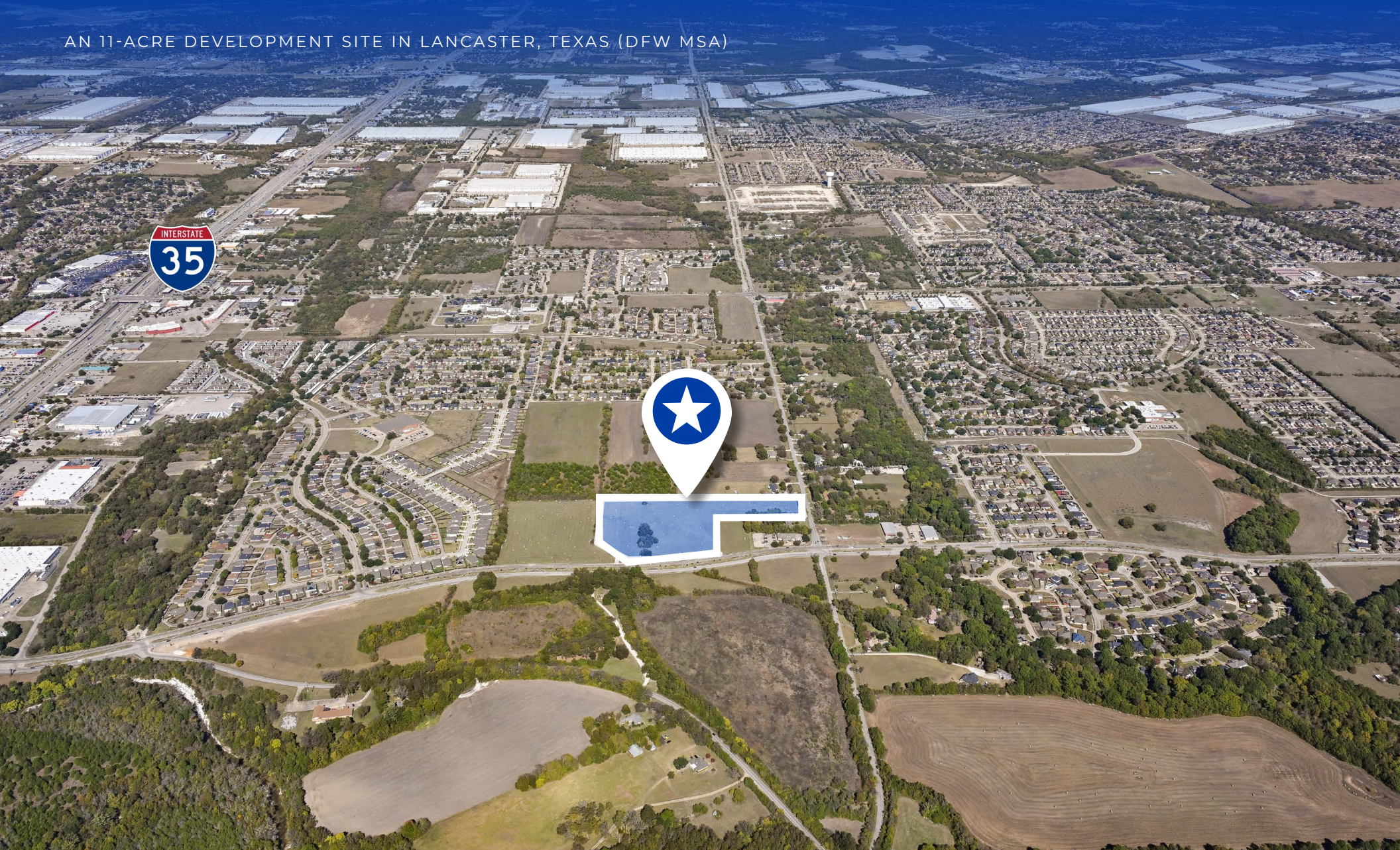


OFFERING MEMORANDUM

# Lancaster 11 Development Site

1001 N Houston School Rd, Lancaster, TX 75146

AN 11-ACRE DEVELOPMENT SITE IN LANCASTER, TEXAS (DFW MSA)





### LANCASTER 11 DEVELOPMENT SITE PROJECT LEADS

**WILLIAM ROSATTI, CCIM**  
Senior Associate  
972.455.4922  
wrosatti@northmarq.com

**SHRAVAN VIJALAPURAM**  
Senior Associate  
972.455.1937  
svijalapuram@northmarq.com

*In Association with*  
**JOEL HEIKENFELD**  
TX Broker #535216

### NATIONAL DEVELOPMENT SERVICES

**SCOTT LAMONTAGNE**  
National Director  
512.450.6820  
slamontagne@northmarq.com

**JEANNETTE JASON**  
Senior Vice President  
813.254.4900  
jjason@northmarq.com

**DIANE SOGAL**  
Vice President  
512.450.6822  
dsogal@northmarq.com

**ALAN SPERLING**  
Vice President  
561.702.0202  
asperling@northmarq.com

**LINDSEY FAHEY**  
Vice President  
303.225.2139  
lfahey@northmarq.com

**WILL BAUGHER**  
Vice President  
410.296.0704  
wbaugher@northmarq.com

**ALEXANDRA STOELZLE**  
Vice President  
801.947.4708  
astoelzle@northmarq.com

**CHASE GARDNER**  
Associate Vice President  
512.450.6817  
csgardner@northmarq.com

**WILLIAM ROSATTI, CCIM**  
Senior Associate  
972.455.4922  
wrosatti@northmarq.com

**SHRAVAN VIJALAPURAM**  
Senior Associate  
972.455.1937  
svijalapuram@northmarq.com

**LOGAN PHILLIPS**  
Senior Associate  
704.258.1790  
lphillips@northmarq.com

**VIKAAS PATNI**  
Senior Associate  
513.828.6252  
vpatni@northmarq.com

**CONNOR COOK**  
Associate  
713.333.8821  
ccook@northmarq.com

**ALEX SCHMIDT-FELLNER**  
Associate  
512.450.6809  
aschmidtfellner@northmarq.com

**IAN O'MAHONY**  
Associate  
512.450.6801  
iomahony@northmarq.com

### DEBT + EQUITY

**WILL HARRINGTON**  
Vice President  
214.432.3332  
wharrington@NorthMarq.com

# Table of Contents



EXECUTIVE SUMMARY

04



INVESTMENT HIGHLIGHTS

08



LOCATION OVERVIEW

14



MAJOR EMPLOYERS

18



NOTABLE DEVELOPMENT PROJECTS

26

# 01

# EXECUTIVE SUMMARY



# Executive Summary

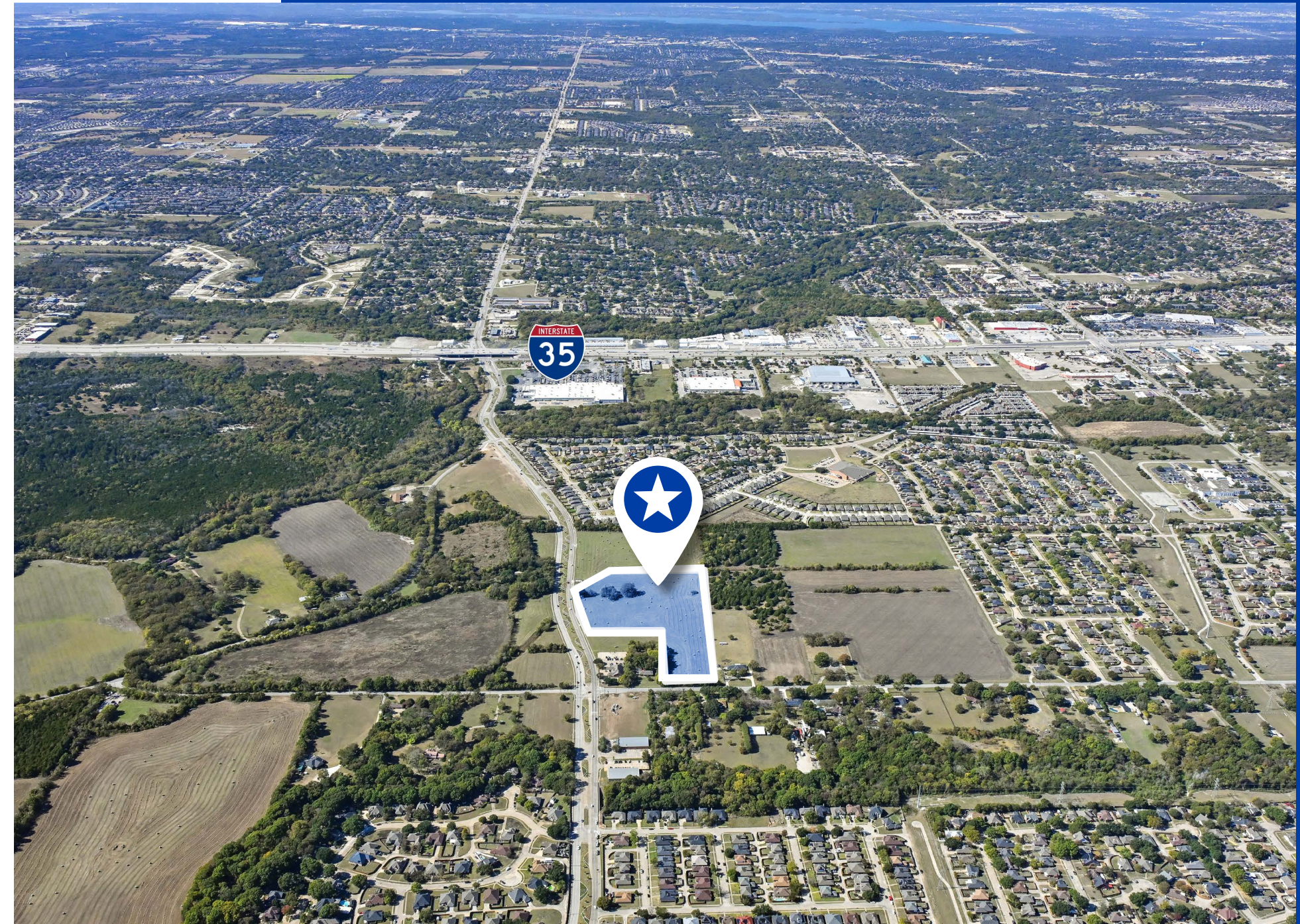
## Lancaster 11 Development Site

Northmarq is pleased to present the **Lancaster 11 Development Site**, an ±11-acre development site at 1001 N. Houston School Road in Lancaster, Texas. The property offers exceptional access to I-35E, I-20, I-45, and Loop 9, placing it within minutes of major logistics hubs, employers, and retail anchors that drive steady demand across South Dallas.

Backed by a growing population across the DFW MSA, pro-development city leadership, and strong regional connectivity, Lancaster continues to attract new residential and commercial investment. The site's location near educational, medical, and business centers positions it to capture the area's expanding housing and retail demand.

	<b>\$1,800,000</b> (\$3.76 psf) <i>Offering Price</i>		<b>±11 AC</b> <i>Total Acreage</i>		<b>Residential/ Commercial</b> <i>Projected Site Use</i>		<b>PD</b> <i>Zoning</i>
--	---	--	---------------------------------------	---	---	--	----------------------------

*Note: See Data Room For Zoning Ordinance*



# 02

# INVESTMENT HIGHLIGHTS



# Lancaster 11 Development Site

## Site Description

### PROPERTY SUMMARY

ADDRESS	1001 N Houston School Rd Lancaster, TX 75146
OFFERING PRICE	\$1,800,000 (\$3.76 psf)
TERMS	All Cash
ACREAGE	±11 AC
PARCEL ID NUMBER	65-12082-401-007-0000
TAX RATE	2.362101
COUNTY	Dallas County
SUBMARKET	Lancaster
CURRENT USE	Raw Land
PROJECTED SITE USE	Residential or Commercial
ZONING	Planned Development (PD)

### UTILITIES

UTILITIES	PROVIDER	LOCATION
WATER / WASTEWATER	City of Lancaster	To the site
ELECTRIC	Oncor Electric	To the site
FOOTNOTE	12 inch water line and 8 inch sewer line under Belt Line Road	

### TAX GRID

CITY OF LANCASTER	0.604606
DALLAS COLLEGE	0.105595
DALLAS COUNTY	0.2155
LANCASTER ISD	1.2244
PARKLAND HOSPITAL	0.212
<b>TOTAL TAX RATE</b>	<b>2.362101</b>



# Lancaster, Texas *Demographics*



**8.3M**

Population  
(DFW MSA)



**41,000+**

Population  
(City of Lancaster)



**\$94,400**

Median Income  
1-Mile Radius



**107,000 VPD**

I-35E Traffic Count



**24,000 VPD**

Pleasant Run Rd Traffic Count



# Lancaster, Texas *Market Statistics*



Known as "The City of Trees," Lancaster is celebrated for its historic downtown square and rich heritage dating back to its founding in 1852.



In 2019, Lancaster was one of only 10 U.S. communities selected for the National Civic League "All-America City" award for community health and civic engagement.

## WORKFORCE

**4,548,226**

LABOR FORCE  
(DFW MSA)

**3**

TOP  
INDUSTRIES



MANUFACTURING



LOGISTICS /  
TRANSPORTATION



CONSUMER TRADE / RETAIL SERVICES

# 03

# LOCATION OVERVIEW



# Lancaster, TX

The Lancaster 11 Development Site is located at 1001 N. Houston School Road within Dallas County and the Dallas–Fort Worth MSA, one of the nation’s fastest-growing metropolitan regions. The property offers exceptional connectivity via I-35, I-20, I-45, and Loop 9, providing direct access to the region’s expansive freight and commuter network. The site lies near the Union Pacific Intermodal Hub and the broader Dallas Logistics Hub, positioning it at the center of South Dallas’ thriving industrial and transportation corridor.

Lancaster continues to experience strong population and employment growth, supported by its proximity to the Dallas–Fort Worth economy and proactive economic-development leadership. The city’s Economic Development Corporation actively encourages new residential and commercial investment, promoting high-quality housing, neighborhood retail, and office projects that enhance community livability. Downtown Lancaster has undergone steady reinvestment, while the Belt Line Road corridor features strong retail anchors such as Walmart Supercenter, restaurants, banking, and daily-needs services.

The site is also proximate to key regional employers and amenities, including Dallas College – Cedar Valley Campus, UNT Dallas, Methodist Charlton Medical Center, and the Shops at RedBird Medical Campus, all within a 15-minute drive. For commercial users, the property’s access to Lancaster Regional Airport provides additional connectivity. Backed by supportive city leadership, a healthy consumer base, and robust transportation infrastructure, Lancaster offers a prime opportunity to capture South Dallas’ expanding residential and commercial demand.



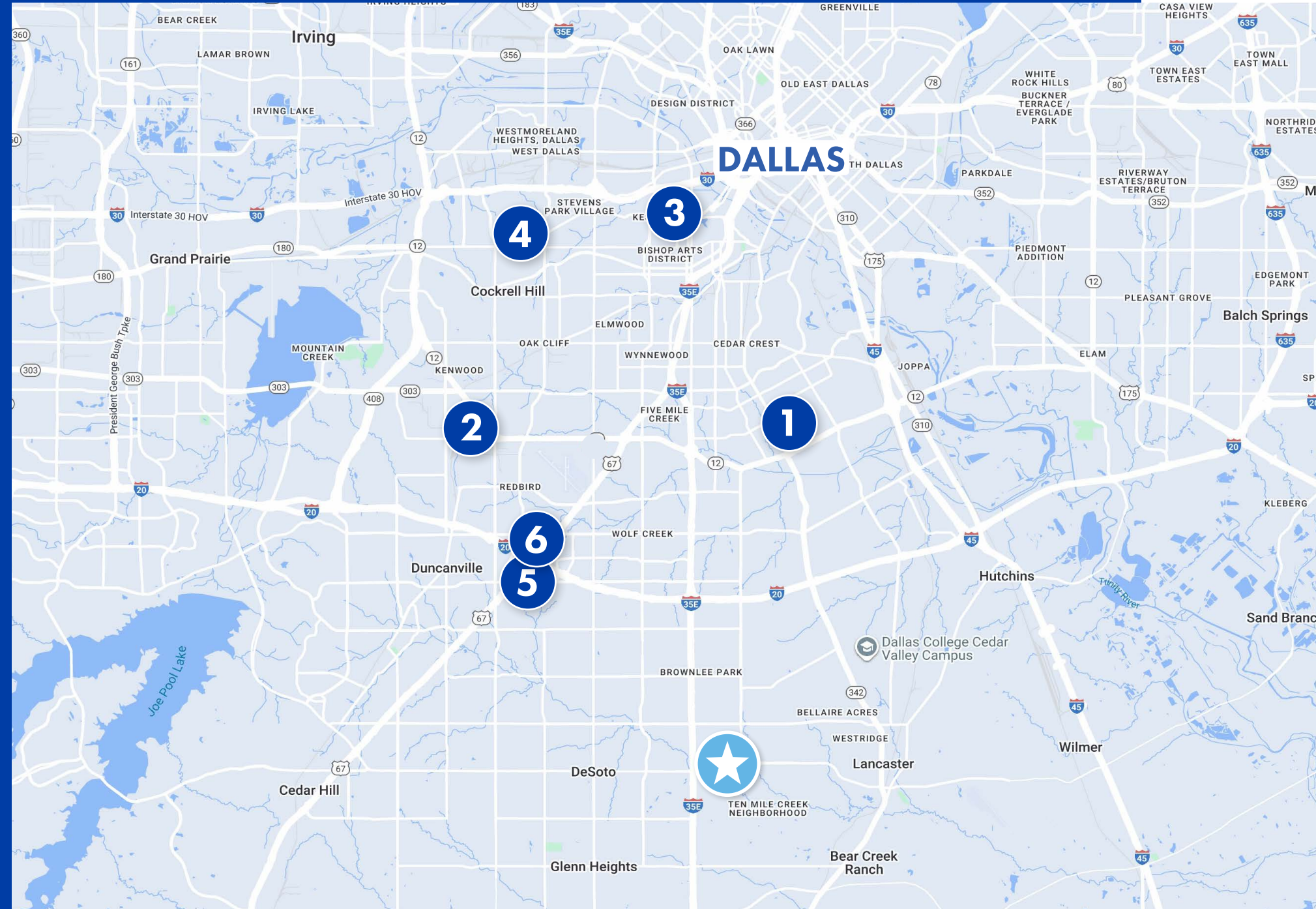
04

MAJOR  
EMPLOYERS



# Major Employers

#	EMPLOYER	EMPLOYEES	DISTANCE FROM SITE
1	VA North Texas Health Care System	3,938	20 min
2	Army & Air Force Exchange Service	3,100	19 min
3	Methodist Dallas Medical Center	2,800	20 min
4	Quality Cabinets	2,400	30 min
5	Methodist Charlton Medical Center	1,821	14 min
6	Chime Solutions	1,000	16 min





# Methodist Dallas Medical Center

Methodist Dallas Medical Center, located about 20 minutes north, employs around 2,800 people and serves as a major healthcare anchor in southern Dallas. As part of the Methodist Health System, it provides advanced medical services and creates a strong employment base in healthcare and support services, driving both daytime population and residential demand within the Lancaster area.



# VA North Texas Health Care System

The VA North Texas Health Care System, employing almost 4,000 people, is one of the largest healthcare providers in the Dallas region. Located just 20 minutes from Lancaster, the VA campus serves veterans across North Texas with medical, surgical, and mental health services. Its continued growth supports a broad network of healthcare professionals, admin staff, and medical suppliers throughout Dallas County.



## Army & Air Force Exchange Service (AAFES)

The Army & Air Force Exchange Service (AAFES), headquartered nearby, employs more than 3,100 people and provides retail, logistics, and operational support to U.S. military installations worldwide. With a distribution center less than a 20 minute drive from Lancaster, AAFES plays a key role in regional employment and logistics, benefiting from the area's strong transportation network.

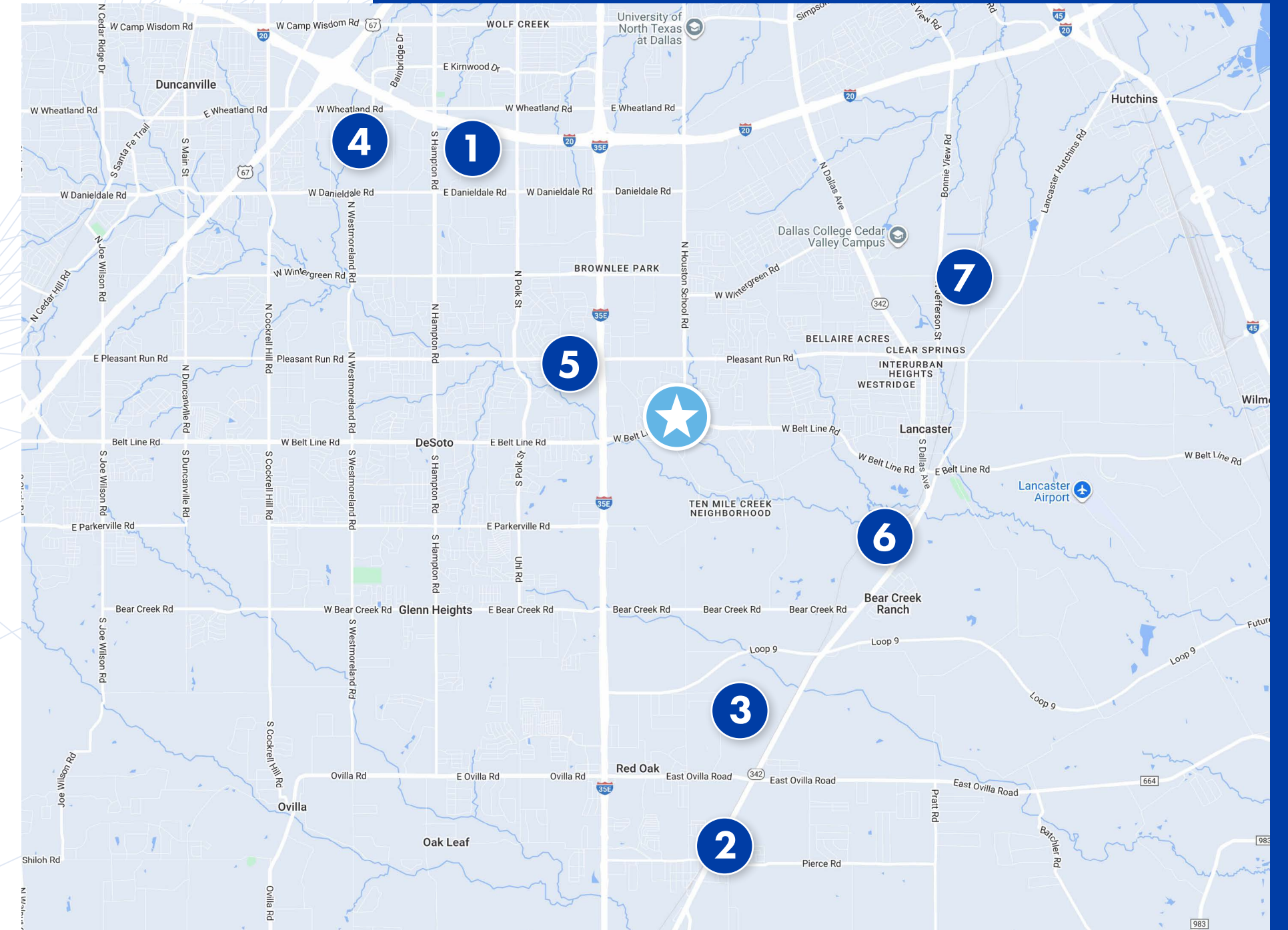
05

NOTABLE  
DEVELOPMENT  
PROJECTS



# Notable Development Projects

#	PROJECT / ADDRESS	DESCRIPTION
1	<b>IAC Beckleymeade</b> 2303 Beckleymeade Ave, Dallas, TX 75232	± 240,000 SF of Industrial Distribution Warehouses
2	<b>150 Valley Ridge Drive</b> 150 Vly Rdg Dr, Red Oak, TX 75154	± 16,000 SF of Retail (Under Construction)
3	<b>500 Austin Blvd</b> 500 Austin Blvd, Red Oak, TX 75154	± 1.25 million SF of Data Centers (Under Construction)
4	<b>The Grace at Creekside</b> 9101 Old Hickory Trail, Dallas, TX 75237	279 Apartment Units (Under Construction)
5	<b>Cold Summit Dallas II</b> 1110 E Pleasant Run Rd, Lancaster, TX 75134	± 365,000 SF of Industrial/Cold Storage
6	<b>PowerCampus Dallas</b> Old Red Oak Rd, Lancaster, TX 75146	± 1 million SF of Data Centers (Under Construction)
7	<b>Wintergreen Industrial Park</b> 600 E Wintergreen Rd, Lancaster, TX 75134	± 800,000 SF of Industrial Warehouses





## LANCASTER 11 DEVELOPMENT SITE PROJECT LEADS

### **WILLIAM ROSATTI, CCIM**

Senior Associate  
972.455.4922  
wrosatti@northmarq.com

### **SHRAVAN VIJALAPURAM**

Senior Associate  
972.455.1937  
svijalapuram@northmarq.com

*In Association with*  
**JOEL HEIKENFELD**  
TX Broker #535216

## NATIONAL DEVELOPMENT SERVICES

### **SCOTT LAMONTAGNE**

National Director  
512.450.6820  
slamontagne@northmarq.com

### **JEANNETTE JASON**

Senior Vice President  
813.254.4900  
jjason@northmarq.com

### **DIANE SOGAL**

Vice President  
512.450.6822  
dsogal@northmarq.com

### **ALAN SPERLING**

Vice President  
561.702.0202  
asperling@northmarq.com

### **LINDSEY FAHEY**

Vice President  
303.225.2139  
lfahey@northmarq.com

### **WILL BAUGHER**

Vice President  
410.296.0704  
wbaugher@northmarq.com

### **ALEXANDRA STOELZLE**

Vice President  
801.947.4708  
astoelzle@northmarq.com

### **CHASE GARDNER**

Associate Vice President  
512.450.6817  
csgardner@northmarq.com

### **WILLIAM ROSATTI, CCIM**

Senior Associate  
972.455.4922  
wrosatti@northmarq.com

### **SHRAVAN VIJALAPURAM**

Senior Associate  
972.455.1937  
svijalapuram@northmarq.com

### **LOGAN PHILLIPS**

Senior Associate  
704.258.1790  
lphillips@northmarq.com

### **VIKAAS PATNI**

Senior Associate  
513.828.6252  
vpatni@northmarq.com

### **CONNOR COOK**

Associate  
713.333.8821  
ccook@northmarq.com

### **ALEX SCHMIDT-FELLNER**

Associate  
512.450.6809  
aschmidtfellner@northmarq.com

### **IAN O'MAHONY**

Associate  
512.450.6801  
iomahony@northmarq.com

## DEBT + EQUITY

### **WILL HARRINGTON**

Vice President  
214.432.3332  
wharrington@northmarq.com

## EXCLUSIVE REPRESENTATION

Northmarq is exclusively representing the seller in the disposition of **Lancaster 11 Development Site**.

## OFFERING STRUCTURE

**Lancaster 11 Development Site** is being offered at \$1,800,000, please contact broker for more information.

## ALL OFFERS SHOULD INCLUDE:

- Proposed purchase price
- Amount of earnest money, amount non-refundable
- Summary of closed transactions with references
- Timing for inspection period and closing
- Source of funds for the acquisition
- Development plans

## COMMUNICATION

All communications, inquiries and requests should be addressed to the Northmarq Team, as representatives of The Landowner. The Landowner at the property should not be directly contacted. The Landowner reserves the right to remove property from the market. The Landowner expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any given time or to extend the deadlines set forth in the time schedule.

## DISCLAIMER

This Offering Memorandum has been prepared solely for informational purposes to assist prospective investors in evaluating a potential real estate investment opportunity. Northmarq makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, completeness, accuracy, reliability, and fitness for any particular purpose. This document does not constitute an offer to sell or a solicitation of an offer to buy any securities, nor shall it be construed as investment, legal, or tax advice. Prospective investors are encouraged to conduct their own independent due diligence and consult with their financial, legal, and tax advisors before making any investment decisions. The projections, assumptions, and forward-looking statements included in this memorandum are for illustrative purposes only and are subject to significant uncertainties and risks. Actual results may differ materially from those expressed or implied. Past performance is not indicative of future results. By accepting this memorandum, the recipient agrees to keep its contents confidential and not to disclose or reproduce it, in whole or in part, without prior written consent. Neither the property owner nor any of its affiliates shall be liable for any loss or damage arising from reliance on the information contained herein. **ANY RELIANCE ON THE CONTENT OF THIS OFFERING MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

© 2026. All rights reserved.

# 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.



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

<b>Northmarq Multifamily, LLC</b>	<b>9007806</b>	<b>jheikenfeld@northmarq.com</b>	<b>(972) 455-1942</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joel Heikenfeld</b>	<b>535216</b>	<b>jheikenfeld@northmarq.com</b>	<b>(214) 632-5709</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Scott D. Lamontagne</b>	<b>509323</b>	<b>slamontagne@northmarq.com</b>	<b>(512) 450-6820</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>William Rosatti, CCIM</b>	<b>657149</b>	<b>wrosatti@northmarq.com</b>	<b>(972) 455-4922</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

