

INDUSTRIAL DEVELOPMENT SITE

±45.38 ACRES | LANPORT ZONING | DATA CENTER PERMITTED

844-910 EAST BELTLINE RD, LANCASTER, TEXAS 75146



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

tyunderwood@sljcompany.com

SLJ

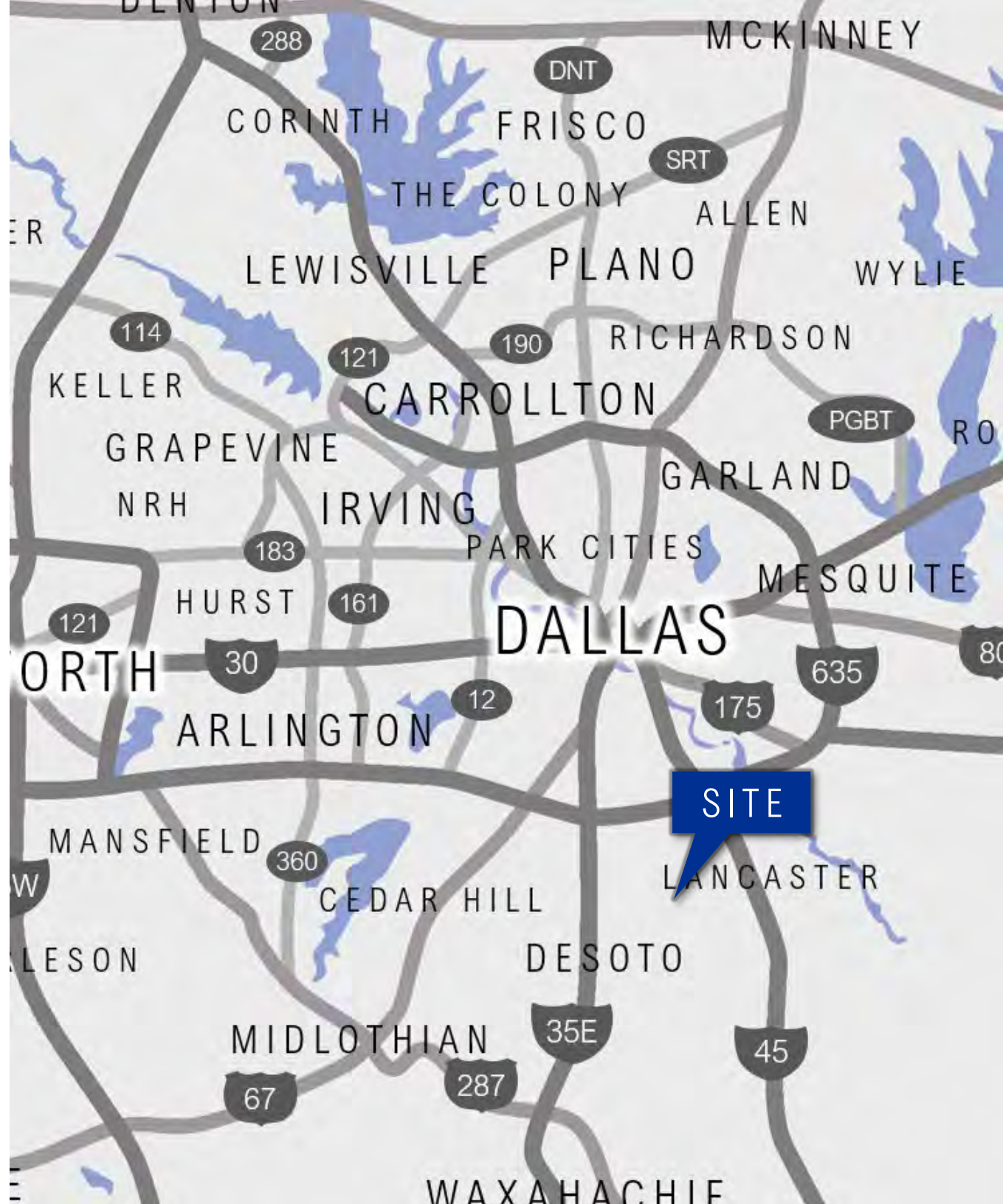
SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209

www.sljcompany.com

Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

TABLE OF CONTENTS

EXECUTIVE SUMMARY
PROPERTY PROFILE
ZONING INFORMATION
SURVEY
DEMOGRAPHICS



EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer 844-910 E Beltline Rd, an approximately 45.38 acre industrial development site, located on E Beltline Rd, between S Lancaster-Hutchins Rd and the Lancaster Airport, in Lancaster, Texas. The property is directly adjacent to the new 193-acre STACK Infrastructure's 504MW data center campus, creating strong potential for supporting industrial users. The Property offers many advantages as a development site including, large ± 45 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 data center, limited light industrial, manufacturing without outside storage, office, retail, and commercial.

Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.





PROPERTY PROFILE

LOCATION

The subject property is located on E Beltline Rd, between S Lancaster-Hutchins Rd and the Lancaster Airport, in Lancaster, Texas.

LAND AREA

±45.381 Acres

*No minerals are included in the proposed transaction

ZONING

LanPort Business Park District (LP-BP)

LOT DIMENSIONS

Frontage on E Beltline Rd:	±1,243 Feet
Maximum Depth:	±1,786 Feet

TRAFFIC COUNTS

E Beltline Rd:	±4,100 VPD (2024)
S Lancaster-Hutchins Rd:	±5,900 VPD (2018)

ZONING INFORMATION

PRIMARY USES

Data center, limited light industrial, manufacturing without outside storage, office, retail, and commercial

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

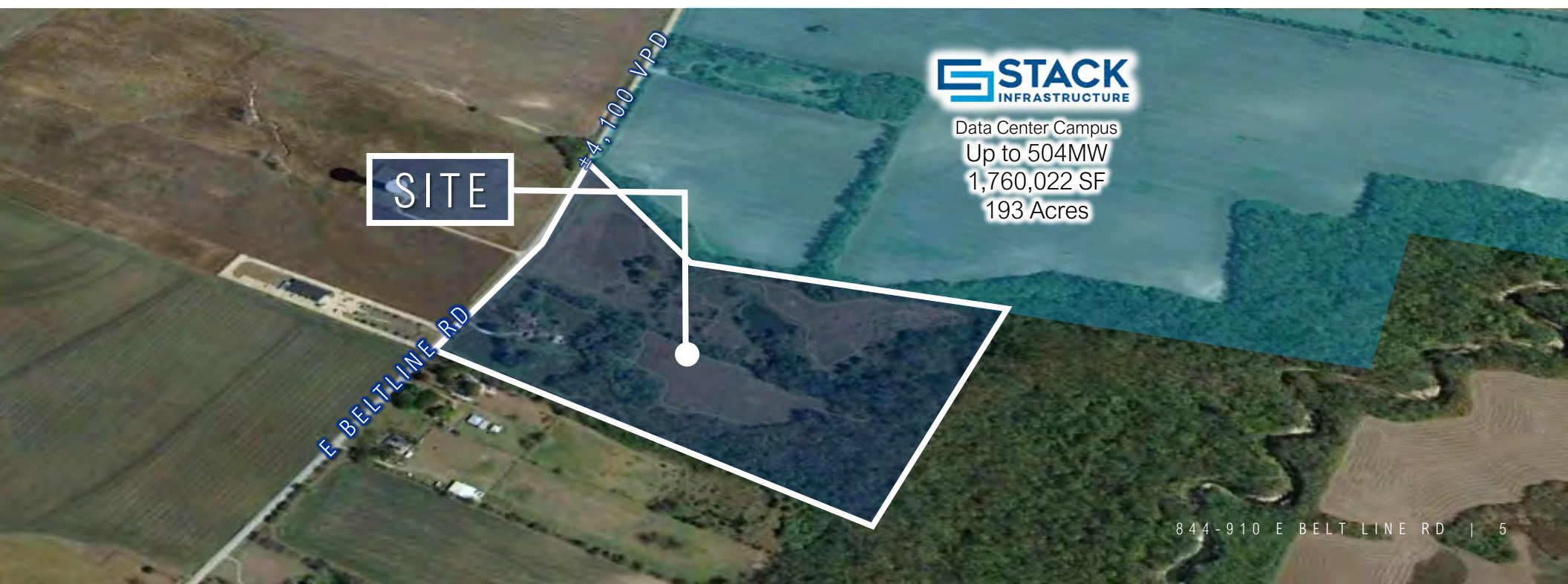
LINKS

[Link to Zoning Map](#)

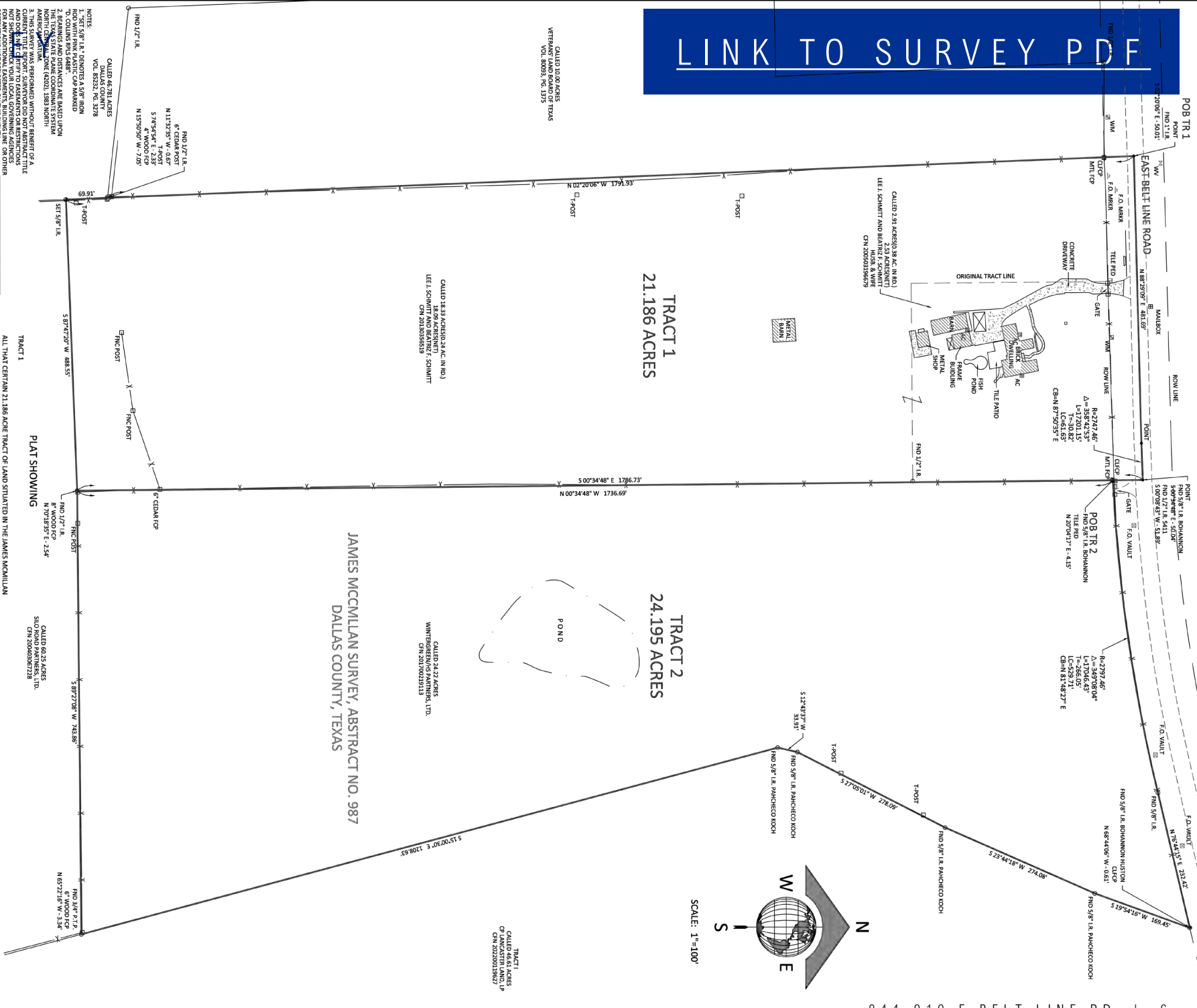
[Link to LanPort Zoning District Standards](#)

[Link to Utility Map](#)

[Link to Survey](#)



LINK TO SURVEY PDF





2026 DEMOGRAPHICS

1 MILE	# OF BUSINESSES 69	# OF EMPLOYEES 1,079	CONSUMER SPENDING (\$000S) 2,632
5 MILE	EMPLOYED POPULATION 60.7%	COLLEGE EDUCATED POPULATION 54.5%	POPULATION <30 MINUTE COMMUTE 43.5%
10 MILE	POPULATION 364K AVERAGE HOUSEHOLD INCOME \$82K	HOUSEHOLDS 120K MEDIAN HOME VALUE \$262K	MEDIAN AGE 35.7 PROJECTED POP. GROWTH 2025-2030 5.69%



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

tyunderwood@sljcompany.com

SLJ

SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209
www.sljcompany.com

Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.



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.

SLJ Company, LLC	419172	llebowitz@sljcompany.com	214-520-8818
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Louis Harold Lebowitz	171613	llebowitz@sljcompany.com	214-520-8818
Designated Broker of Firm	License No.	Email	Phone
Charles Titus Underwood III	488370	tyunderwood@sljcompany.com	214-520-8818
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Alicia M Dunn	821776	adunn@sljcompany.com	214-520-8818
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date