
The Chrisman Company

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 (per D & M survey)
- LOCATION:** The land is located at the southwest quadrant of Bear Creek Road and Houston School Road in Lancaster, Texas, with the addresses of 2800 Bear Creek Road and 2751 S. Houston School Road.
- ZONING:** A-O, Agricultural Open. Highest and best use is most likely Industrial.
- FRONTAGE:** 2,495.55'+/- along the south side of Bear Creek Road
1,919.40'+/- along the west side of S. Houston School Road
- TOPOGRAPHY:** Generally level but sloping towards Bear Creek.
- LOOP 9:** The outer loop highway and possible tollway that is known as Loop 9 is currently in the planning stages, but acquisition of right-of-way has begun.
- UTILITIES:** According to the City of Lancaster's Engineering Department, there is a 2" water line along the north side of Bear Creek Road as well as a 2.5" water line running along the east side of S. Houston School Road. The Lancaster as-built plans 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 it crosses over to the north side of Bear Creek Road. The plans also show electric and telephone. Per Rocket Water Utilities, this property is within Rocket's service area. They show that there is a 2" water line along the north side of Bear Creek Road, a 2.5" water line along the west side of S. Houston School Road, and a 6" water line along the east side of Houston School Road (see attached map).
- ACCESS:** Less than ½ mile to I-35E and Loop 9, and a little over 2 miles to Hwy. 342
- SALES PRICE:** \$1.50/SF