



193 Acres For Sale Beltline Industrial Park

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

193 Acres

PRICING

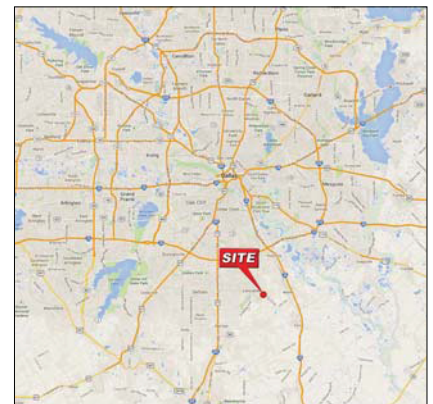
Contact Broker

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)



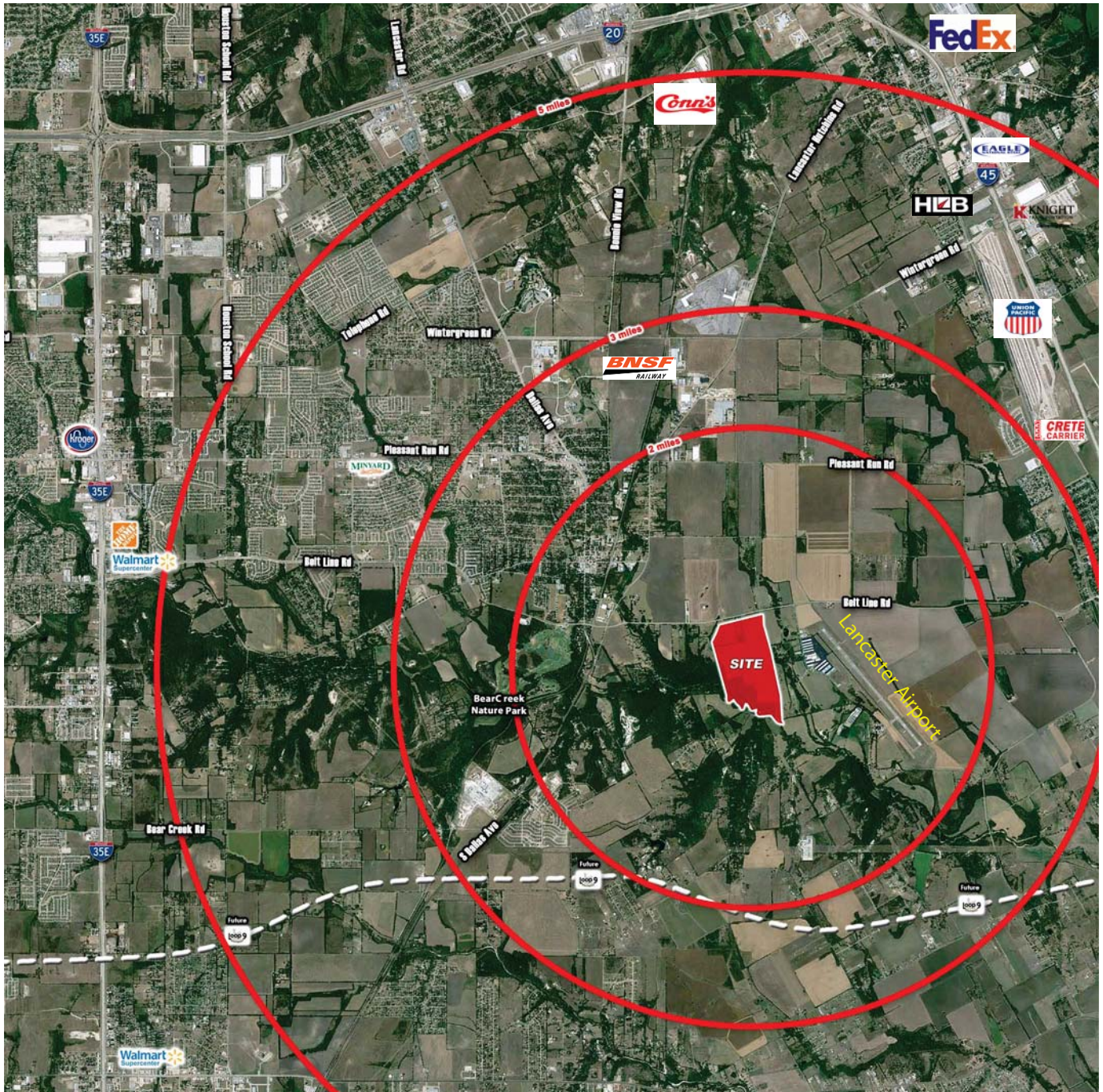


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Aerial



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

www.sphere-realty.com

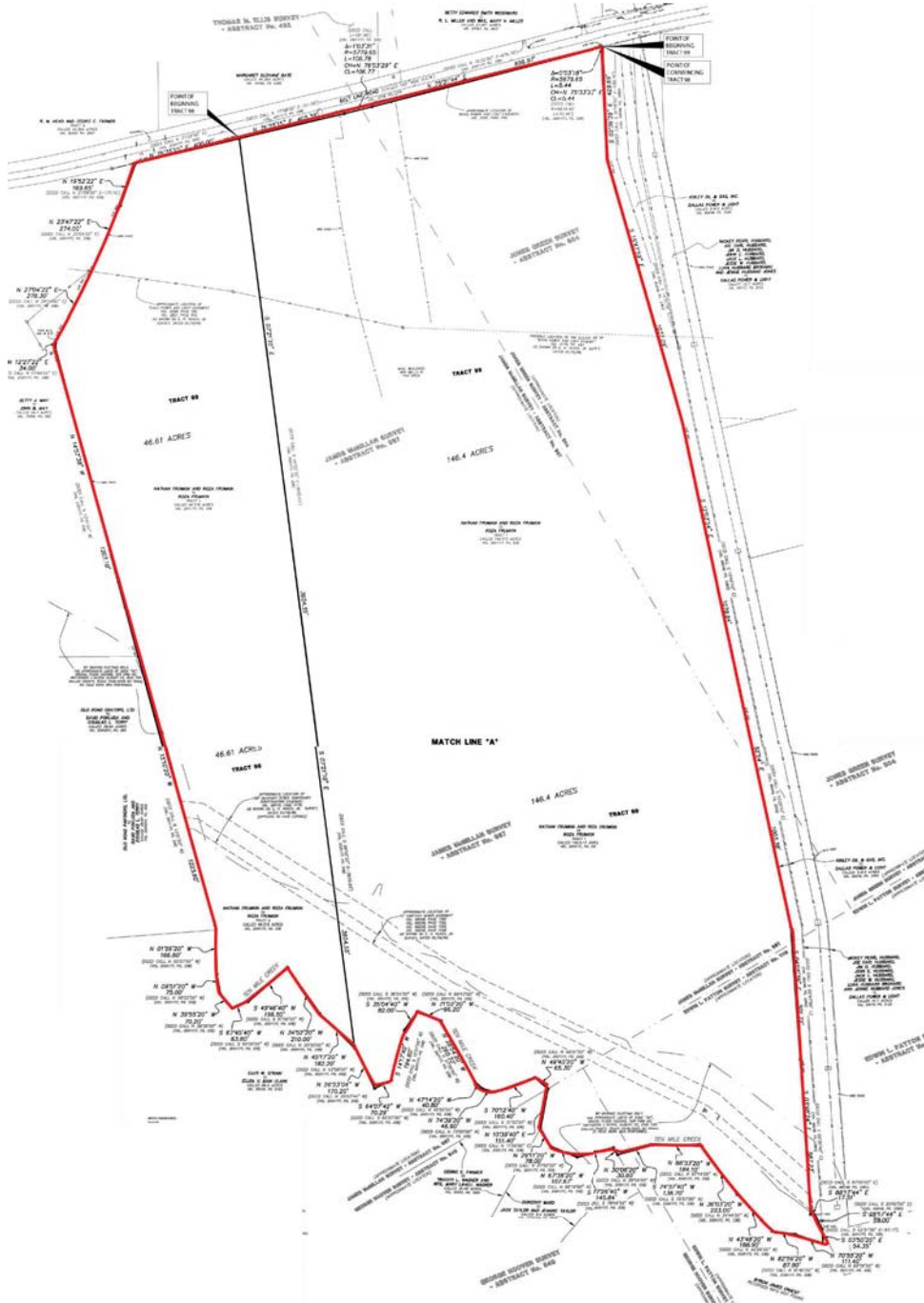


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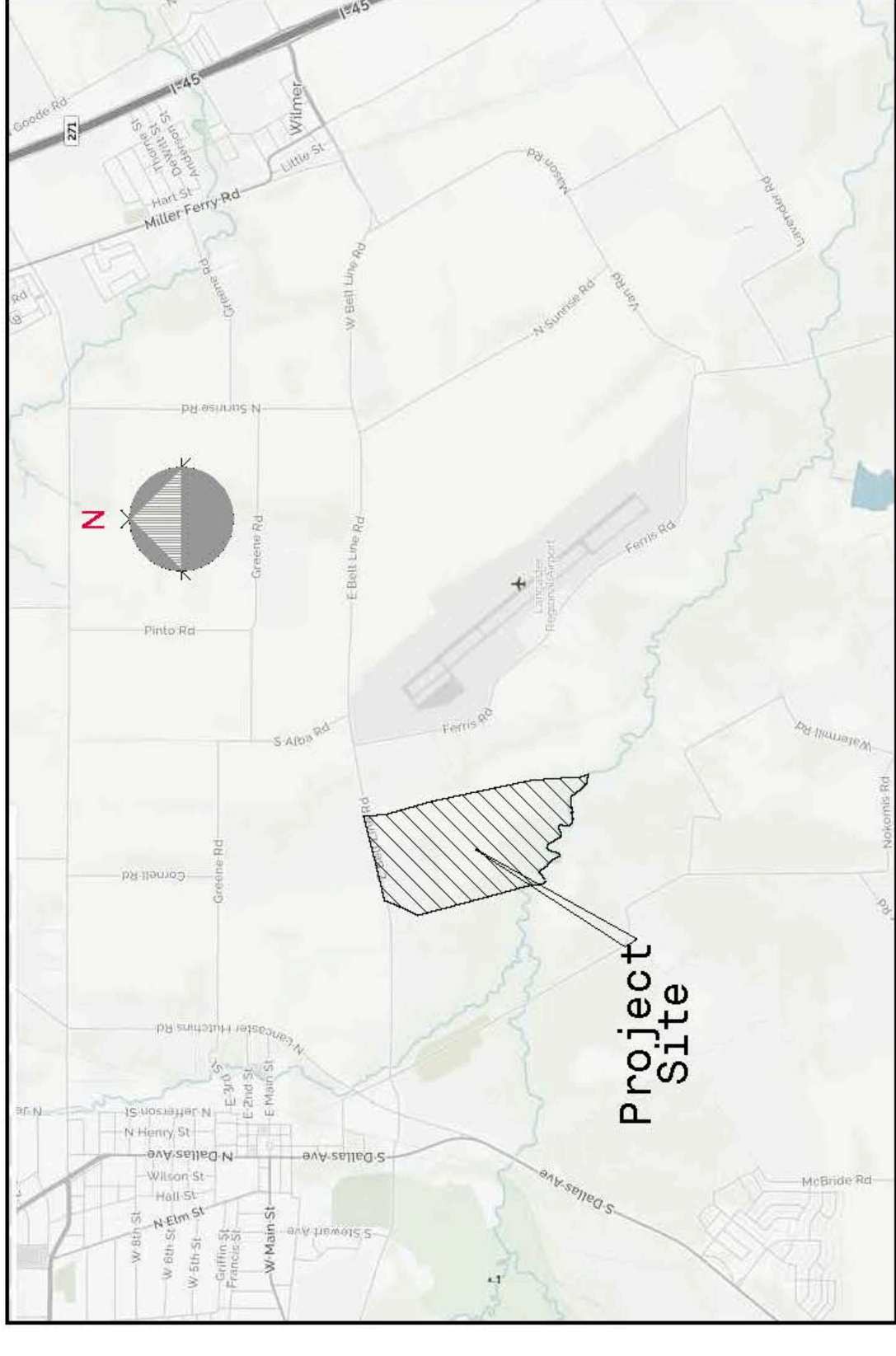
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Survey



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Vicinity Map
n.t.s.

193.00 AC. - Tracts 98 & 99
CONCEPT PLAN

BELTLINE INDUSTRIAL PARK

City of Lancaster, Dallas County, Texas

Owner:
The 2006 Frumkin Family Trust
Plano, Texas 75074

Engineer:
Crannell Engineering
2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633

August 10, 2018

Scale: 1"=200'



SITE DATA

4 BLDGS. at 80,000 SF ea.
14 BLDGS. at 120,000 SF ea.
1 BLDG at 262,800 SF ea.
1 BLDG at 744,600 ea.
Total 20 bldgs = 3,007,400 SF

Note:
Per the City of Lancaster Ordinance No. 2008-03-12
This property is zoned as Logistics Port A (LPA) Subdistrict.
This zoning along with the light office/industrial zone
provides for a modern type of office and technology
park development to include the research and development
as well as light manufacturing and assembly.

