

Paper Lots For Sale—Lancaster, TX



2800 Ames Road, Lancaster, Texas 75134

2800 Ames Road, Lancaster

LAND FOR SALE

Address	2800 Ames Road
Size	±10.31 Acres 49 residential lots, 4 open space lots
Lot Sizes	Ranging from 4,280—24,249 SF
Frontage	Ames Road: ±220' Wintergreen Road: ±225'
Zoning	Residential
Utilities	All Available, including city water and public sewer
Flood Plain	None
Price	Contact Broker



Property Overview

- Located in the **NEQ of Ames Road and W Wintergreen Road** within **Lancaster ISD** (Houston Elementary, Lancaster Middle, and Lancaster High)
- Perfect opportunity for residential developers looking to build several custom homes with utilities already in place. Minimum dwelling size is 1,750 SF.
- Country View Golf Course, Bear Creek Nature Park, Meadowcreek Park and Lancaster Community Park & Rec Center within 1 mile radius.
- Strong location in a growing Dallas County suburb; proximity to services, schools, transportation expected.



2800 Ames Road, Lancaster



3 Mile Radius 5 Mile Radius

DEMOGRAPHICS

	3 Mile Radius	5 Mile Radius
2025 Population	73,309	175,423
2025 Median Household Income	\$47,124	\$44,303
2025 Total Households	25,355	61,896
2025 Median Age	35	36

Ref: My eListing data

TRAFFIC COUNTS

W Wintergreen Rd	9,070 VPD ('24)
Sunny Meadow Rd	2,404 VPD ('24)

Ref: <https://www.txdot.gov/>



COMPASS

2800 AMES ROAD OVERVIEW AERIAL



COMPASS

2800 AMES ROAD

PRELIMINARY PLAT

SUNNY MEADOW RD

WWINTERGREEN RD

WWINTERGREEN RD

WWINTERGREEN RD

WWINTERGREEN RD

BUMBLE BEE DR

BUMBLE BEE DR

BUMBLE BEE DR

BUMBLE BEE DR

BUMBLE BEE DR

COTTAGE LN

DAISY DR

OAK GROVE AVE

WILLIAM R ROAD

QUIET STREAM ROAD

QUIET STREAM ROAD

AMES RD

AMES RD

AMES RD



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