



# Land Tract For Sale



**5.019 Acres - Seller Financing Available**  
**2340 West Pleasant Run Road, Lancaster, TX 75146**

The **Ambrose** Group

## **BROKER CONTACT (CALL FOR PRICING):**

**Brandon Brooks**

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(817) 676-3422



# Executive Summary

The Ambrose Group is pleased to present a rare opportunity to acquire ±5.02 acres of strategically located land at 2340 W Pleasant Run Road in Lancaster, Texas. This high-visibility tract sits within the city's Medical District Overlay, just minutes from I-35E and I-20, offering exceptional connectivity for industrial, healthcare, or service-related users.

What sets this offering apart is **flexible seller financing** — a significant advantage in today's high-interest-rate environment. Whether you're a developer, investor, or end user, this financing structure can reduce capital constraints and accelerate project timelines.

The site offers over 730 feet of frontage, city utilities in place, and favorable zoning — making it ready for immediate development. With demand surging for shovel-ready land in Southern Dallas County, this tract represents an ideal infill opportunity in a pro-growth corridor.

## Highlights:

- ±5.019 acres with 730+ feet of frontage along Pleasant Run Road
- Seller financing available — a unique advantage for qualified buyers
- Medical District Overlay zoning with city water and sewer
- Minutes from I-35E, I-20, and key regional logistics corridors
- Infill site with high visibility and immediate development potential
- Positioned in a strong-growth submarket near major healthcare and distribution users



# Why Lancaster?

*A Connected, Growth-Focused Submarket Ready for Development*

## Highlights:

- Lancaster is one of Southern Dallas County's most active and accessible growth corridors — supported by regional infrastructure, large-scale employment anchors, and city-led investment in logistics, healthcare, and residential expansion.
- Located just 2 miles from I-35E and 4 miles from I-20, the area is home to over 12 million square feet of industrial development, including FedEx Ground, Quaker Oats, and Walmart. Lancaster's Medical District Overlay continues to attract healthcare development, anchored by Crescent Medical Center and supporting providers.
- The site at 2340 W. Pleasant Run Road is positioned at the heart of this momentum — offering over 730 feet of road frontage, full utilities, and flexible zoning that supports a range of commercial, industrial, and medical uses.

## Key Drivers:

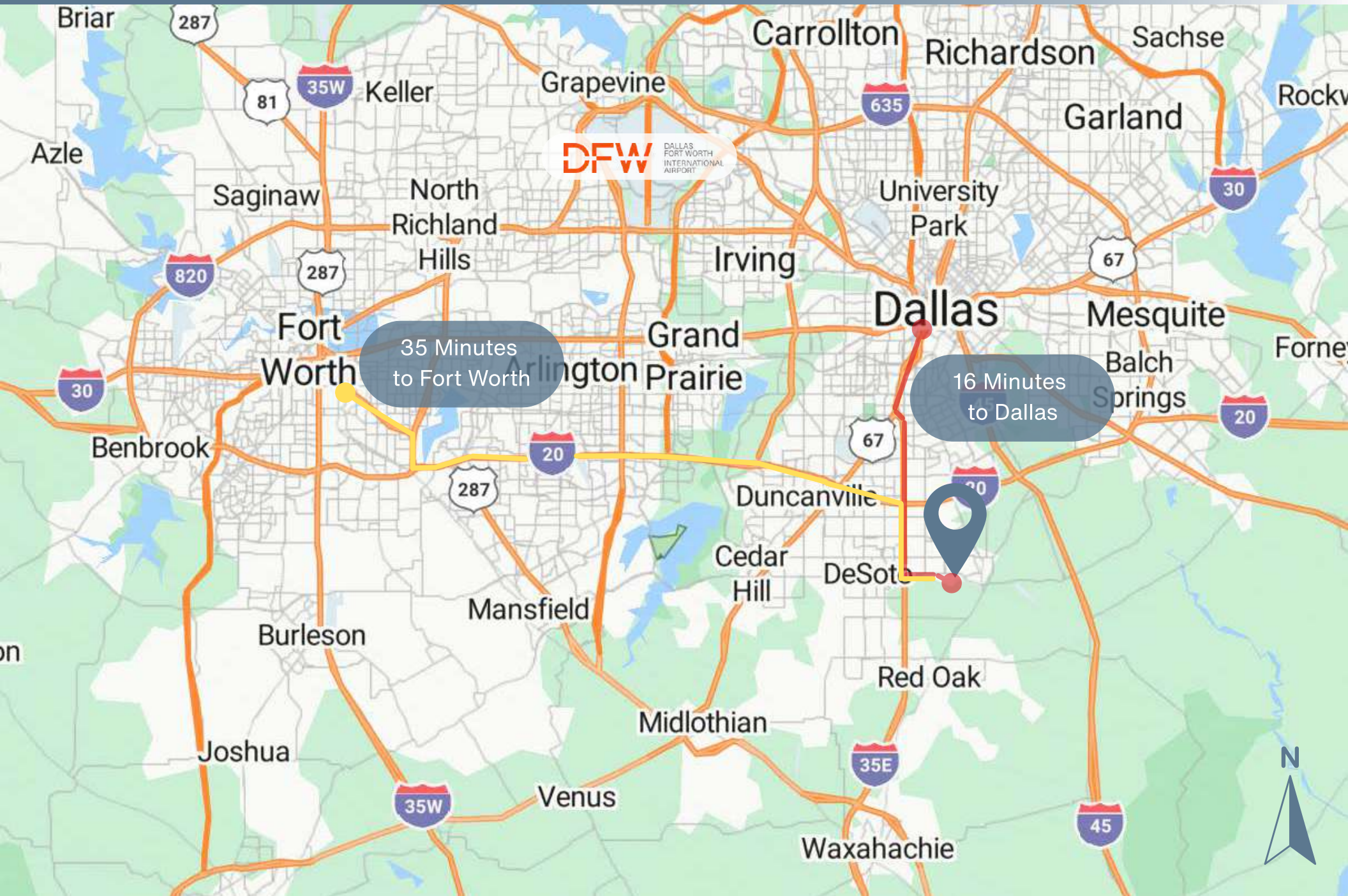
- Logistics Access: 2 miles to I-35E, 4 miles to I-20, 25 minutes to Downtown Dallas
- Medical Growth Node: Within the Medical District Overlay, near Crescent Medical Center
- Surrounding Employers: FedEx, Walmart, Quaker Oats, Niagara Bottling
- Infrastructure Ready: Full city utilities, fiber access, improved arterials
- Workforce Proximity: Over 1.2 million workers within 30 miles
- Strong Demographics: 143,900 residents and \$77K avg. household income (5-mile radius)
- City Support: Pro-growth leadership, development incentives available

Lancaster offers the right mix of infrastructure, workforce, visibility, and long-term upside — with seller financing available to help you secure and scale your next project.





# Excellent Linkage





# DFW Market Overview

The Dallas/Fort Worth (DFW) area is a vibrant region spanning 12 counties, including the cities of Dallas, Fort Worth, and over 150 other municipalities. As the largest urban agglomeration in Texas and the fourth largest in the United States, DFW covers an area of 9,286 square miles and is home to approximately 7.1 million residents. The region is globally connected through the nation's fourth-busiest airport, which offers 55 international flights. North Texas' GDP is estimated at \$486 billion, and if DFW were a standalone state, it would rank as the 9th largest in the U.S. and the 23rd largest country in the world.





# Texas By The Numbers



Texas is the **second-largest state** by land area in the US, with 268,596 square miles.

## #1 STATE

For corporate relocations & expansions



### Texas Economy is 8<sup>th</sup> largest in the world

Around **30.5 million residents**, making it the **second** most populous state after California

## GDP

Texas's GDP reached **\$2.694 trillion** in 2023, making it the second-largest economy in the US after California



Texas has a **large** and **diverse** workforce, contributing to its economic strength.

**ExxonMobil**

**Sysco**

**American Airlines**

**AT&T**

**53 Fortune 500 companies** that are headquartered there, which include **ExxonMobil, AT&T, American Airlines, and Sysco.**



## #1 STATE For Exports



Leading producer of crude oil nationwide

## TAX

Texas **does not** have an **estate tax** or **inheritance tax.**



Texas is home to **3.2 million** small businesses



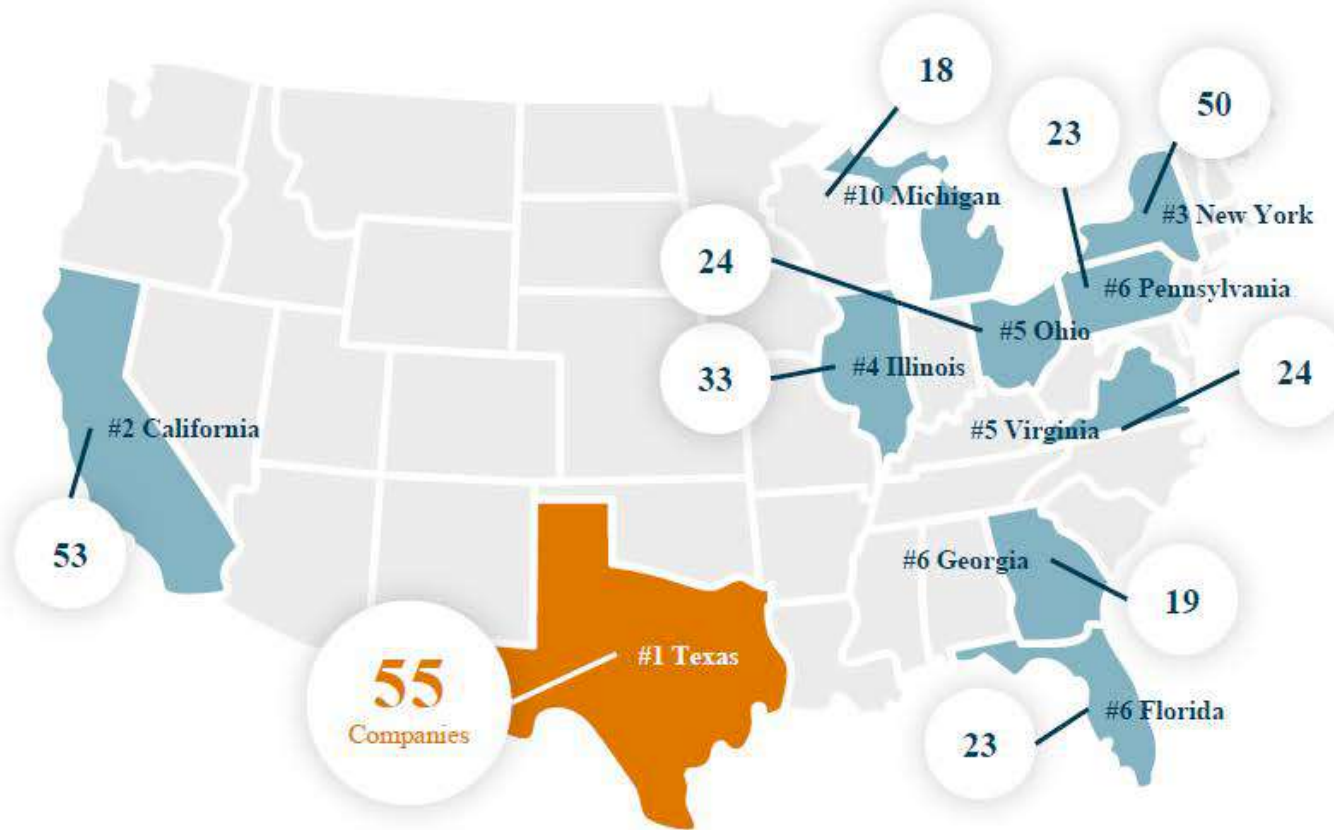
and **hundreds** of publicly traded firms



Number **1** jobs creator in 2023,

Texas added **326,700 jobs**

# Texas Employment



| TOP MARKETS FOR EMPLOYMENT GROWTH |                   |              |
|-----------------------------------|-------------------|--------------|
|                                   | MARKET            | Y-O-Y GROWTH |
| 1                                 | DALLAS-FORT WORTH | 165,700      |
| 2                                 | New York          | 146,500      |
| 3                                 | Houston           | 118,900      |
| 4                                 | Los Angeles       | 111,800      |
| 5                                 | Philadelphia      | 88,800       |
| 6                                 | Boston            | 86,693       |
| 7                                 | Chicago           | 83,000       |
| 8                                 | Atlanta           | 79,400       |
| 9                                 | Washington, D.C.  | 67,500       |
| 10                                | Tampa             | 64,500       |

| TOP MARKETS BY % FOR EMPLOYMENT GROWTH |                   |              |
|----------------------------------------|-------------------|--------------|
|                                        | MARKET            | Y-O-Y CHANGE |
| 1                                      | Charleston        | 5.7%         |
| 2                                      | Las Vegas         | 4.6%         |
| 3                                      | San Antonio       | 4.4%         |
| 4                                      | Tampa             | 4.4%         |
| 5                                      | Miami             | 4.2%         |
| 6                                      | Austin            | 4.2%         |
| 7                                      | Jacksonville      | 4.1%         |
| 8                                      | DALLAS-FORT WORTH | 4.1%         |
| 9                                      | Nashville         | 4.0%         |
| 10                                     | Orlando           | 3.9%         |

## DALLAS-FORT WORTH FORTUNE 500 HEADQUARTERS



### Address

2340 West Pleasant Run Road, Lancaster, TX 75146

### Land Size

5.019 Acres (218,628 Sq. Ft.)

### Coordinates

32.603878513084794, -96.80832728312872

### Zoning

Medical District Overlay

### Tax Parcel (APN)

65120824010010000 (Dallas County)

### Tax Rate

1.771276%

### Schools / Utilities

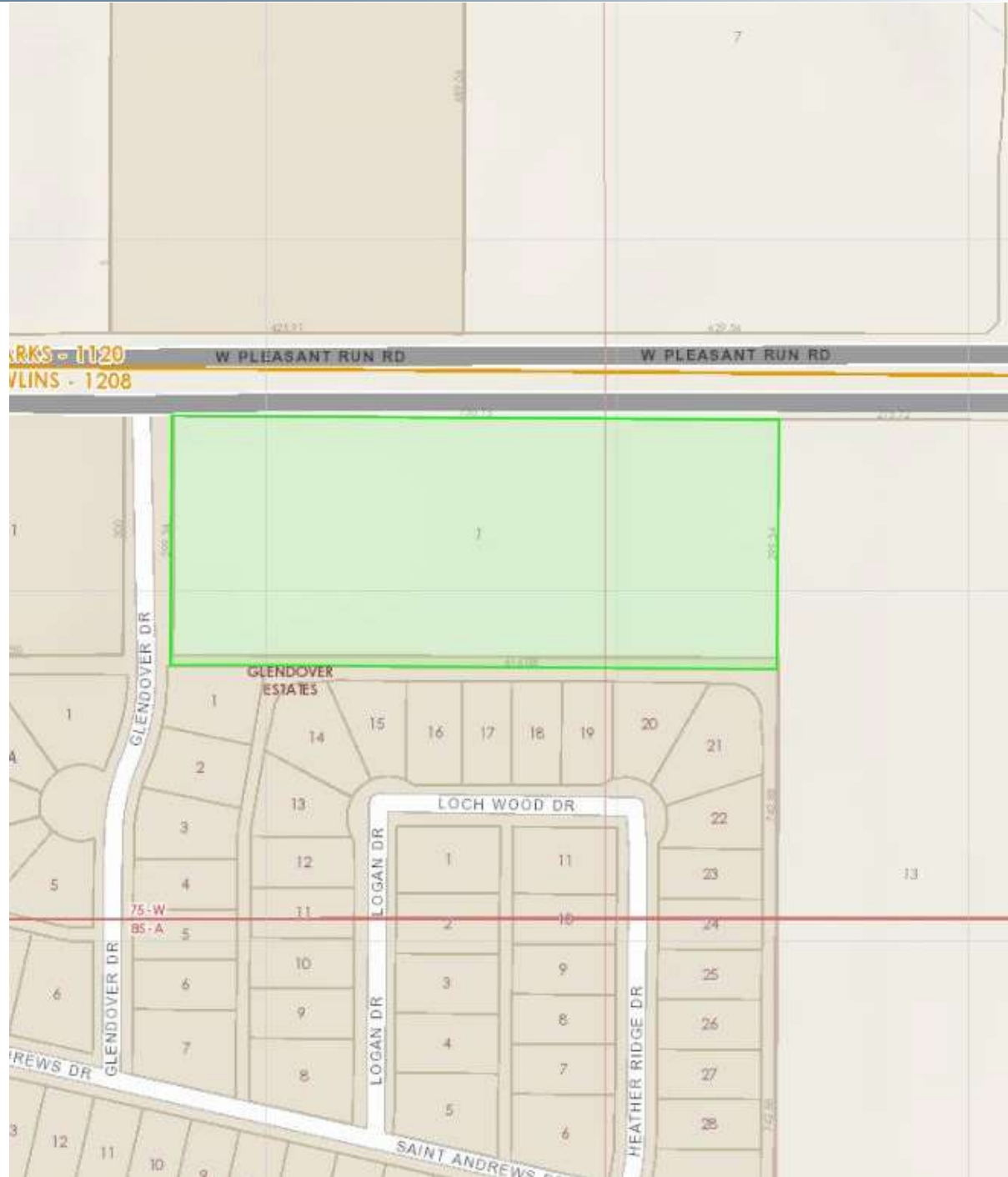
Lancaster ISD / City Water, City Sewer

### Legal

Tract 1, John M. Rawlins Survey, Abstract 1208, Page 240,  
Lancaster, Dallas County, Texas

### Frontage

730.73 FF: McKinney Parkway





# 2024 Demographics

## Income

|                         | 1 mile   | 3 miles  | 5 miles  |
|-------------------------|----------|----------|----------|
| Avg. Household Income   | \$76,828 | \$77,556 | \$77,451 |
| Median Household Income | \$57,922 | \$64,630 | \$61,557 |

## Population

|                 | 1 mile | 3 miles | 5 miles |
|-----------------|--------|---------|---------|
| 2024 Population | 9,576  | 59,498  | 143,928 |

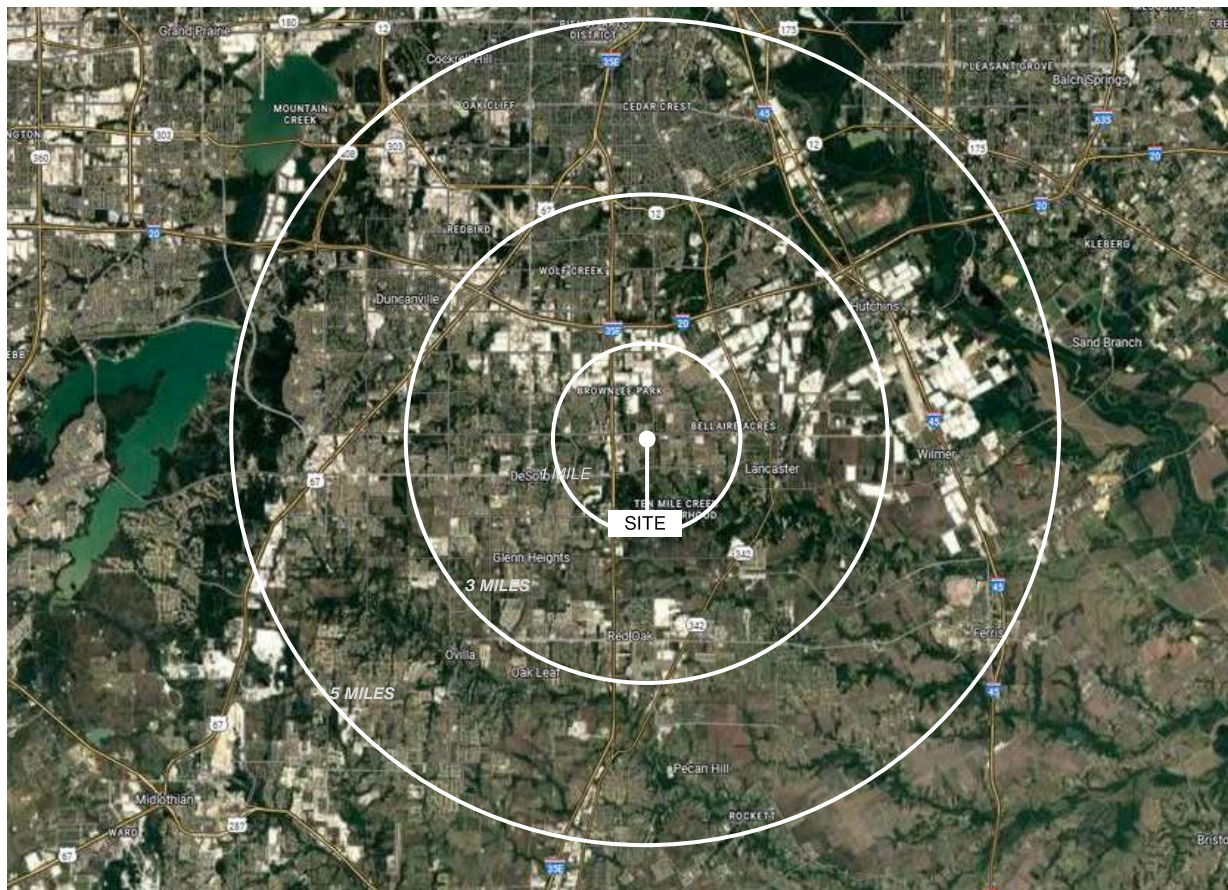
## Housing

|                        | 1 mile    | 3 miles   | 5 miles   |
|------------------------|-----------|-----------|-----------|
| Median Home Value      | \$255,808 | \$316,921 | \$373,114 |
| Median Home Year Built | 1976      | 1995      | 2002      |

## Traffic Counts



Demographics sourced from CoStar

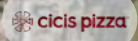
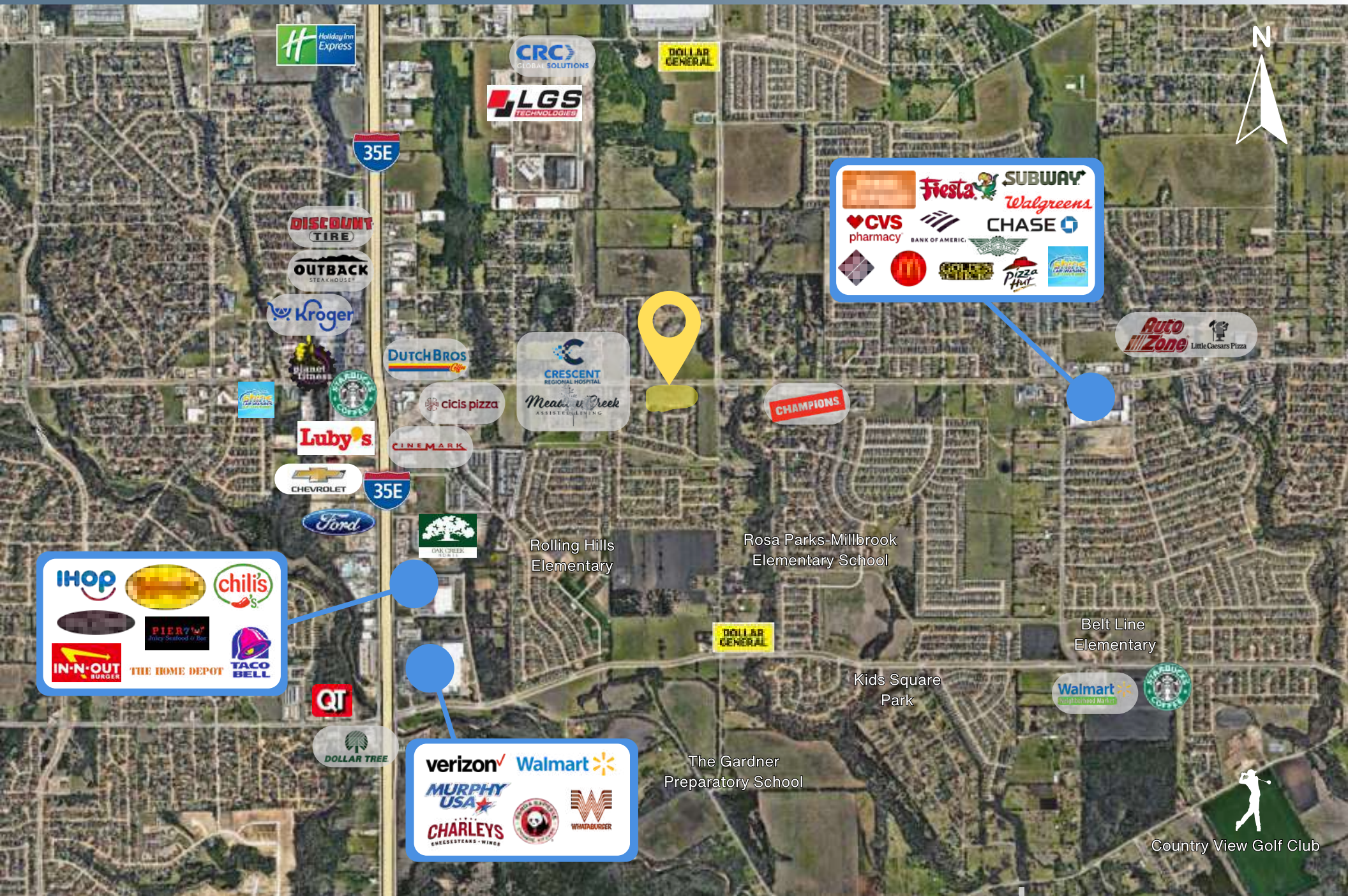


## 2024 TAX RATES

|                        |                 |
|------------------------|-----------------|
| City of Lancaster:     | 0.604606        |
| Lancaster ISD:         | 1.224400        |
| Dallas County:         | 0.215500        |
| Dallas College         | 0.105595        |
| Parkland Hospital:     | <u>0.212000</u> |
| <b>Total Tax Rate:</b> | <b>1.771276</b> |



# Area Highlights



Rolling Hills Elementary

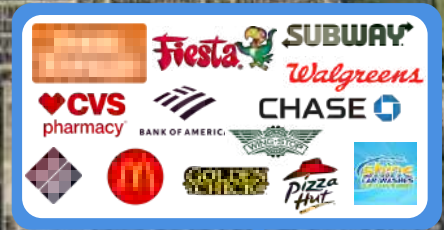
Rosa Parks-Millbrook Elementary School

Belt Line Elementary

Kids Square Park

The Gardner Preparatory School

Country View Golf Club



# AG Property Photos

★ EST. 1994 ★





# Listing Team



**Brandon Brooks**

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(817) 253-8362



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## 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.

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

|                                                                    |             |                             |              |
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| David Michael Ambrose                                              | 382964      | david@theambrosegroup.com   | 713.688.7733 |
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| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                       | Phone        |
| Brandon Miles Brooks                                               | 639787      | brandon@theambrosegroup.com | 817.253.8362 |
| Sales Agent/Associate's Name                                       | License No. | Email                       | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date



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| Designated Broker of Firm                                          | License No. | Email                       | Phone        |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                       | Phone        |
| Shane Emmett Wilder                                                | 790036      | swilder@theambrosegroup.com | 817.676.3422 |
| Sales Agent/Associate's Name                                       | License No. | Email                       | Phone        |

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