



82 FULLY ENGINEERED RESIDENTIAL LOTS

18.42 +/- Acres | 2301 W Main Street | Lancaster, Texas 75146

JORDAN CORTEZ
Managing Principal
214-556-1951
Jordan.Cortez@VanguardREA.com

JUSTIN TIDWELL
Managing Director
214-556-1955
Justin.Tidwell@VanguardREA.com

MASON JOHN
Managing Director
214-556-1953
Mason.John@VanguardREA.com

HALEY BIRMINGHAM
Senior Associate
214-556-1956
Haley@VanguardREA.com

WILL DROESE
Senior Associate
214-556-1952
Will@VanguardREA.com

REID PIERCE
Senior Associate
214-556-1954
Reid@VanguardREA.com

JIM MCNULTY
Associate
214-556-1949
Jim@VanguardREA.com

ALEX JOHNSON
Analyst
214-556-1948
Alex@VanguardREA.com

82 SINGLE FAMILY LOTS LANCASTER, TEXAS

Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer qualified builders and developers the opportunity to purchase 82 fully engineered residential lots within an 18.42+/- acre development Site in Lancaster, TX (the "Site"), which is a suburb south of Dallas. The Site is zoned within the Mills Branch overlay district and the Seller has a final plat approved for a mix of 19 village (50'x110'), 42 cottage (40'x90'), and 21 townhome lots (25'x90'). The Site is prominently located along West Belt Line Road, less than a mile east of Interstate 35, giving the Site direct access to downtown Dallas. **The Seller is willing to sell both finished or paper lots, please call for additional details.**

A 2% Co-Broker Fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity. If seeking a Co-Broker Fee, the third-party broker must be identified upon initial conversation with listing broker.

INVESTMENT OVERVIEW ⁽¹⁾

Property	18.42 +/- Acres
Location	2301 W Main St, Lancaster, TX, 75146, (32.58991, -96.80705)
Access	Available via W Belt Line Rd, W Main Street, and N Houston School Rd.
Utilities	Water: 12" Line Sewer: 24" Line
Zoning	A-O, Agricultural Open (Mills Branch Overlay District)
Appraisal District Property ID	65120824010080000 (Dallas County)
Due Diligence Vault	Due Diligence Vault Link
School District	Lancaster ISD

(1) Purchaser to confirm all information. Information subject to change.

PAPER LOT PRICING

Asking Price	\$1,881,900
Asking Price per Lot *	\$22,950

*Asking Price per lot based on 82 lots.

FINISHED LOT PRICING

Asking Price	\$6,970,000
Asking Price per Finished Lot *	\$85,000

TAX INFORMATION

Taxing Entity	Tax Rate
City of Lancaster	0.639004
Lancaster ISD	1.226700
Dallas County	0.215718
Dallas College	0.110028
Parkland Hospital	0.219500
Total Tax Rate	2.410950

LOT SUMMARY TABLE

Village	19	50' x 110'
Cottage	42	40' x 90'
Townhome	21	25' x 90'

*Please note, the front foot dimension provided is the minimum front foot shown on the Plat.

DEMOGRAPHICS

ANNUAL GROWTH RATE (2020-2025)



1-MILE | 0.52%
3-MILE | -0.23%
5-MILE | 0.52%

MEDIAN HOUSEHOLD INCOME



1-MILE | \$75,908
3-MILE | \$65,944
5-MILE | \$66,716

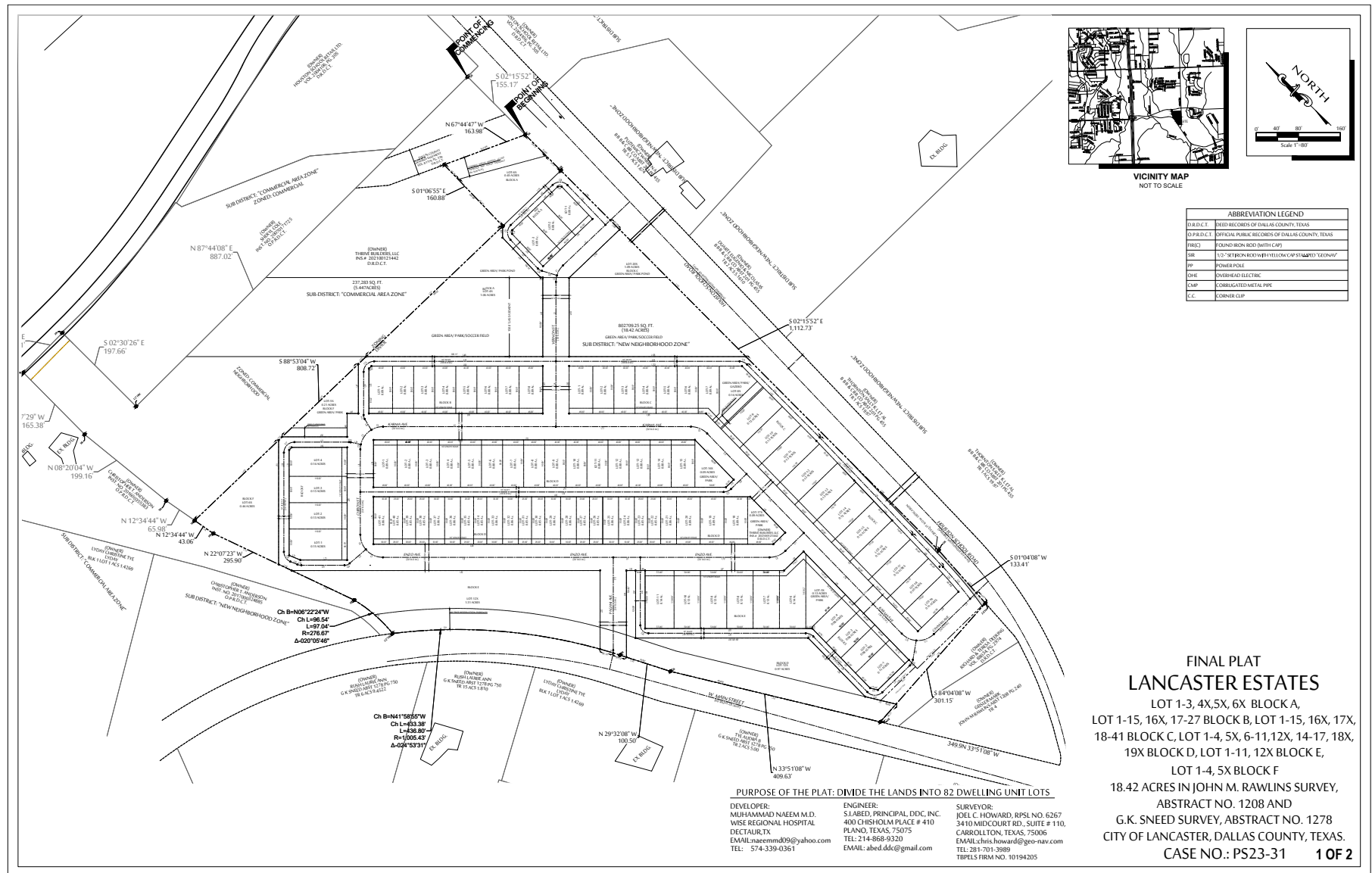
MEDIAN HOME VALUE



1-MILE | \$234,031
3-MILE | \$224,841
5-MILE | \$237,763

Purchaser and their consultants instructed to do their own due diligence regarding entitlements.

82 SINGLE FAMILY LOTS LANCASTER, TEXAS



INVESTMENT HIGHLIGHTS



Strategic Location

- The 82 lots are located less than a mile east of I-35 and approximately 13 miles south of Downtown Dallas via Interstate 35.
- Belt Line Elementary and Lancaster Junior High are both approximately a mile west of the Site, and Lancaster High School and Cedar Valley College are approximately 3 miles northwest of the Site.
- Less than a mile west from the Site are national retailers such as Walmart, Kroger, Home Depot, In-N-Out, and more.



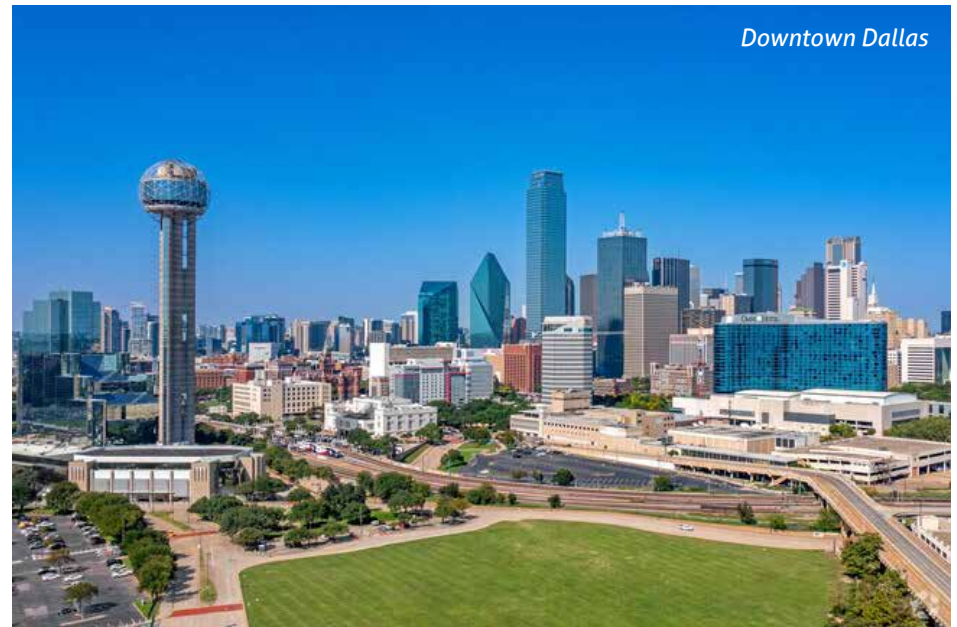
Zoning

- The Site is zoned A-O and within the Mills Branch Overlay district.
- The approved Final Plat shows a mix of 19 village (50'x110'), 21 townhome (25'x90'), and 42 cottage units (40'x90').
- Civil Construction Plans have been completed and will be conveyed at closing along with any existing third party reports.
- *Purchaser to do their own due diligence related to the zoning and potential uses.*



Population and Demographics

- According to Texas Realtors, the median home price in Lancaster is \$286,250.
- In 2022 U.S. Census Bureau stated that Lancaster has a population of approximately 40,449.
- Per Texas Realtors, in May of 2024 the median sale price per square foot was \$171, which is up 3.3% percent since last year.



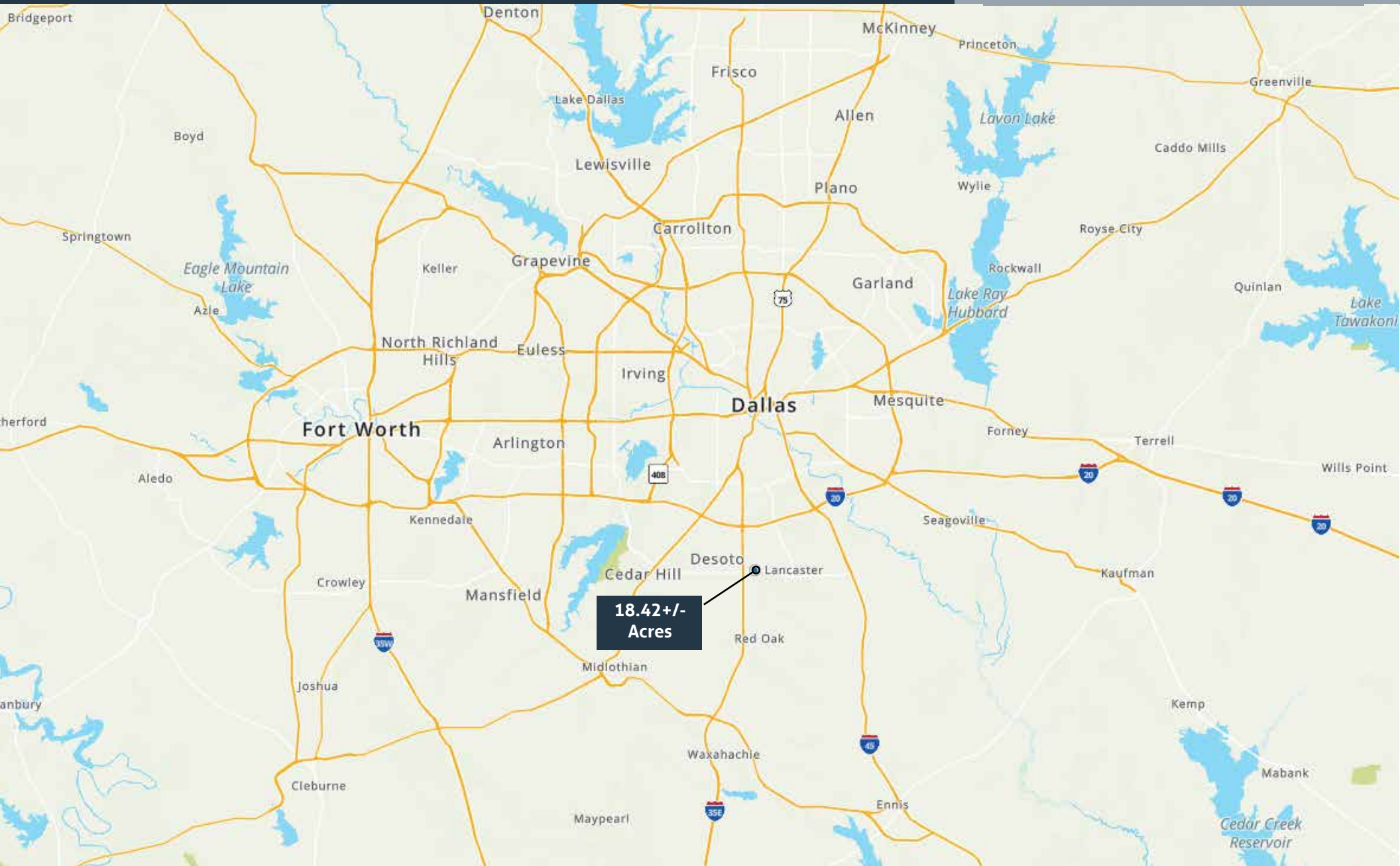
82 SINGLE FAMILY LOTS
LANCASTER, TEXAS



82 SINGLE FAMILY LOTS
LANCASTER, TEXAS



82 SINGLE FAMILY LOTS LANCASTER, TEXAS



DFW HIGHLIGHTS

- The DFW area has a well-diversified economy that ranks fifth in the nation with an estimated 2021 Gross Metropolitan Product (GMP) of \$688.9 billion and recent surveys by CBRE rank DFW area as the top market for real estate investments in the U.S. for 2023.
- Truist reports reveal the DFW Metro's stellar performance, recording the highest year over-year job growth rate from April 2022-2023. Among the largest U.S. metros, it clinched the second-highest overall job growth, solidifying its position as a powerhouse in employment dynamics.
- The DFW metro's estimated population of 8.1 million ranks it fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised to surpass Chicago as the third-largest metro in the U.S.
- DFW's recent accolades include being ranked #2 in the nation for Most Commercial Projects Underway, attaining the status of the #5 Fastest-Growing Economy in 2022, and securing the position of the #6 Most Innovative City in the World.
- The City of Lancaster, where the Site is located, has a population of approximately 40,958.

Lancaster is nestled in Dallas County within the expansive Dallas-Fort Worth Metroplex. Its location, just 13 miles south of downtown Dallas and accessible via Interstate 35 and Interstate 20, positions it strategically for both residential appeal and business opportunities. Lancaster thrives as a dynamic city with a rich history, vibrant community life, and promising economic prospects. Its blend of residential comfort, educational opportunities, and commercial vitality continues to attract new residents and businesses, ensuring a bright future in the heart of North Texas.



**GROSS METROPOLITAN
PRODUCT**

\$688 Billion



**DFW POPULATION
GROWTH**

3.14% (2021-2022)



**DFW ESTIMATED
POPULATION**

8.1 Million



Downtown Dallas



Downtown Fort Worth

ECONOMIC OVERVIEW

DFW is one of the fastest growing economies in the nation with Dallas County boasting an impressive average weekly wage of over \$1,572 across all industries as of Q3 2023 according to the Bureau of Labor Statistics. The Dallas- Fort Worth MSA economy centers around well-established industries such as manufacturing, logistics, professional/business services, and healthcare. According to the Federal Reserve Bank of Dallas, the Dallas-Fort Worth metro experienced continued job growth in seeing 13,400 new jobs from April to June 2023 with an unemployment rate of only 3.3 percent. Southern Dallas County has seen major developments across all asset classes due to being accompanied by pro-growth municipalities, affordable living options, and several strong employment opportunities. Major employers in the area include Lockheed Martin, VA Texas Healthcare, Medical city, and Bank of America



DALLAS COUNTY MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Texas Health Resources	27,000
Lockheed Martin	22,000
University of Texas Southwestern Medical Center	21,539
Medical City Healthcare	17,000
Bank of America	13,850
University of North Texas System	13,275
Parkland Health and Hospital System	12,966
General Motors	10,512
State Farm	9,950

* Per Dallas Business Journal



AREA OVERVIEW

Lancaster, Texas, with a population of approximately 40,000+, benefits from its proximity to several major highways, enhancing its connectivity within the Dallas-Fort Worth metroplex. Interstate 20 runs directly through the city, providing swift access both eastward towards Dallas and westward towards Fort Worth. Additionally, nearby highways such as Interstate 35E and Interstate 45 offer convenient routes for commuters and travelers alike, linking Lancaster to key destinations across the region. These well-connected transportation arteries contribute to Lancaster's appeal as a strategically located community with easy access to urban amenities and regional opportunities. In 2019, Lancaster was one of 10 U.S. communities selected to receive the All-America City Award from the National Civic League. The city was recognized for its civic engagement and communications to address community health concerns through the development of new and improvement of existing parks. The median listing home price per square foot as of May 2024 was \$167. The median home sold price was \$336.1K.



Lancaster City Hall



Dallas



Lancaster Heritage Park

TRANSPORTATION



Air: DFW International Airport, located approximately 21 miles north of the site, ranks as the fourth busiest airport globally by operations and twelfth busiest by passenger traffic. Dallas Love Field, situated 17 miles north of the site, is a key hub for domestic flights, providing convenient travel options for passengers visiting or departing from the Dallas area. For more private and domestic flights, Lancaster Airport, located just 5 miles east of the site, offers closer access and services.



Highway: West of the Site lies Interstate 35, which travels north to south through Dallas. The site is situated in Dallas County, south of Downtown Dallas. It is conveniently located near Interstate 20, approximately 3 miles north, running east to west. Additionally, the Site is about 7 miles west of Interstate 45, providing easy access to US 75, connecting to North Dallas and cities such as Frisco, Prosper, Plano, and McKinney. The travel time to Downtown Dallas from the Site is approximately 20 minutes.



Public Transit: The Dallas Area Rapid Transit (DART) system, encompassing light rail and bus services, stands as the fastest-growing mass transit network in the United States. It plays a crucial role in connecting Dallas and its suburbs to major employment centers and DFW International Airport. DART also integrates with the Trinity Rail Express (TRE), a commuter train linking downtown Dallas to Fort Worth, with stops at various suburbs en route. Fort Worth residents rely on "The T", which also interfaces with the TRE. Additionally, the A-Train, operated by the Denton County Transit Authority (DCTA), extends DART's service from Carrollton through five more stations to Denton.



May 2024 Market Statistics - Lancaster

Median Price
\$286,250
▲ 1.6% YoY

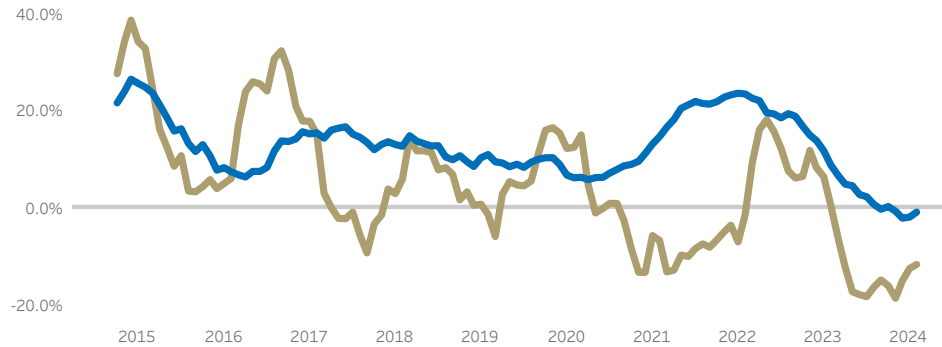
Closed Sales
33
▼ -8.3% YoY

Active Listings
81
▲ 52.8% YoY

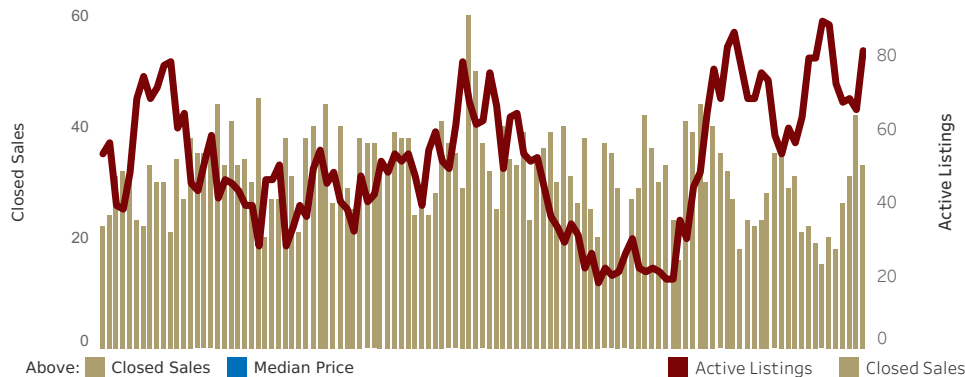
Months Inventory
3.2
▲ 1.3 YoY



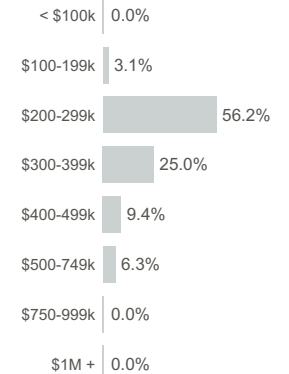
GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



CLOSED SALES AND ACTIVE LISTINGS



PRICE DISTRIBUTION



HOME VALUATION STATS

Median Price/Sq Ft
\$171.77
▲ 3.3% YoY

Median Home Size
1,653 sq ft

Median Year Built
1984

Close/Original List
97.8%

TRANSACTION TIME STATS

Days on Market
40
28 days less than May 2023

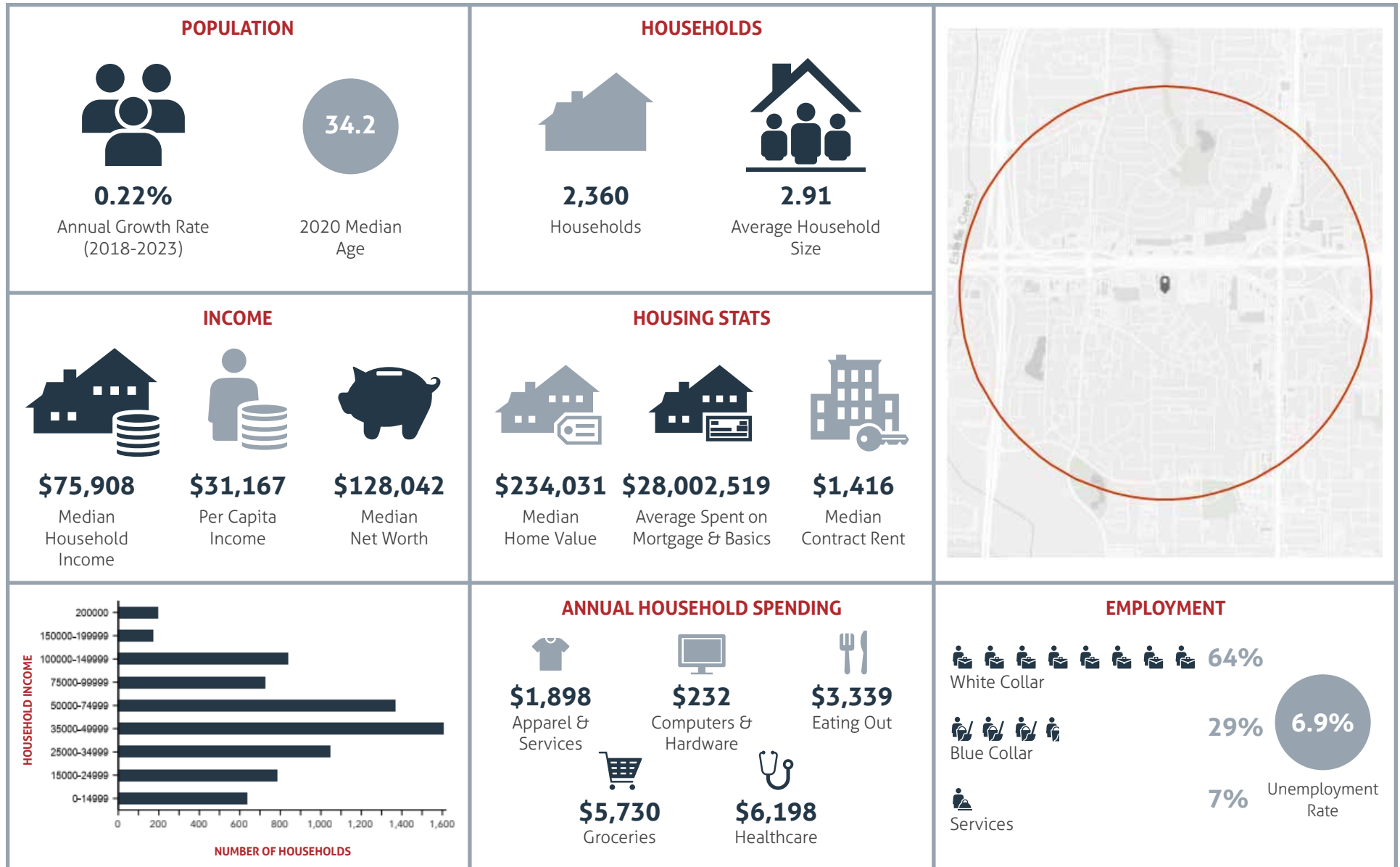
Days to Close
33
4 days less than May 2023

Total Days
73
32 days less than May 2023

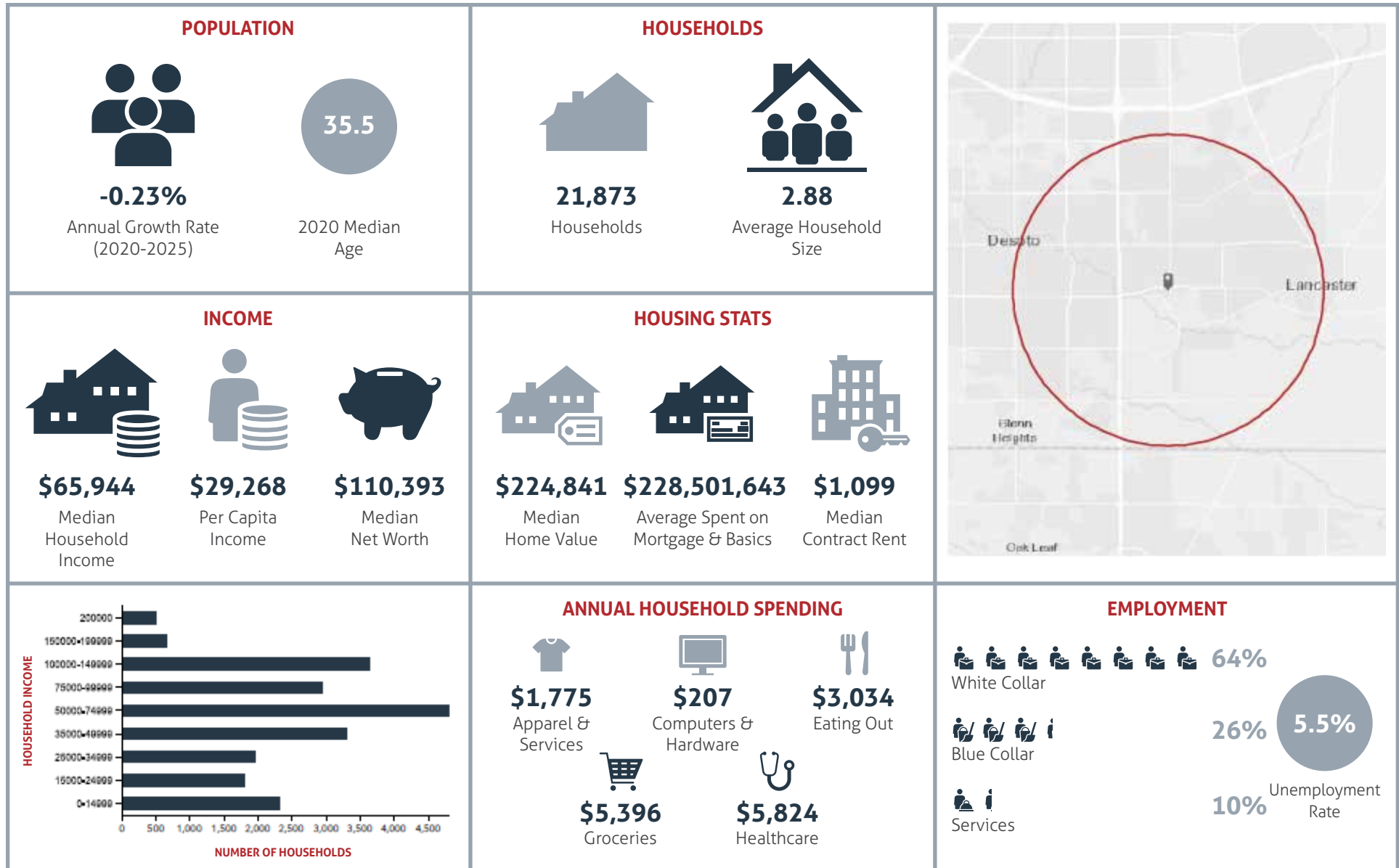


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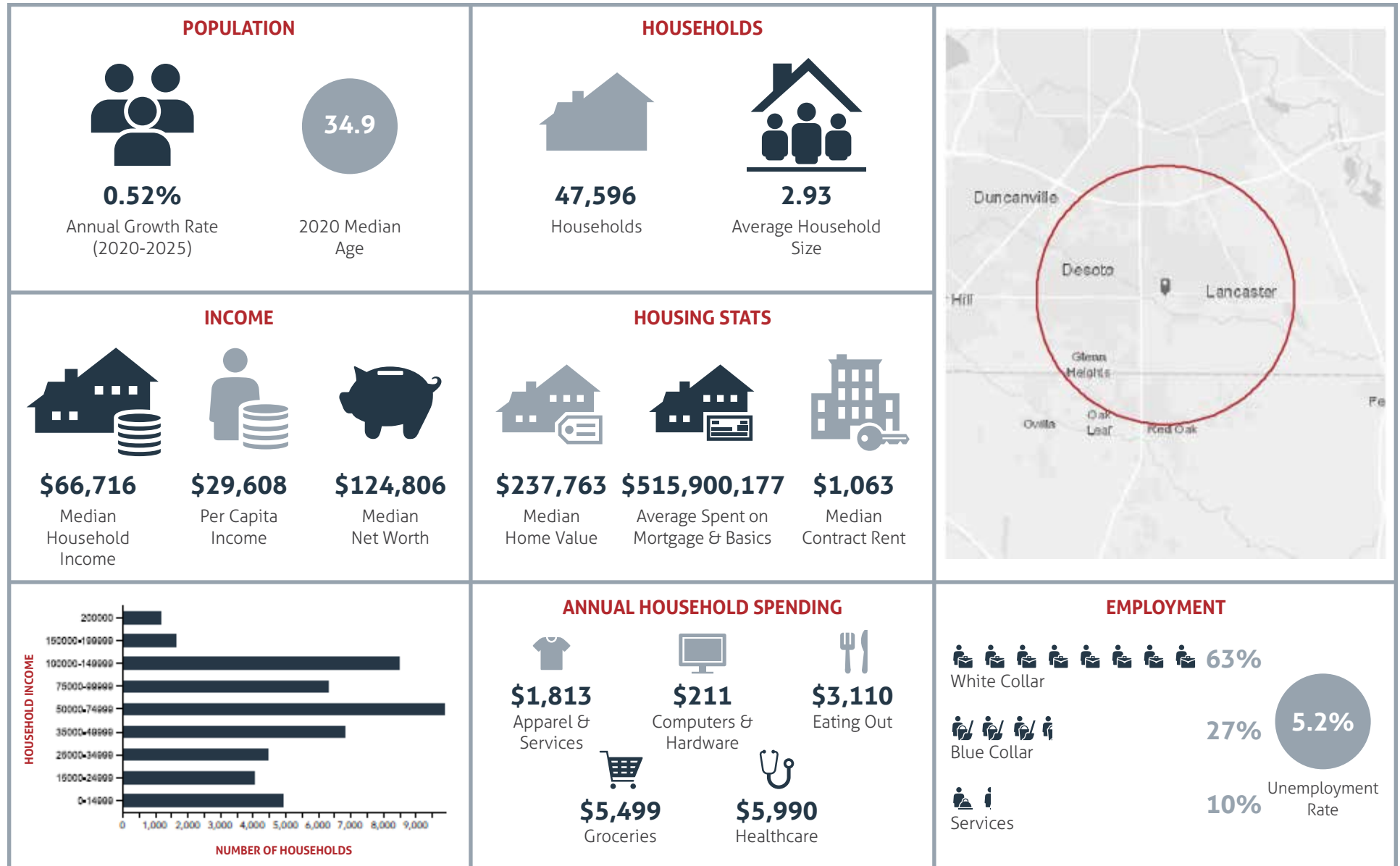
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (a client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Designated Broker of Firm: Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Licensed Supervisor of Sales Agent/Associate: Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

Sales Agent/Associate: Mason John | License No. 682887 | Mason.John@VanguardREA.com | 214-556-1953

Sales Agent/Associate: Haley Birmingham | License No. 765057 | Haley@VanguardREA.com | 214-556-1956

Sales Agent/Associate: Will Droese | License No. 770325 | Will@VanguardREA.com | 214-556-1952

Sales Agent/Associate: Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

Sales Agent/Associate: Jim McNulty | License No. 813890 | Jim@VanguardREA.com | 214-556-1949

Sales Agent/Analyst: Alex Johnson | License No. 815359 | Alex@VanguardREA.com | 214-556-1948



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