

# 7.82 AC PRIME RETAIL - LANCASTER, TX

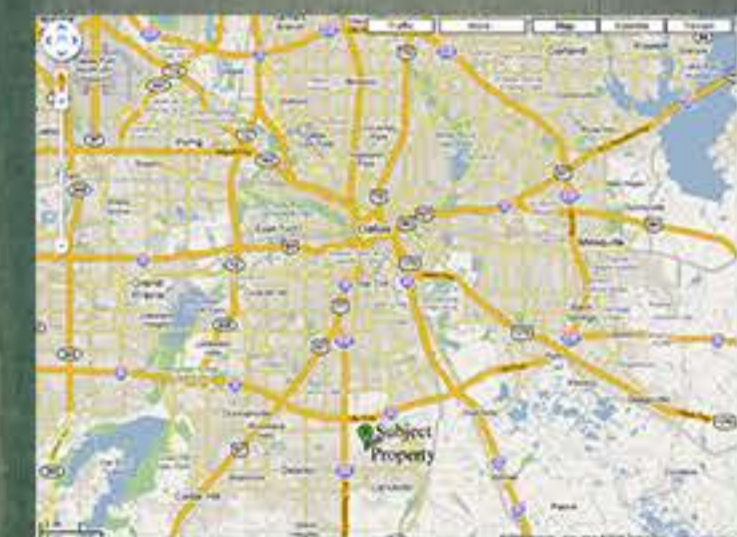
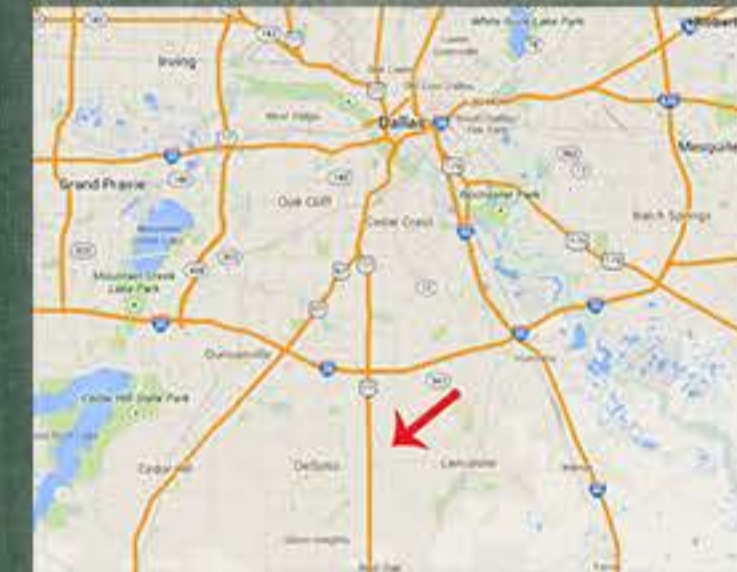
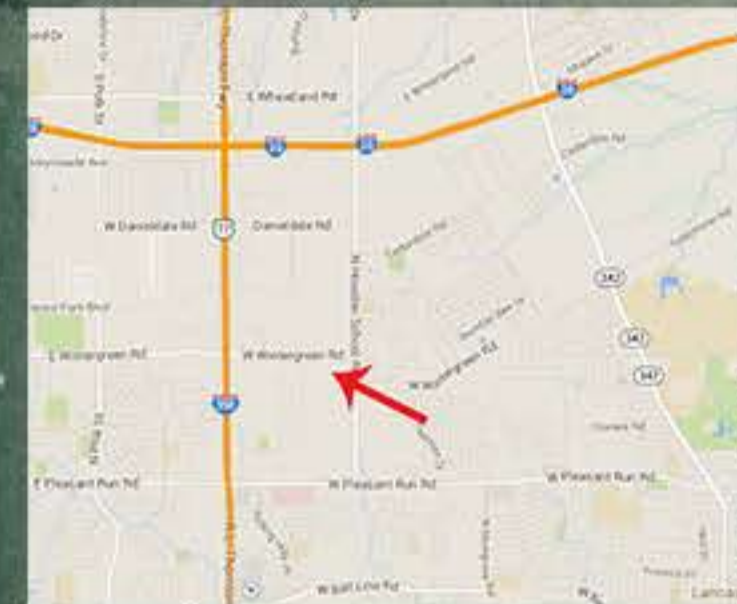
W. Wintergreen Road

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Vicinity Map

## LOCATION, LOCATION, LOCATION!

Located just 15 minutes from Downtown Dallas, 1 mile East of I-35E and 1.5 miles south of I-20. Prime Retail location in rapidly growing area of Lancaster. All utilities available. Excellent location for a Gas station, C-store, Strip Center, Restaurant or other retail. Will divide.



## Property Details

### 7.82 AC Zoned Retail

All 3 parcels purchased together approx 7.7 AC @ \$2.50 PSF

**\$838,530**

### Or Sold Individually

**LOT 2, BLOCK A - 1.32 AC**  
**CORNER LOT**  
**\$6 PSF - \$345K**

**Lot 3, BLOCK A - 1.5 AC**  
**\$3.25 PSF - \$212K**

**LOT 1, BLK 2 - 4.87 AC**  
**\$3 PSF - \$636K**

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