

# 19.25 ACRE DEVELOPMENT SITE

2304 EAST LONGHORN DRIVE, LANCASTER, TEXAS



## FOR SALE

CALL FOR PRICING

## 19.25 ACRES

IDEAL FOR  
LIGHT INDUSTRIAL,  
WAREHOUSE, LOGISTICS  
AND DISTRIBUTION  
CENTER USES

ZONED AG

DESIGNATED AS LOGISTICS/  
DISTRIBUTION ON FUTURE  
LAND USE PLAN

0.8 MILES EAST OF  
INTERSTATE 35E

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For More Information Contact  
**Thomas C. Hillsman** | [hillsman@swbell.net](mailto:hillsman@swbell.net)  
O: 214.368.5900 | C: 214.289.0991

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### PROPERTY INFORMATION:

- LOCATED IN THE SOUGHT AFTER SOUTH DALLAS SUBMARKET
- 61,000,000 CONSUMERS WITHIN 1 DAY DRIVE
- EXCELLENT ACCESS TO I-35, I-20, I-45 AND INTERMODAL FACILITIES
- 733 FOOT FRONTAGE ON EAST LONGHORN DRIVE
- ADJACENT TO LONGHORN 35 LOGISTICS PARK WITH OVER 800,000 SF OF RECENT CONSTRUCTION
- ALSO ADJACENT TO LONGHORN BUSINESS PARK: HOME TO BASF CHEMICALS AND LGS TECHNOLOGIES
- 20 MINUTES TO DOWNTOWN DALLAS
- 30 MINUTES TO DALLAS-FORT WORTH INTERNATIONAL AIRPORT
- EXCELLENT BLUE COLLAR LABOR POOL
- MANY NATIONAL AND REGIONAL DISTRIBUTORS IN THE AREA




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### 2024 POPULATION

|  |        |         |
|--|--------|---------|
|  | 1 mile | 8,711   |
|  | 3 mile | 66,890  |
|  | 5 mile | 165,730 |


### DAYTIME POPULATION

|  |        |         |
|--|--------|---------|
|  | 1 mile | 8,451   |
|  | 3 mile | 54,241  |
|  | 5 mile | 137,583 |


### TOTAL HOUSEHOLDS

|  |        |        |
|--|--------|--------|
|  | 1 mile | 3,154  |
|  | 3 mile | 23,187 |
|  | 5 mile | 57,698 |

### MEDIAN AGE

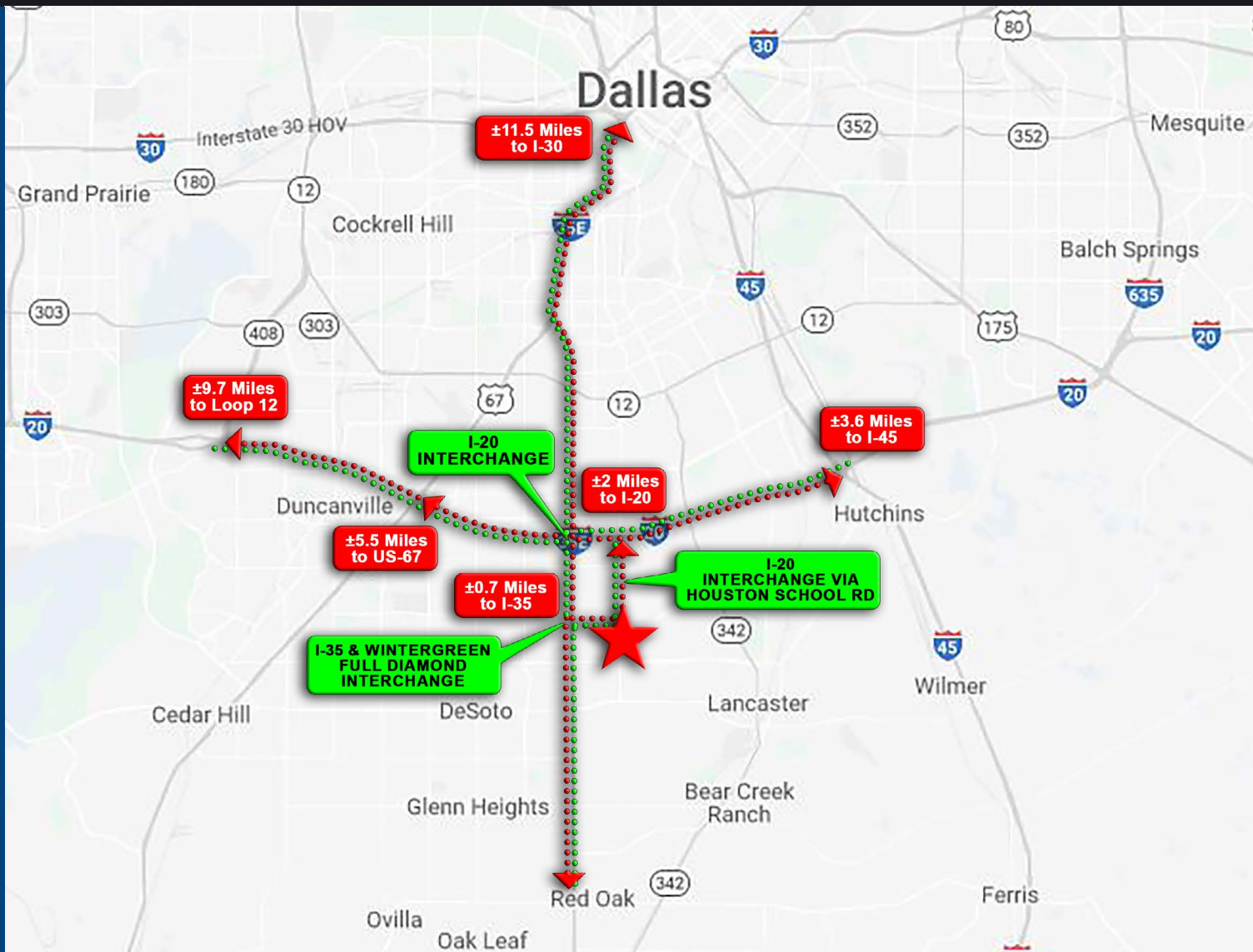
|  |        |      |
|--|--------|------|
|  | 1 mile | 35.0 |
|  | 3 mile | 36.2 |
|  | 5 mile | 36.8 |

### AVERAGE HH INCOME

|  |        |          |
|--|--------|----------|
|  | 1 mile | \$82,314 |
|  | 3 mile | \$84,342 |
|  | 5 mile | \$83,689 |

### TRAFFIC COUNTS

|  |       |             |
|--|-------|-------------|
|  | I-35E | 180,993 VPD |
|  | I-20  | 170,976 VPD |



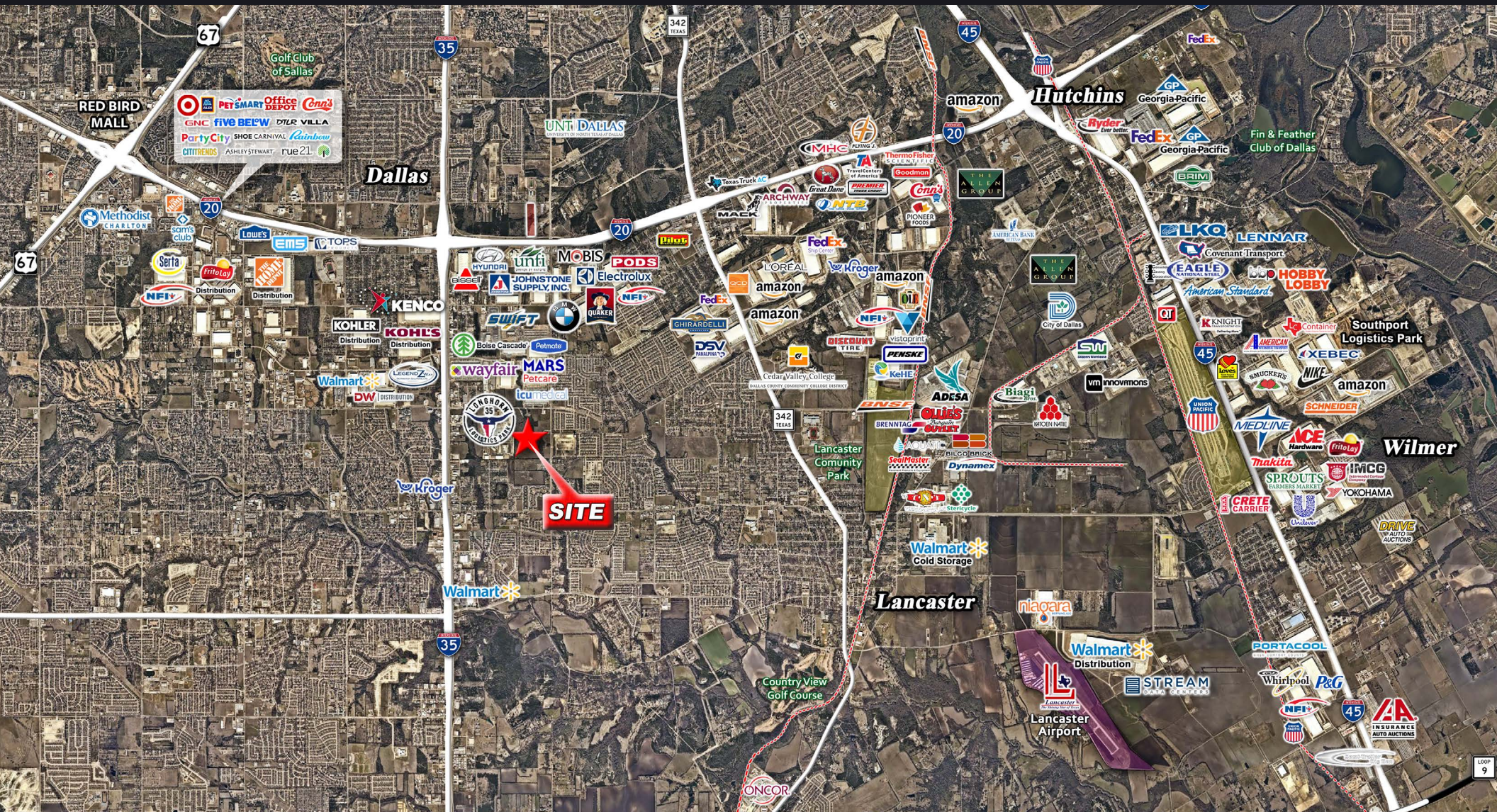
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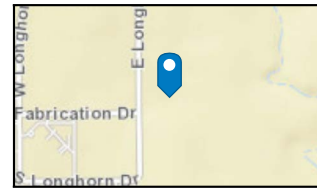
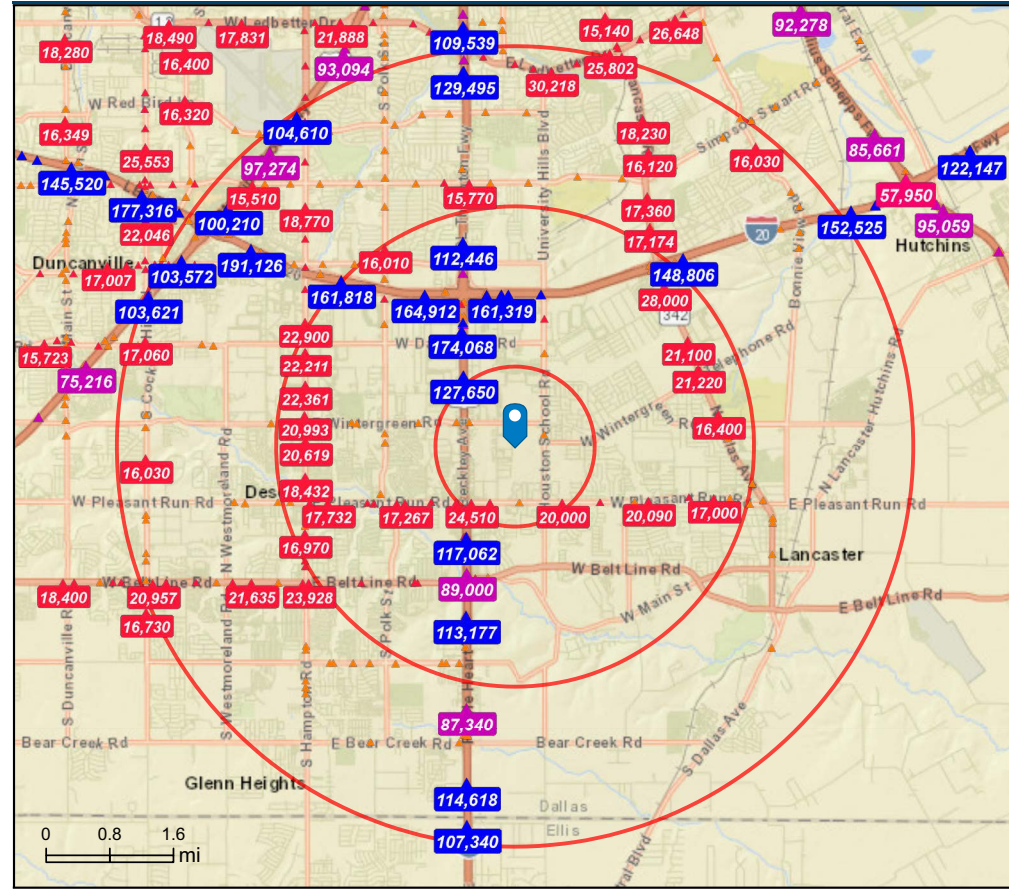
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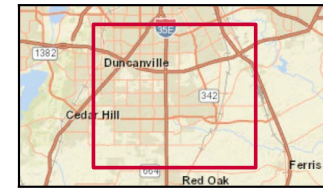
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## 2304 EAST LONGHORN DRIVE, LANCASTER, TEXAS

|                                  | 1 mile    | 3 miles   | 5 miles   |
|----------------------------------|-----------|-----------|-----------|
| <b>Population Summary</b>        |           |           |           |
| 2010 Total Population            | 7,737     | 61,675    | 146,939   |
| 2020 Total Population            | 8,848     | 67,920    | 165,648   |
| 2020 Group Quarters              | 139       | 422       | 983       |
| 2024 Total Population            | 8,711     | 66,890    | 165,730   |
| 2024 Group Quarters              | 135       | 411       | 955       |
| 2029 Total Population            | 8,566     | 66,001    | 165,671   |
| 2024-2029 Annual Rate            | -0.34%    | -0.27%    | -0.01%    |
| 2024 Total Daytime Population    | 8,451     | 54,241    | 137,583   |
| Workers                          | 4,150     | 21,989    | 52,434    |
| Residents                        | 4,301     | 32,252    | 85,149    |
| <b>Household Summary</b>         |           |           |           |
| 2024 Households                  | 3,154     | 23,187    | 57,698    |
| 2024 Average Household Size      | 2.72      | 2.87      | 2.86      |
| 2029 Households                  | 3,126     | 23,052    | 58,103    |
| 2029 Average Household Size      | 2.70      | 2.85      | 2.83      |
| 2024-2029 Annual Rate            | -0.18%    | -0.12%    | 0.14%     |
| 2024 Families                    | 2,067     | 16,136    | 40,235    |
| 2024 Average Family Size         | 3.48      | 3.54      | 3.51      |
| 2029 Families                    | 2,056     | 16,088    | 40,637    |
| 2029 Average Family Size         | 3.45      | 3.51      | 3.48      |
| 2024-2029 Annual Rate            | -0.11%    | -0.06%    | 0.20%     |
| <b>Housing Unit Summary</b>      |           |           |           |
| 2024 Housing Units               | 3,372     | 24,602    | 60,914    |
| Owner Occupied Housing Units     | 45.0%     | 54.0%     | 57.2%     |
| Renter Occupied Housing Units    | 48.5%     | 40.2%     | 37.5%     |
| Vacant Housing Units             | 6.5%      | 5.8%      | 5.3%      |
| 2029 Housing Units               | 3,387     | 24,798    | 62,019    |
| Owner Occupied Housing Units     | 46.9%     | 55.8%     | 58.9%     |
| Renter Occupied Housing Units    | 45.4%     | 37.2%     | 34.7%     |
| Vacant Housing Units             | 7.7%      | 7.0%      | 6.3%      |
| <b>2024 Households by Income</b> |           |           |           |
| Household Income Base            | 3,154     | 23,187    | 57,698    |
| <\$15,000                        | 11.5%     | 10.5%     | 12.1%     |
| \$15,000 - \$24,999              | 9.3%      | 6.8%      | 7.6%      |
| \$25,000 - \$34,999              | 10.3%     | 9.1%      | 9.1%      |
| \$35,000 - \$49,999              | 14.2%     | 12.7%     | 12.8%     |
| \$50,000 - \$74,999              | 11.9%     | 18.7%     | 18.2%     |
| \$75,000 - \$99,999              | 8.6%      | 12.2%     | 11.1%     |
| \$100,000 - \$149,999            | 19.7%     | 17.3%     | 15.7%     |
| \$150,000 - \$199,999            | 10.7%     | 7.4%      | 7.9%      |
| \$200,000+                       | 3.9%      | 5.2%      | 5.6%      |
| Average Household Income         | \$82,314  | \$84,342  | \$83,689  |
| <b>Median Household Income</b>   |           |           |           |
| 2024                             | \$58,213  | \$62,032  | \$59,280  |
| 2029                             | \$75,221  | \$71,647  | \$68,336  |
| <b>Median Home Value</b>         |           |           |           |
| 2024                             | \$284,257 | \$266,296 | \$271,260 |
| 2029                             | \$334,646 | \$329,777 | \$344,271 |
| <b>Per Capita Income</b>         |           |           |           |
| 2024                             | \$29,712  | \$29,437  | \$29,160  |
| 2029                             | \$35,438  | \$34,921  | \$34,911  |
| <b>Median Age</b>                |           |           |           |
| 2010                             | 31.3      | 32.6      | 33.8      |
| 2020                             | 34.2      | 35.5      | 36.1      |
| 2024                             | 35.0      | 36.2      | 36.8      |
| 2029                             | 35.8      | 37.0      | 37.6      |



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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