



193 Acres For Sale

Between I-35 and I-45 on Belt Line Rd
Lancaster, Texas 75146

LAND FOR SALE



PROPERTY HIGHLIGHTS

- Zoning: Light Industrial
- Located on Belt Line Rd, between I-35 and I-45 in Lancaster, Texas.
- Site is just west of Lancaster Airport
- Near Union Pacific Dallas Intermodal Terminal
- Sewer - southside of property Trinity River Authority (54" & 39")
- Water - Northside of property within Beltline Road (12")

LOCATION

Belt Line Rd, between I-45 & I-35
Lancaster, Texas 75146

AVAILABLE

25 to 193 Acres

PRICING

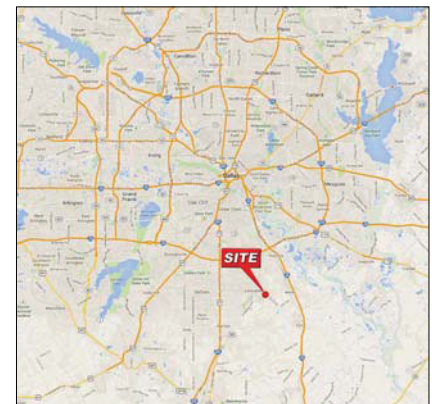
\$1.50 per foot

DEMOGRAPHIC SNAPSHOT

	2 miles	3 miles	5 miles
2013 Population	5,383	16,412	52,832
Workplace Emp.	3,008	5,656	13,602
Avg. HH Income	\$57,158	\$57,586	\$60,228

TRAFFIC COUNTS

I-35: 131,000 VPD | I-45: 39,000 (TXDOT 2012)
Belt Line Rd: 5,121 VPD (TXDOT 2009)



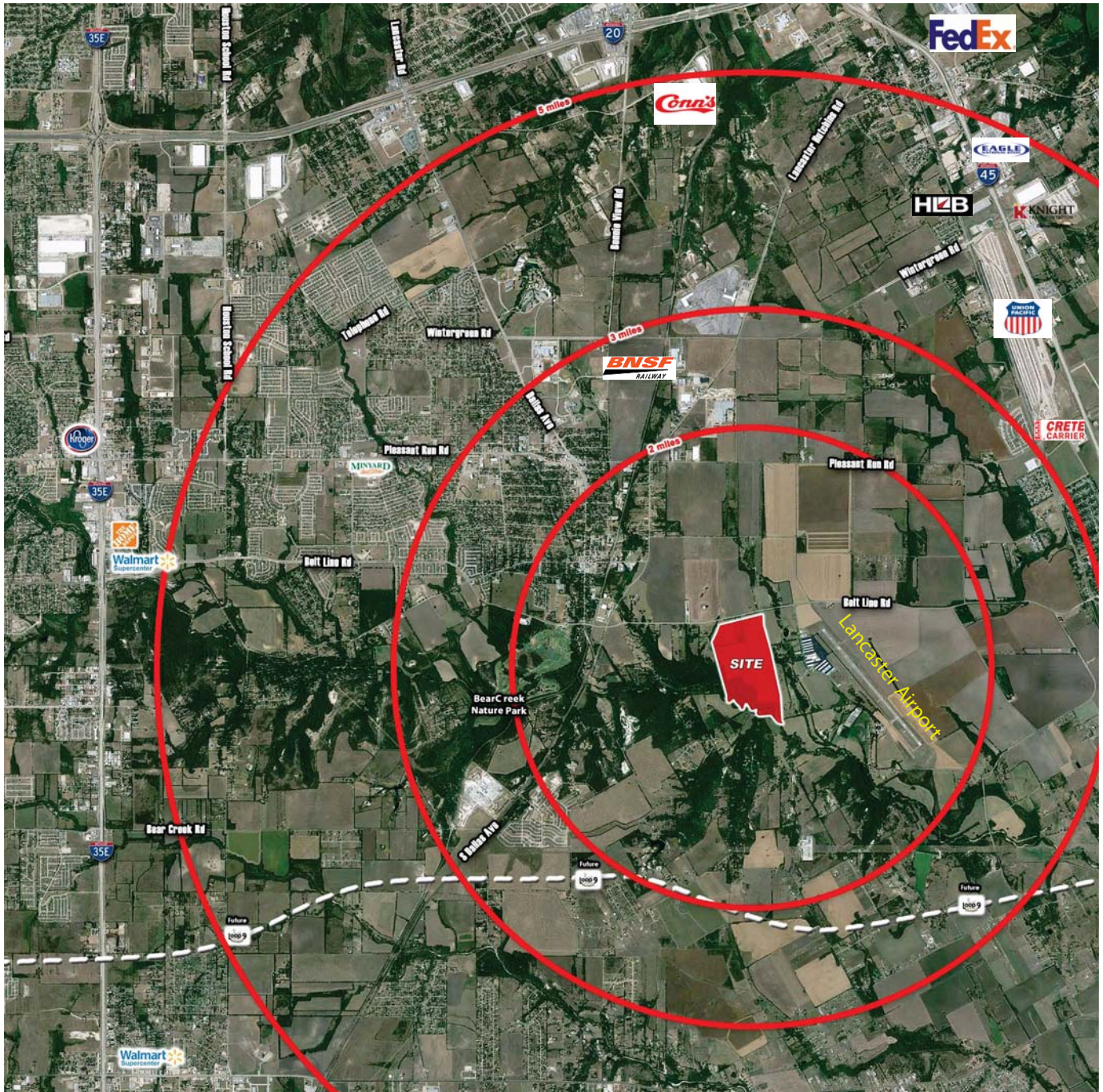


193 Acres For Sale

Between I-35 and I-45 on Belt Line Rd

Lancaster, Texas 75146

Aerial



Thomas Slowbe • o: 972.529.4472 • c: 214.952.2299 • thomas@sphere-realty.com

www.sphere-realty.com

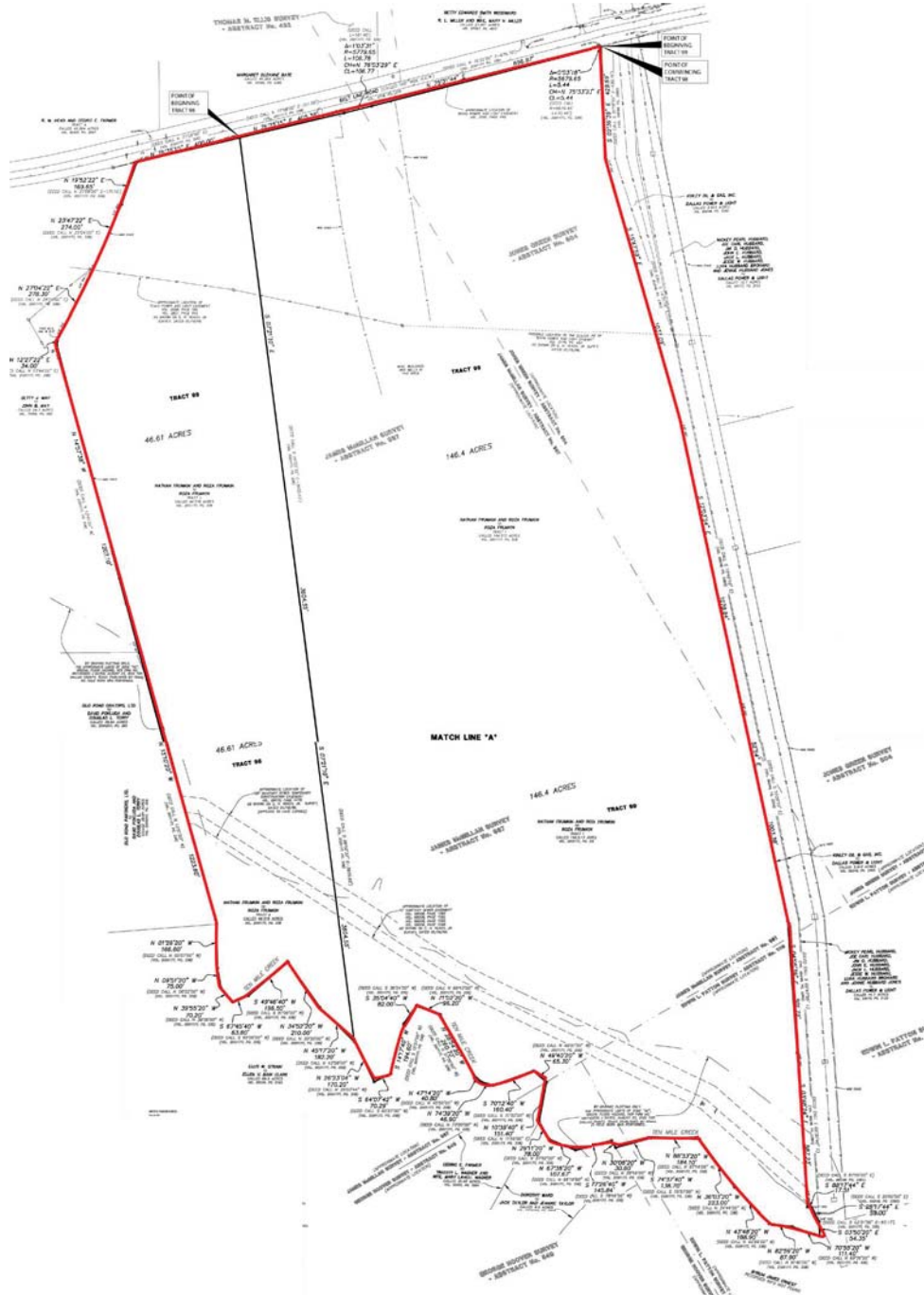


193 Acres For Sale

Between I-35 and I-45 on Belt Line Rd

Lancaster, Texas 75146

Survey



Thomas Slowbe • o: 972.529.4472 • c: 214.952.2299 • thomas@sphere-realty.com

www.sphere-realty.com