



# 193 Acres For Sale

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

LAND FOR SALE



### PROPERTY HIGHLIGHTS

- 193 acres available
- 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
- Zoning: Light Industrial
- Sewer - southside of property Trinity River Authority (54" & 39")
- Water - Northside of property within Beltline Road (18")

### LOCATION

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

### AVAILABLE

193 Acres

### PRICING

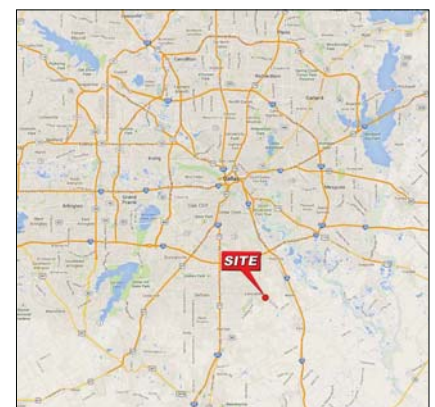
Contact Broker

### 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)



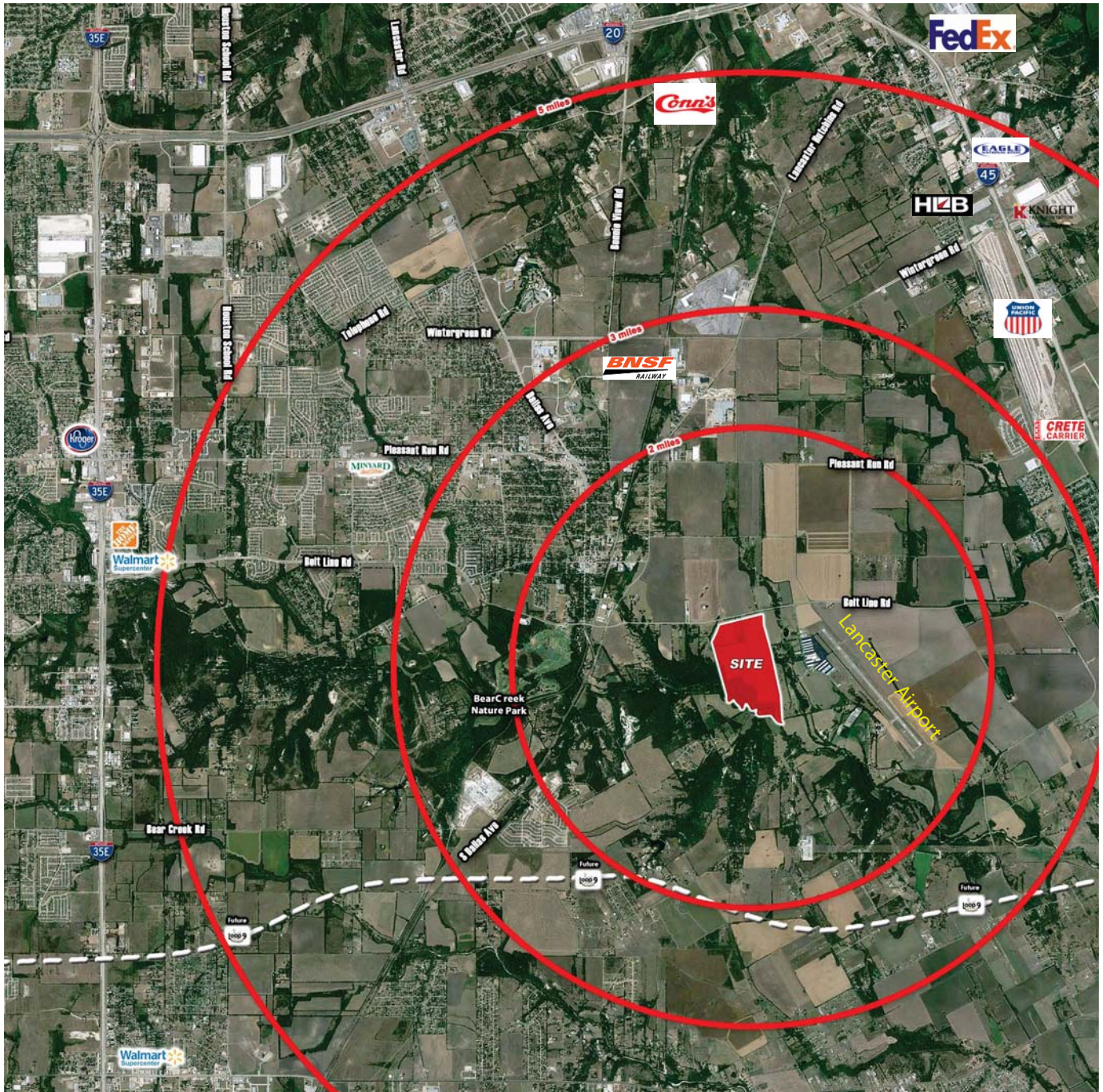


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## Aerial



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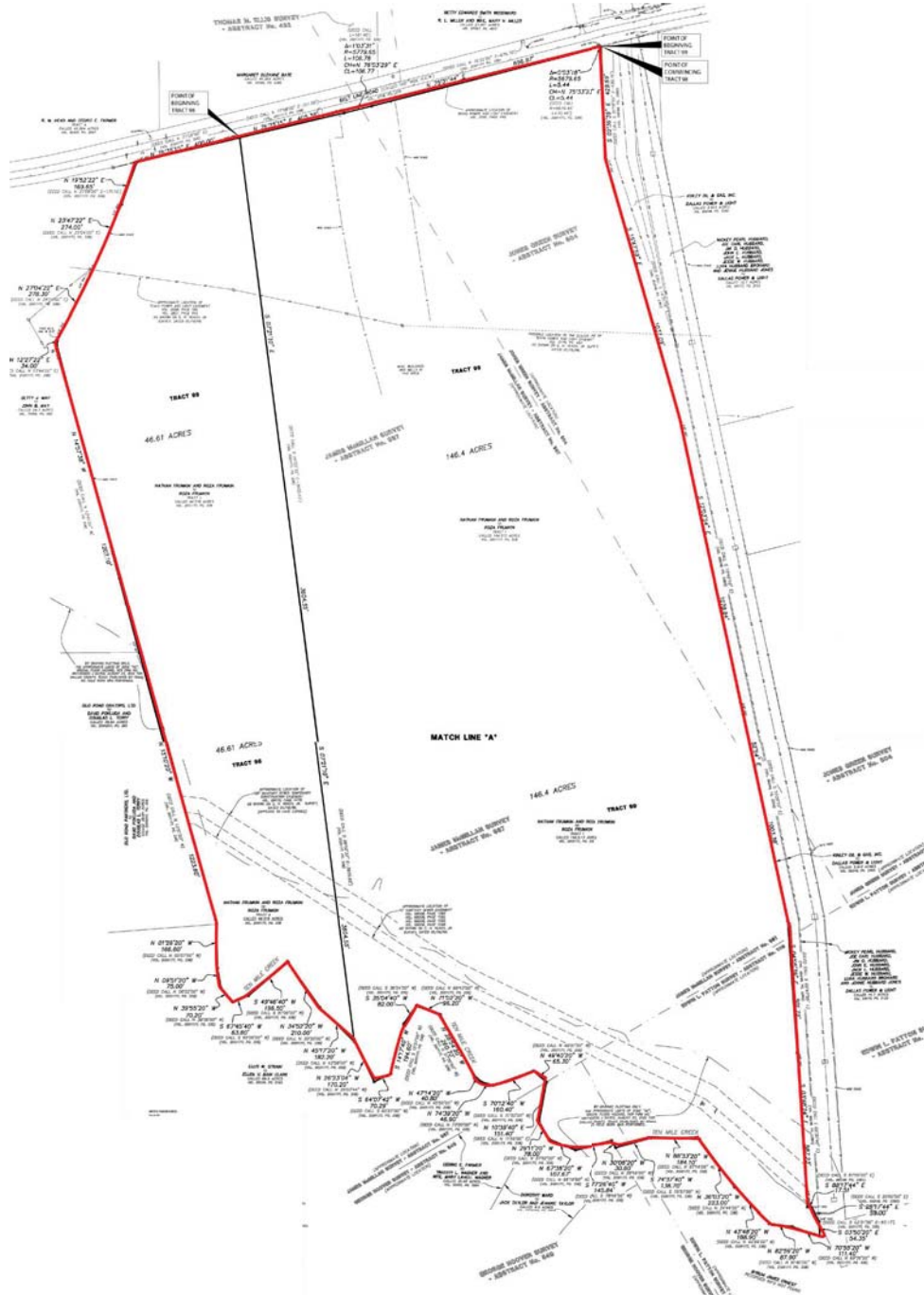


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## Survey



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