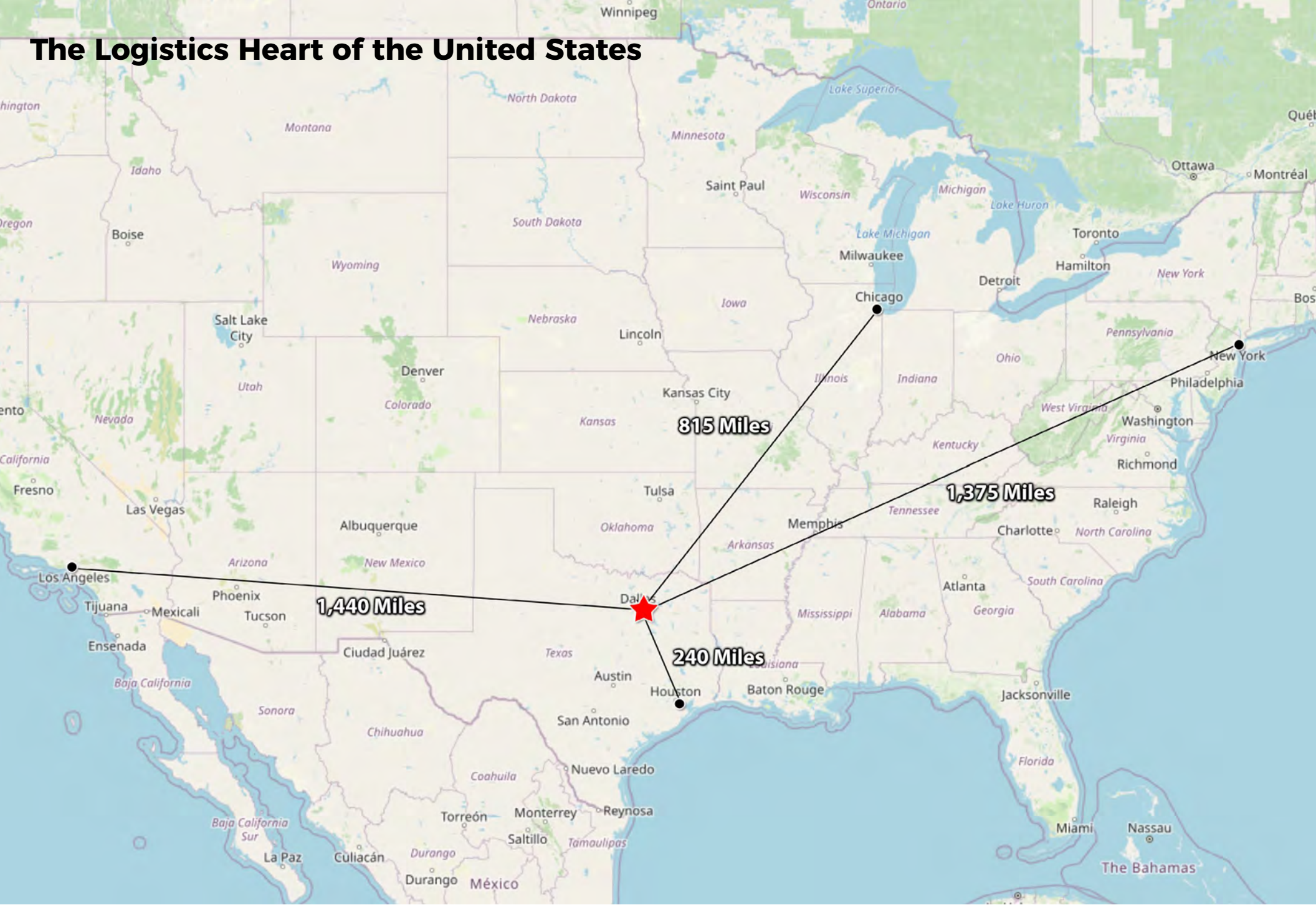
- Yes to a preferred alignment of Loop 9
- Yes to a comprehensive land use plan
- Yes to an updated and ambitious thoroughfare plan
- Yes to an I-20 traffic access plan developed by property owner input and extensive Texas Department Of Transportation (TxDOT) coordination
- Yes to a series of special overlay districts to further promote unique development opportunities
- Yes to an ambitious "LNC" Airport Master Plan

Lancaster's position within the Dallas/Fort Worth Metroplex ensures access to a large, high quality workforce. Lancaster also enjoys proximity to the University of North Texas, Dallas, the only accredited four-year public university in Dallas County.



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# The Logistics Heart of the United States





## Information About Brokerage Services

Texas law requires all real estate licensees 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:
  - 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.

Silver Oak Commercial Realty	9000679	info@silveroakcre.com	(817)849-8282
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James R. Leatherwood	493949	jleatherwood@silveroakcre.com	(817)849-8282
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Russell Webb	488983	rwebb@silveroakcre.com	(817)233-7100
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date  
FORMS