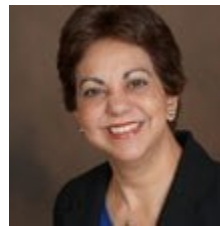




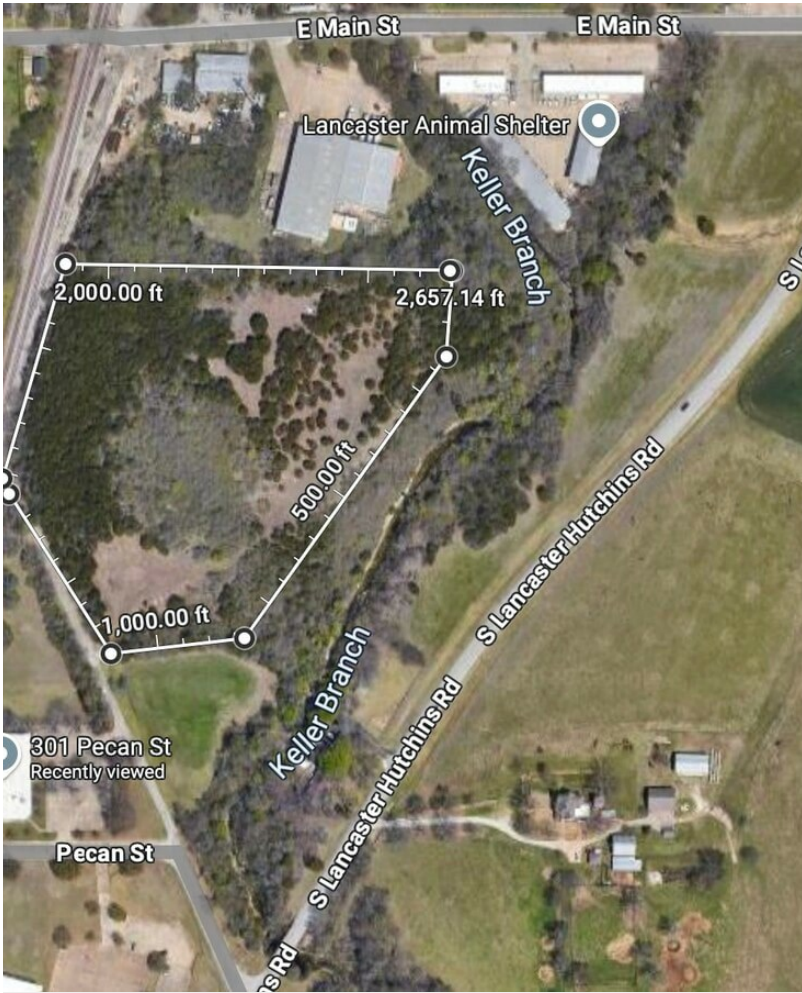
301 E Pecan St. Lancaster, TX - LAND

301 E Pecan St, Lancaster, TX 75146



Maria Castellanos

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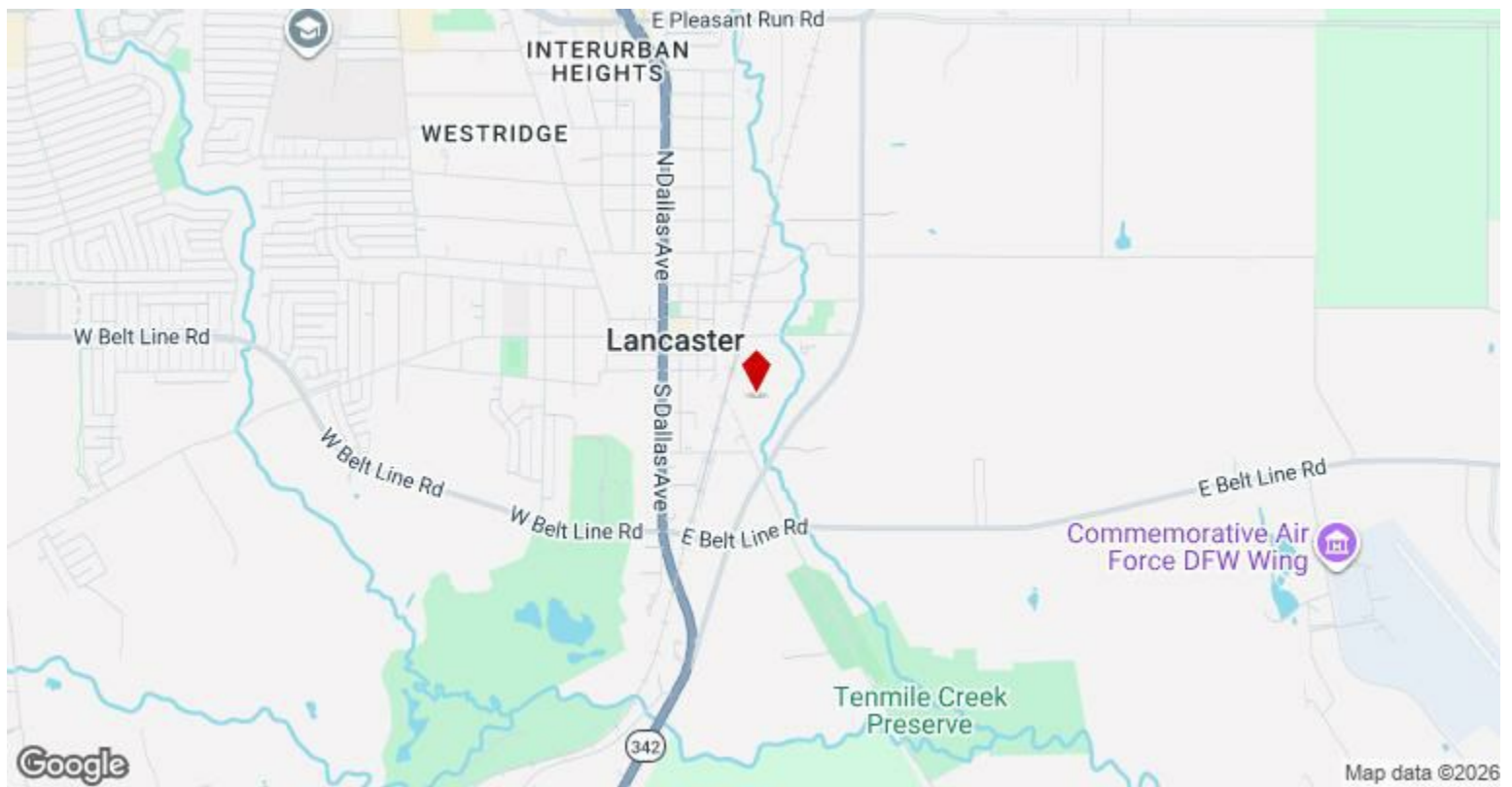
301 E Pecan St. Lancaster, TX - LAND

\$2,600,000

This tract in Lancaster, TX, located in one of the most dynamic industrial growth corridors in North Texas, offers a unique industrial development opportunity just south of Dallas. Zoned Light Industrial with paved access, utility availability, and BNSF rail adjacency, this parcel is ideal for logistics, light manufacturing, trailer yard, or warehouse development. The site is level, wooded, and verified outside of floodplain zones. Survey and utility maps available upon request. Just minutes from I-35E, I-20, and I-45, the site sits quietly behind 301 E Pecan Street in Lancaster, TX and features secure entry via a private paved road, offering a clean slate for warehouse developers, logistics users, or industrial investors looking for a shovel-ready opportunity. The property is zoned Light Industrial by the City of Lancaster, eliminating costly rezoning delays and enabling a wide variety of uses. Water, sewer, and electric utilities are accessible across the street. The lot can be divided....

- The property is zoned Light Industrial by the City of Lancaster, eliminating costly rezoning delays and enabling a wide variety of uses.
- Water, sewer, and electric utilities are accessible across the street.
- The site is level, wooded, and adjacent to the BNSF rail line, with paved road access.

Price:	\$2,600,000
Property Type:	Land
Property Subtype:	Industrial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	10.40 AC
No. Lots:	1
Zoning Description:	Light Industrial



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