

FOR SALE
35.92 ACRES
NEC I-35E & Bear Creek Road
Lancaster, Texas

- LOCATION:** The subject property is located at the northeast corner of I-35E and Bear Creek Road in Lancaster.
- SIZE:** 35.92 Gross Acres; 1,565,982.0 Gross S.F.
27.72 Acres Net of Flood Plain; 1,207,483.2 S.F. Net
- ZONED:** CH (Central Highway)
- UTILITIES:** All utilities are available.
- FRONTAGE:** I-35E - 1,445 ft.
Bear Creek Road - 1,035.14 ft.
- TRAFFIC COUNT:** I-35E - 81,772 vehicles per day (*Google Maps Pro*)
- PRICE:** \$4.00 Per Net S.F.; \$4,829,932.00
- COMMENTS:** Great property for retail and commercial uses. High visibility location in rapidly growing area. Lancaster, Glenn Heights, DeSoto and Red Oak are all experiencing high volume residential, retail and commercial development.

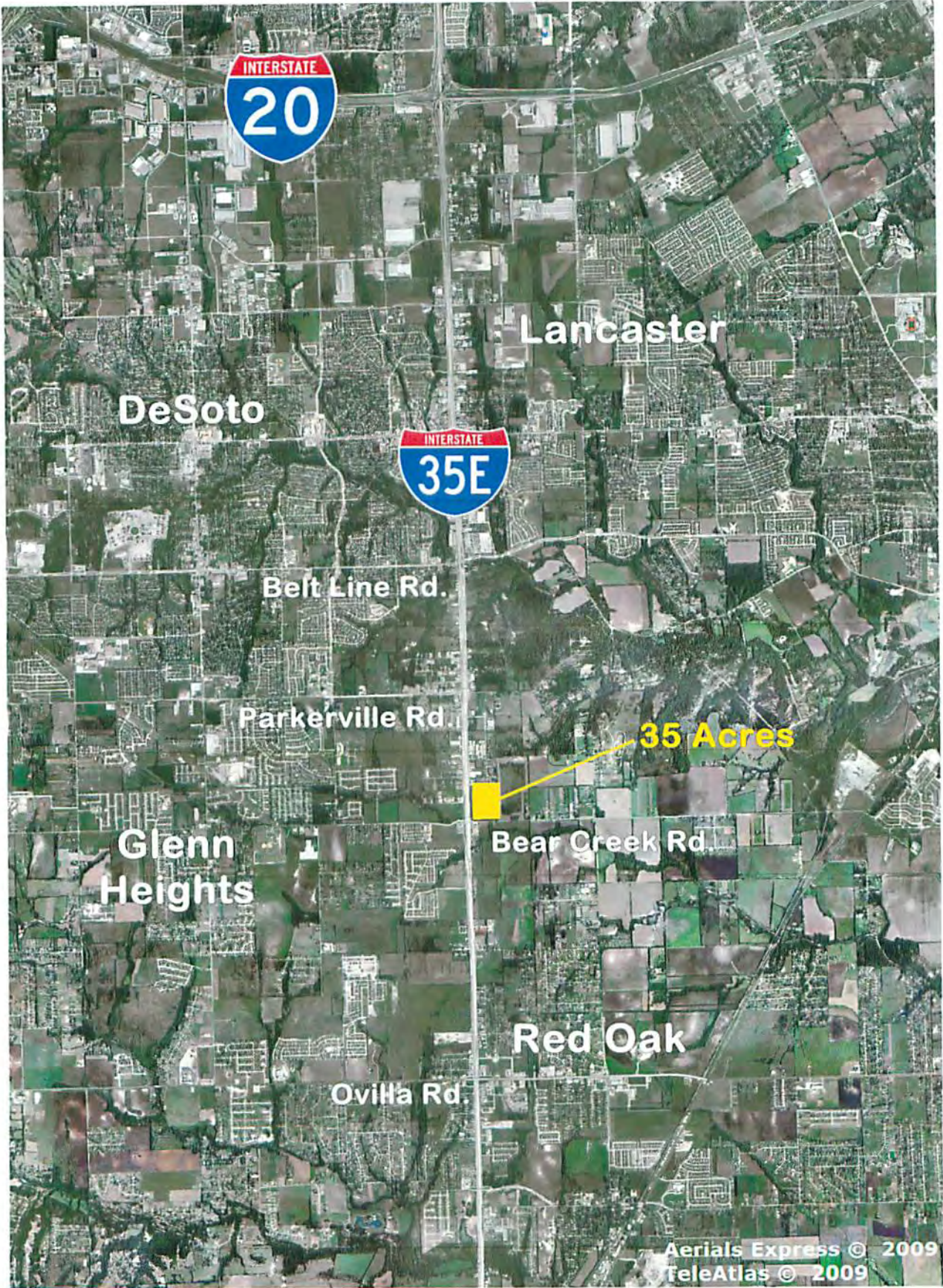
FOR MORE INFORMATION
Call
JOE RUST COMPANY
972-333-4143

35ac-I-35E-lancaster-fs-2015.doc

Information furnished is from sources deemed to be reliable but is not guaranteed by Joe Rust Company and is subject to change in price, correction, errors and omissions, prior sales and withdrawal without notice.

35 Acres - Lancaster, Texas





Lancaster

DeSoto



Belt Line Rd.

Parkerville Rd.

35 Acres

Bear Creek Rd.

Glenn Heights

Red Oak

Ovilla Rd.



**DART
Station**



Shell



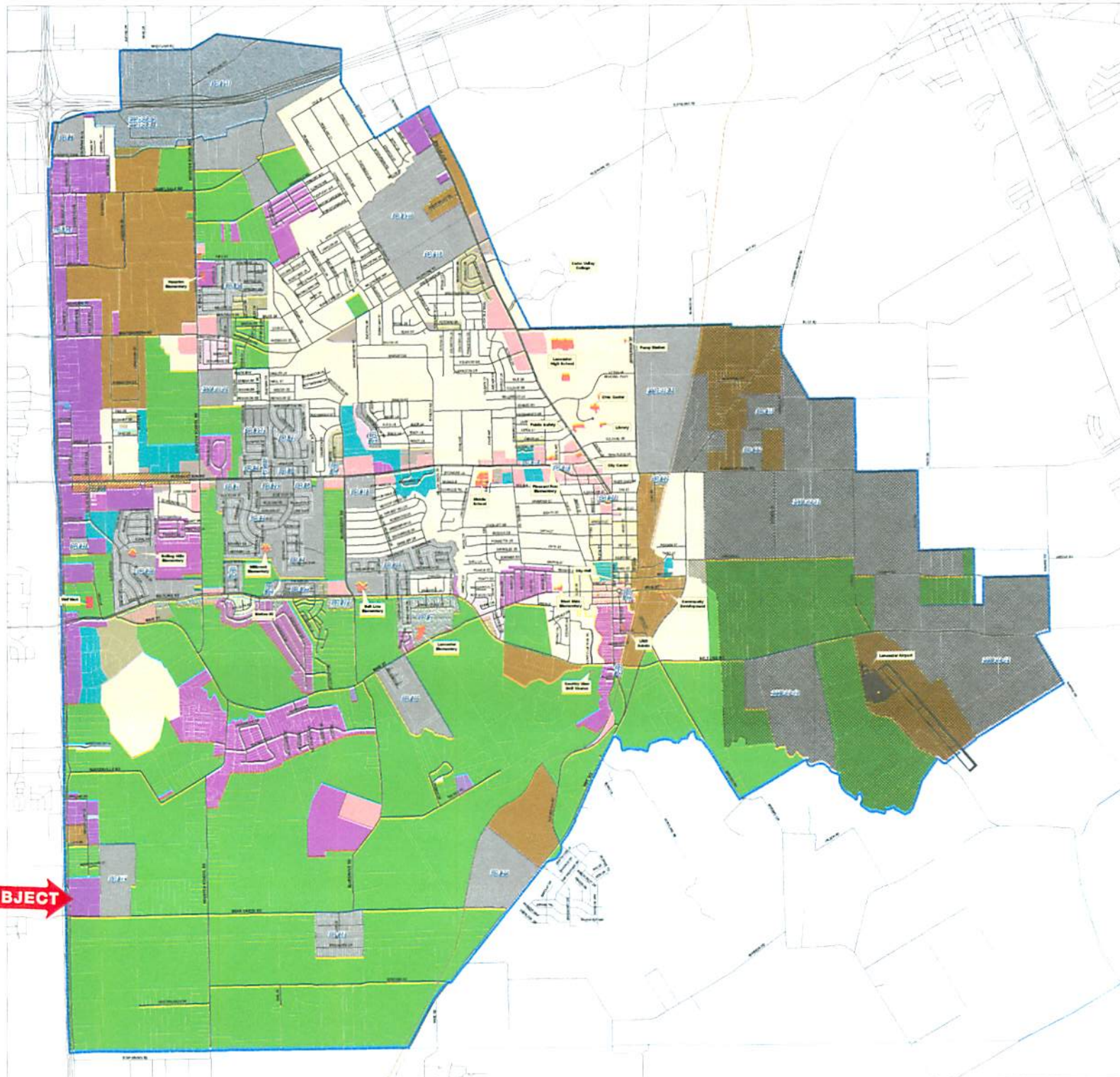
WINDMILL

Jack In The Box

1,113
35 Acres
1,435
1,445
1,035

Bear Creek Rd.

City of Lancaster Zoning Map



SUBJECT

Legend

- City Limits
 - ETJ
- ### Special Overlay Districts
- CAMPUS DISTRICT
 - HISTORIC DISTRICT
 - LANPORT DISTRICT
 - MEDICAL DISTRICT
 - MILLS BRANCH DISTRICT
 - SF-ZL
- ### Zoning
- 2F-6 (Residential)
 - A-O (Agricultural Open)
 - CH (Central Highway)
 - CS (Commercial Services)
 - LI (Light Industrial)
 - MI (Medium Industrial)
 - MF-16 (Multi-Family)
 - MH (Mobil Home)
 - NS (Neighborhood Services)
 - ORT (Office)
 - PD (Planned Development)
 - R (Retail)
 - SF-4 (Residential)
 - SF-5 (Residential)
 - SF-6 (Residential)
 - SF-E (Residential)
 - TC (Town Center)
 - TH-16 (Town Homes)
 - TND (Residential)
 - ZL-7 (Residential)

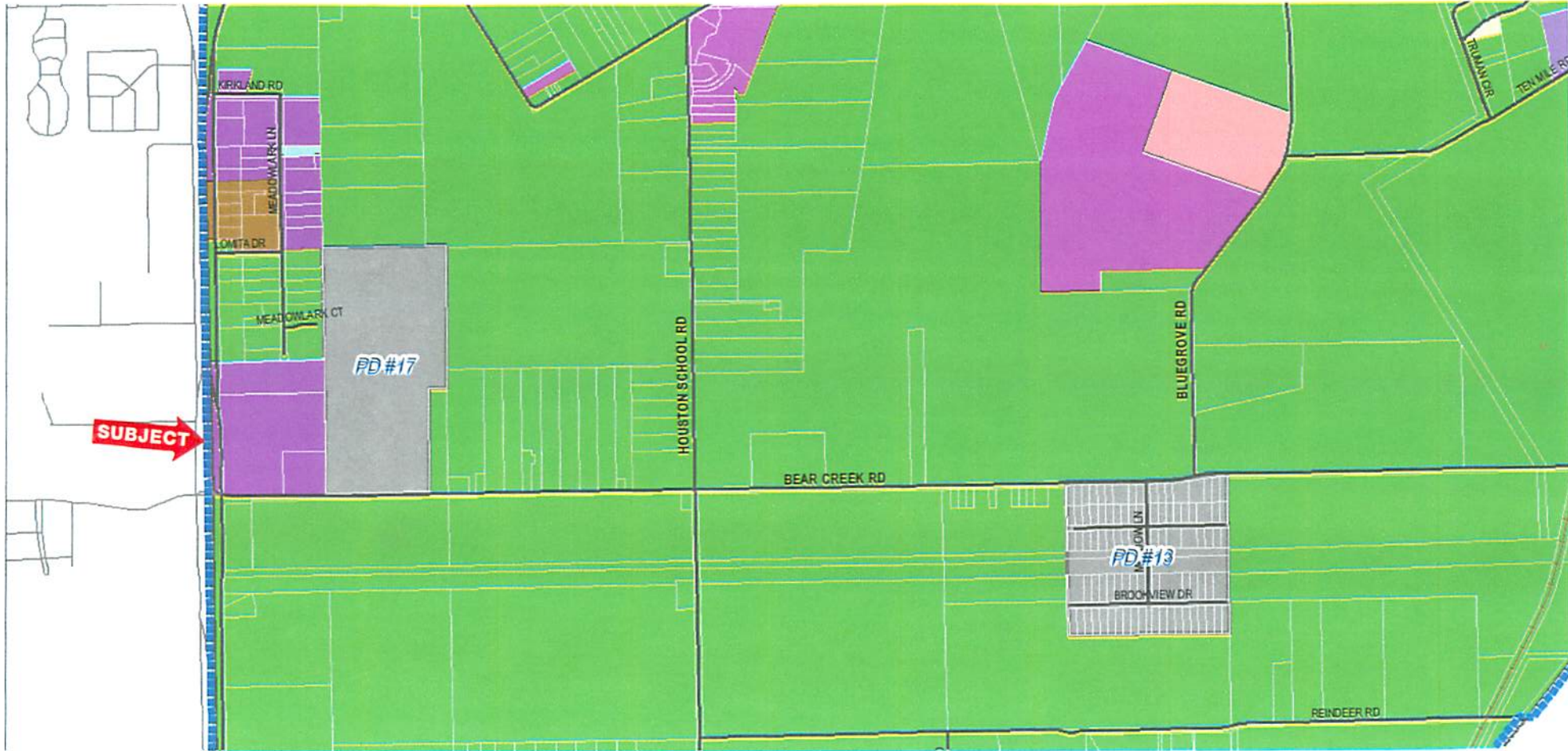
Zoning Amendments Since Adoption

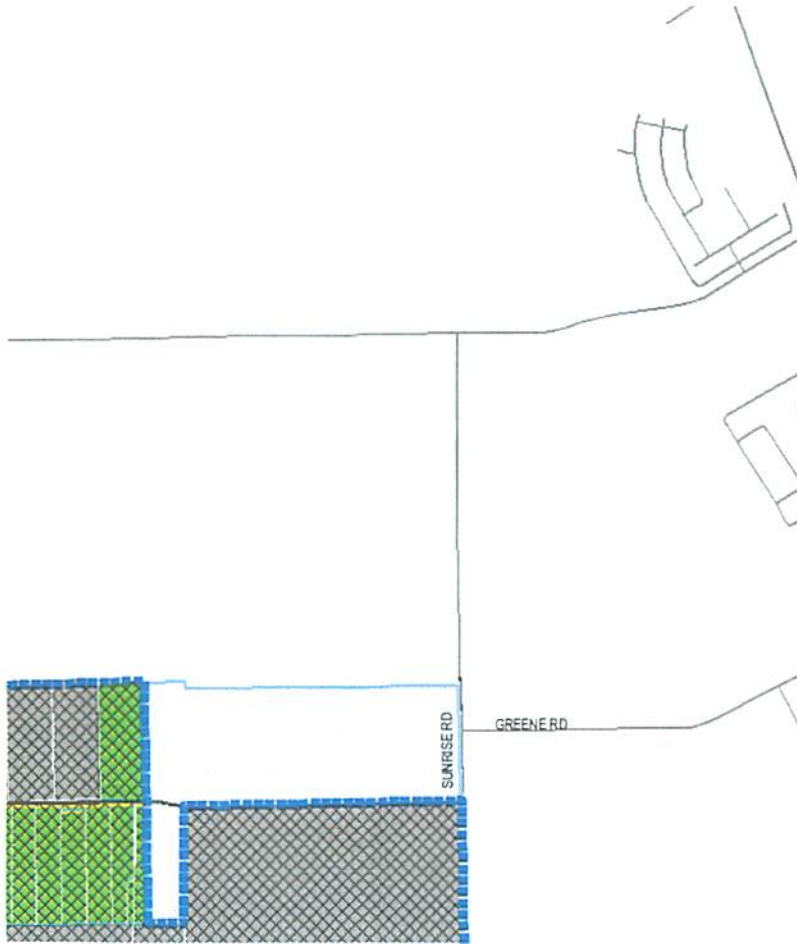
Zoning	Ordinance #	Date Adopted
PD	2005-01-02	1/9/2006
SF-E	2007-02-04	2/12/2007
LI	2007-07-35	7/9/2007
PD	2007-08-88	8/13/2007
PD	2007-11-53	11/12/2007
SF-E	2008-08	2/11/2008
PD	2008-03-12	3/10/2008
PD	2007-08-40	8/27/2008

This is to certify that this is the Official Zoning Map of the City of Lancaster, Texas as adopted by the Commission - 8/20/05. In Witness Whereof, 2004/11/11








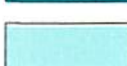




ZONED – CH (Central Highway)





Zoning

-  2F-6 (Residential)
-  A-O (Agricultural Open)
-  CH (Central Highway)
-  CS (Commercial Services)
-  LI (Light Industrial)
-  MI (Medium Industrial)
-  MF-16 (Multi-Family)
-  MH (Mobil Home)
-  NS (Neighborhood Services)
-  ORT (Office)

City of Lancaster Master Thoroughfare Plan



Legend

- Future Interchange
- Proposed / Existing Interstate Freeway
- Major Arterial Type A (8 Lanes)
- Major Arterial Type B (6 Lanes)
- Proposed Major Arterial (4 Lanes)
- Minor Arterial (4 Lanes)
- Proposed Minor Arterial (4 Lanes)
- Rural Minor Arterial (3 Lanes)
- Collector (3 Lanes)
- Proposed Collector (3 Lanes)
- Proposed Fringe Road
- Local Road

0 0.5 1 Miles

N

Kinley-Horn and Associates, Inc.

