

PROPERTY DESCRIPTION

- SIZE:** 139.769+/- acres made up of two tracts of land separated by a power line. The northern tract is approximately 42.020 acres and the southern tract is approximately 97.749 acres
- LOCATION:** The land is located at the southwest corner of Bear Creek Road and S. Houston School Road in Lancaster, Texas
- ZONING:** A-O Agricultural Open
- UTILITIES:** According to the City of Lancaster Engineering Department's as-built plans, there is a 12" water line along the north side of Bear Creek Road and a small 2.5" water line running along the east side of S. Houston School Road. The Lancaster as-built plans also show that there is an 18" sanitary sewer line running along Bear Creek until just a little west of S. Houston School Road. From there, it goes north and runs along the south side of Bear Creek Road until just before I-35E then crosses over to the north side of Bear Creek Road. Electric and telephone are also shown on the as-built plans.
- TOPOGRAPHY:** Generally level and sloping from southwest to northeast
- FRONTAGE:** 2,495.55'+/- along the south side of Bear Creek Road
1,919.40'+/- along the west side of S. Houston School Road
- LOOP 9:** The outer loop highway and possible tollway that is known as Loop 9 is currently in the planning stages. Both alignment options being discussed put the roadway less than one-half a mile from the subject property. Funding for the project is undetermined at this time.
- ACCESS:** The property is less than one-half mile to Interstate 35E and a little over two miles from Highway 342/S. Dallas Avenue
- HIGHEST & BEST USE:** The property is ideal for industrial warehouses or office tech.
- PRICE:** \$1.25/gross square foot (approximately \$7,611,892)