

# BUSINESS PARK DEVELOPMENT SITE

±24.17 ACRES | LANPORT ZONING

910 EAST BELT LINE RD, LANCASTER, TEXAS 75146



EXCLUSIVELY OFFERED BY

**TY UNDERWOOD**

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**SLJ**

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Dallas, Texas 75209

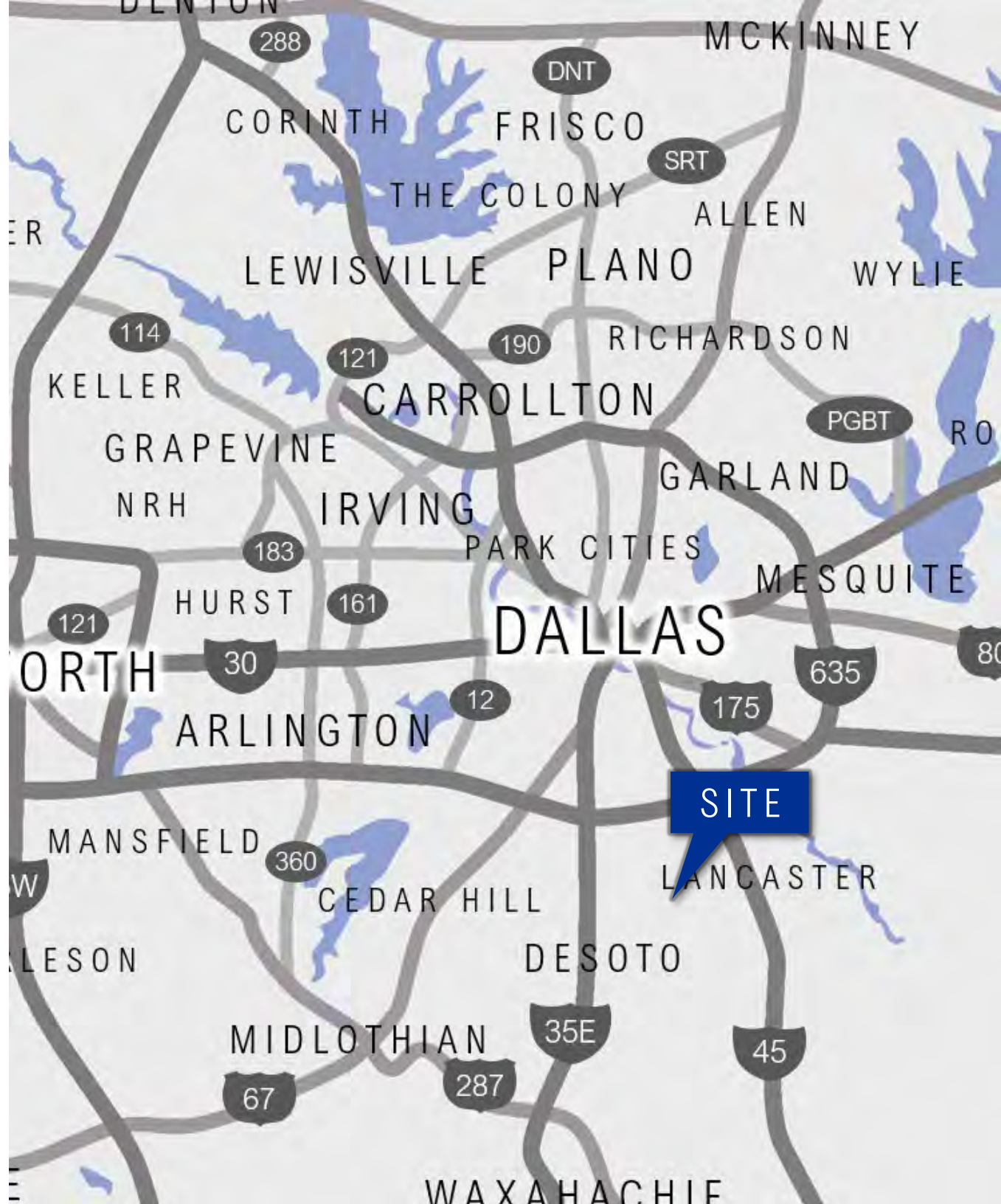
[www.sljcompany.com](http://www.sljcompany.com)

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# 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

## LINKS

[Link to Zoning Map](#)

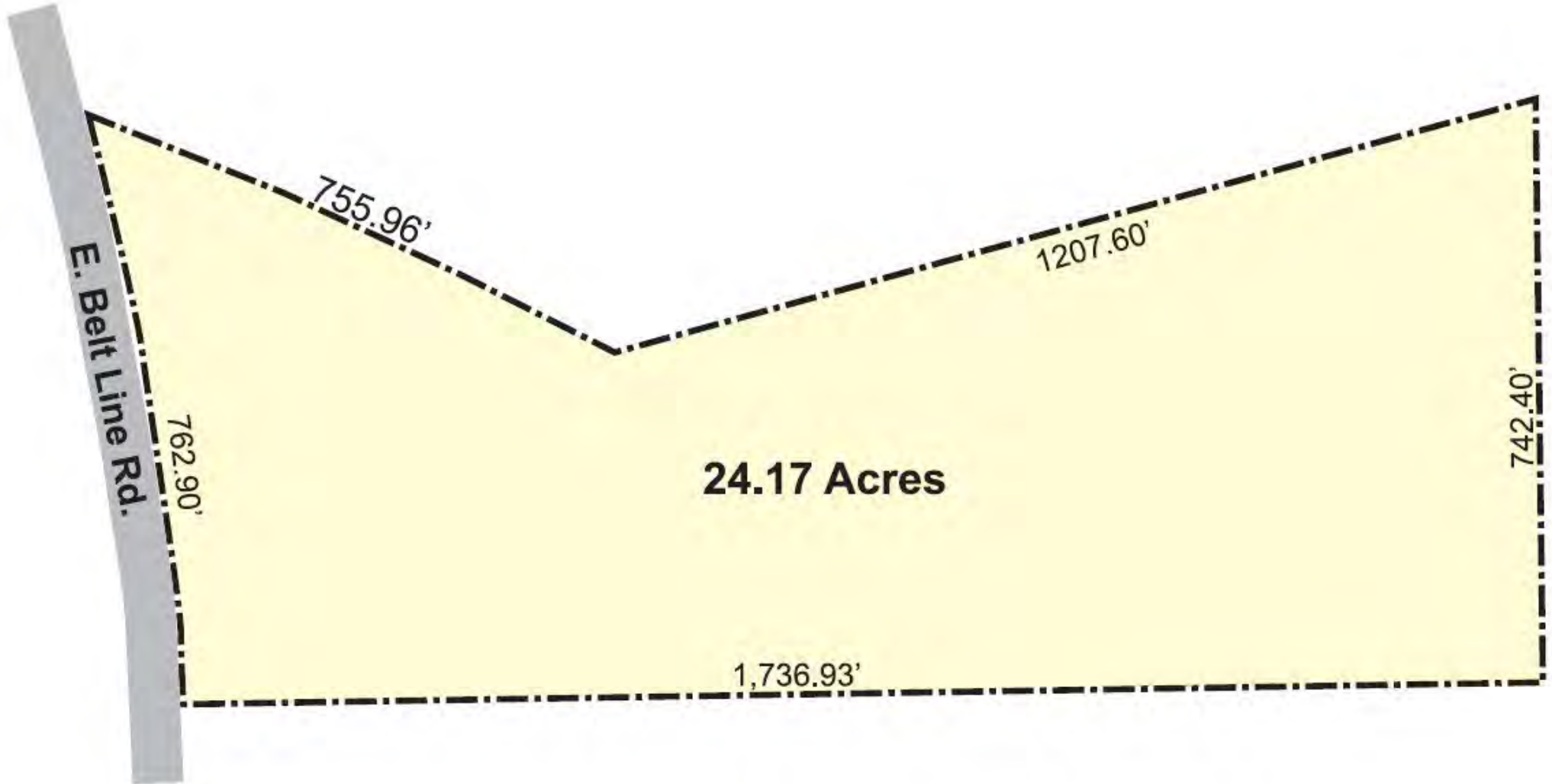
[Link to LanPort Zoning District Standards](#)

[Link to Utility Map](#)





# 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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