

BUSINESS PARK DEVELOPMENT SITE

±24.17 ACRES | LANPORT ZONING

910 EAST BELT LINE RD, LANCASTER, TEXAS 75146



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

tyunderwood@sljcompany.com

SLJ

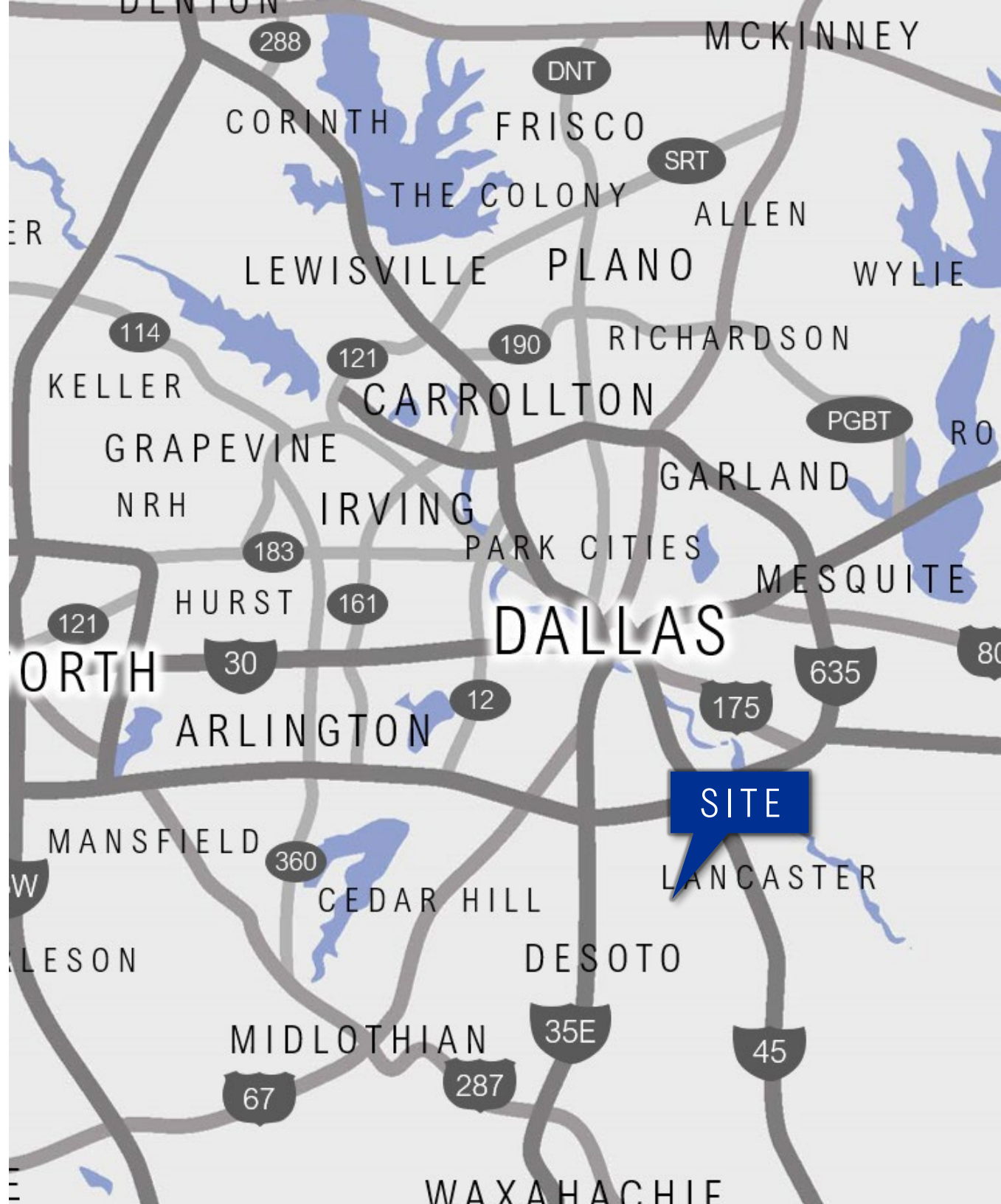
SLJ Company, LLC
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Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

TABLE OF CONTENTS

- EXECUTIVE SUMMARY
- PROPERTY PROFILE
- ZONING INFORMATION
- LOT DIMENSIONS
- SURVEY
- DEMOGRAPHICS



EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer 910 E Beltline Rd, an approximately 24.17 acre business park development site, located on E Belt Line Rd, between S Lancaster-Hutchins Rd and the Lancaster Airport, in Lancaster, Texas. The Property offers many advantages as a development site including, large ±24 acre size, liberal zoning, excellent access, and proximity to traffic drivers. The liberal LanPort Business Park zoning district allows for a variety of uses including office, retail, commercial, limited light industrial and manufacturing without outdoor storage.

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PROPERTY PROFILE

LOCATION

The subject property is located on E Belt Line Rd, between S Lancaster-Hutchins Rd and the Lancaster Airport, in Lancaster, Texas.

LAND AREA

±24.17 Acres (1,052,845.2 SF)

*No minerals are included in the proposed transaction

ZONING

LanPort Business Park District (LP-BP)

LOT DIMENSIONS

Frontage on E Beltline Rd:	±763 Feet
Maximum Depth:	±1,737 Feet

TRAFFIC COUNTS

E Beltline Rd:	±2,800 VPD (2020)
S Lancaster-Hutchins Rd:	±5,900 VPD (2018)

ZONING INFORMATION

PRIMARY USES

Office, retail, commercial, limited light industrial and manufacturing without outdoor storage

MINIMUM FRONT YARD SETBACK

50' from interior public or private street
100' from major streets & service roads

MINIMUM DEVELOPMENT STREET FRONTAGE

80% of total building frontage must be on front setback

MAXIMUM HEIGHT

3 stories or 45 feet – subject to airport height restrictions

MAXIMUM LOT COVERAGE

50%

IMPERVIOUS LOT COVERAGE

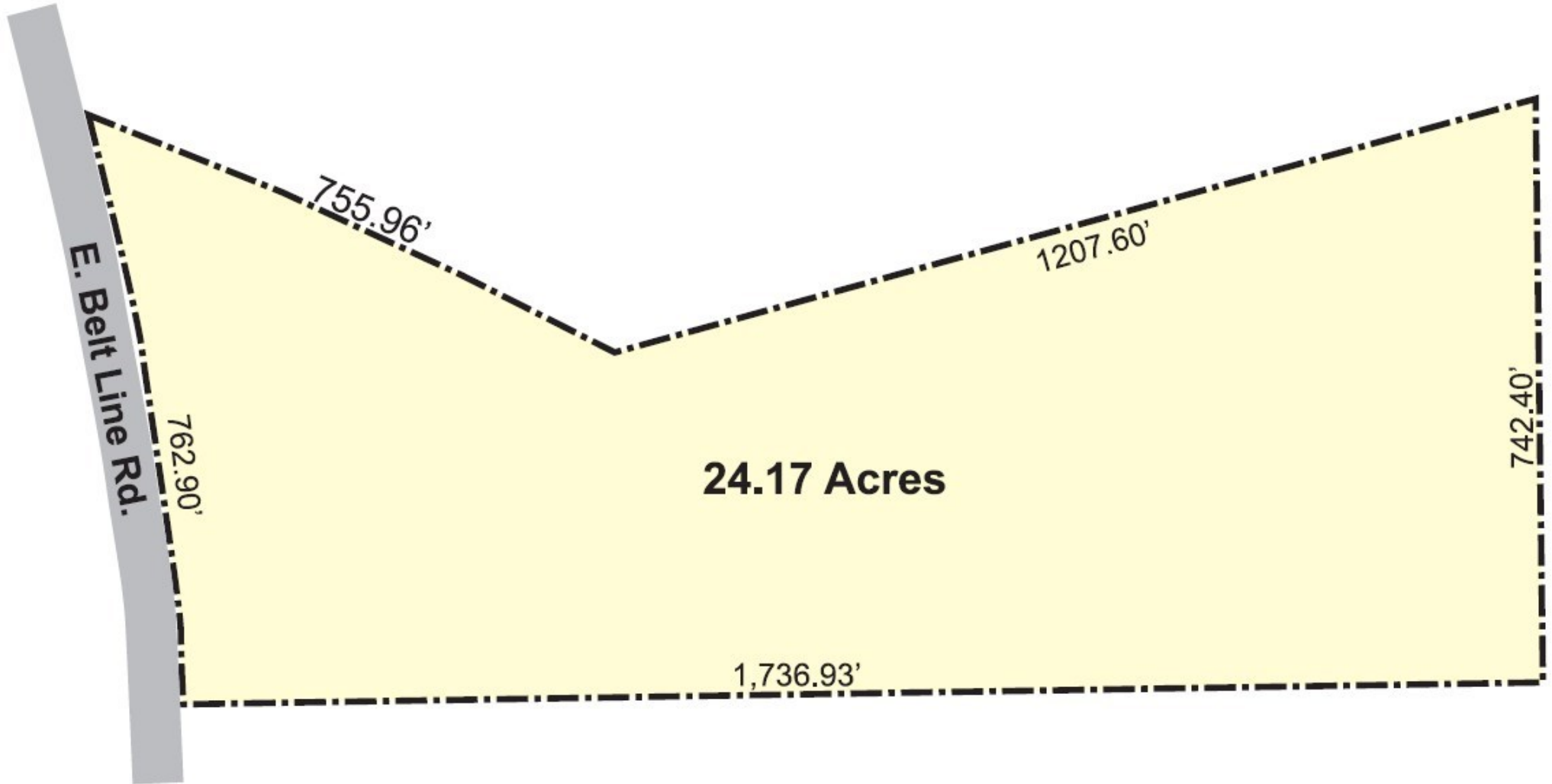
80% Maximum

MAXIMUM FLOOR AREA RATIO

2.0



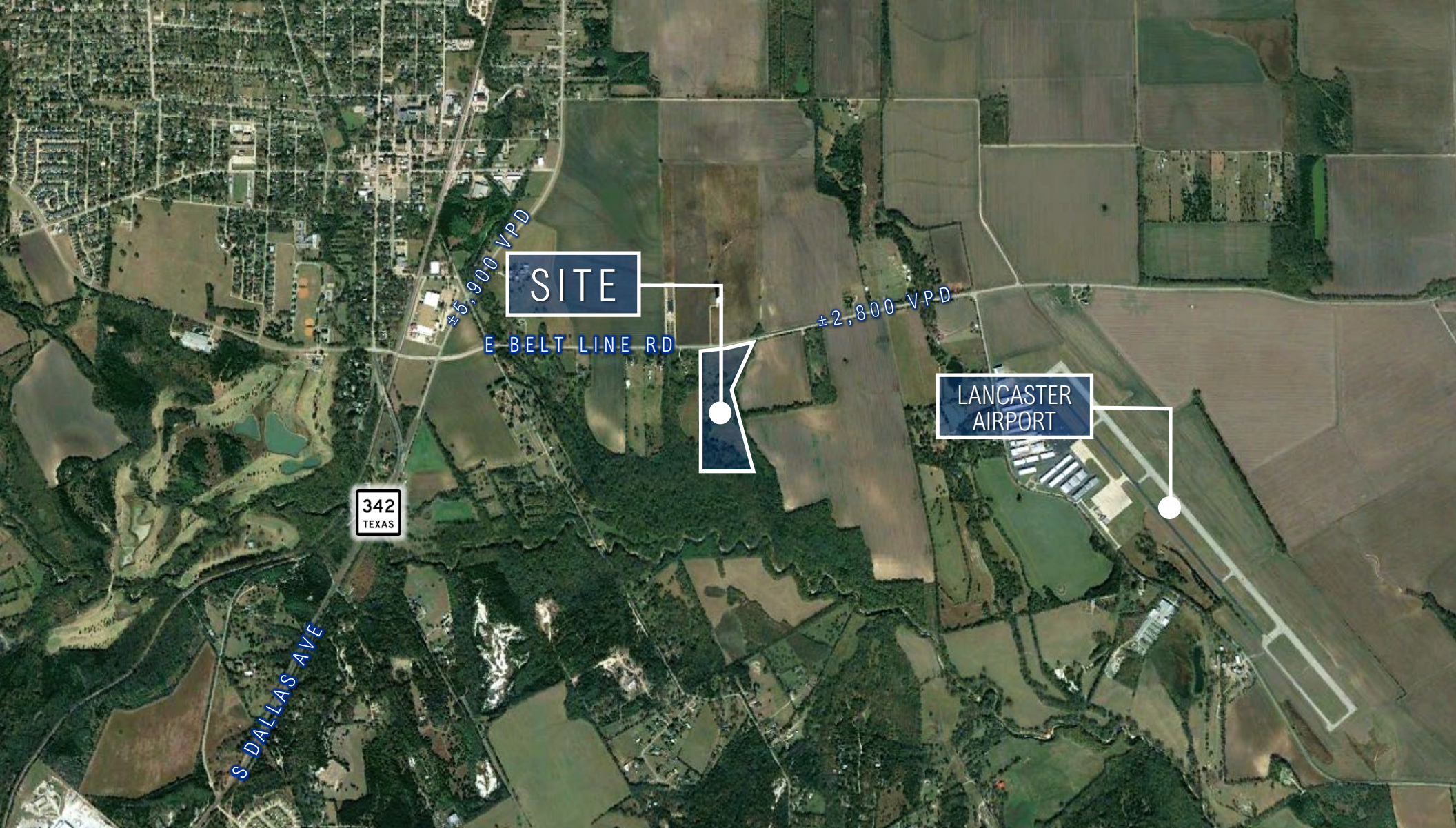
LOT DIMENSIONS





2021 DEMOGRAPHICS

1 MILE	# OF BUSINESSES	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
	51	1,018	10,288
3 MILE	EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
	62.8%	57.6%	46.0%
5 MILE	POPULATION	HOUSEHOLDS	MEDIAN AGE
	93K	32K	33.8
	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	PROJECTED POP. GROWTH 2021-2026
	\$71K	\$193K	7.37%



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