

626 S Interstate 35 E

Lancaster, TX 75146

Land
Investment Opportunity

Offering Memorandum



±9.296 AC

±109,900 VPD



MATTHEWS™

Exclusively Listed By



Tristan Thompson

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Broker of Record

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Investment Highlights

\$1,350,000
List Price

Contact Broker
For Additional Information

AG
Zoning

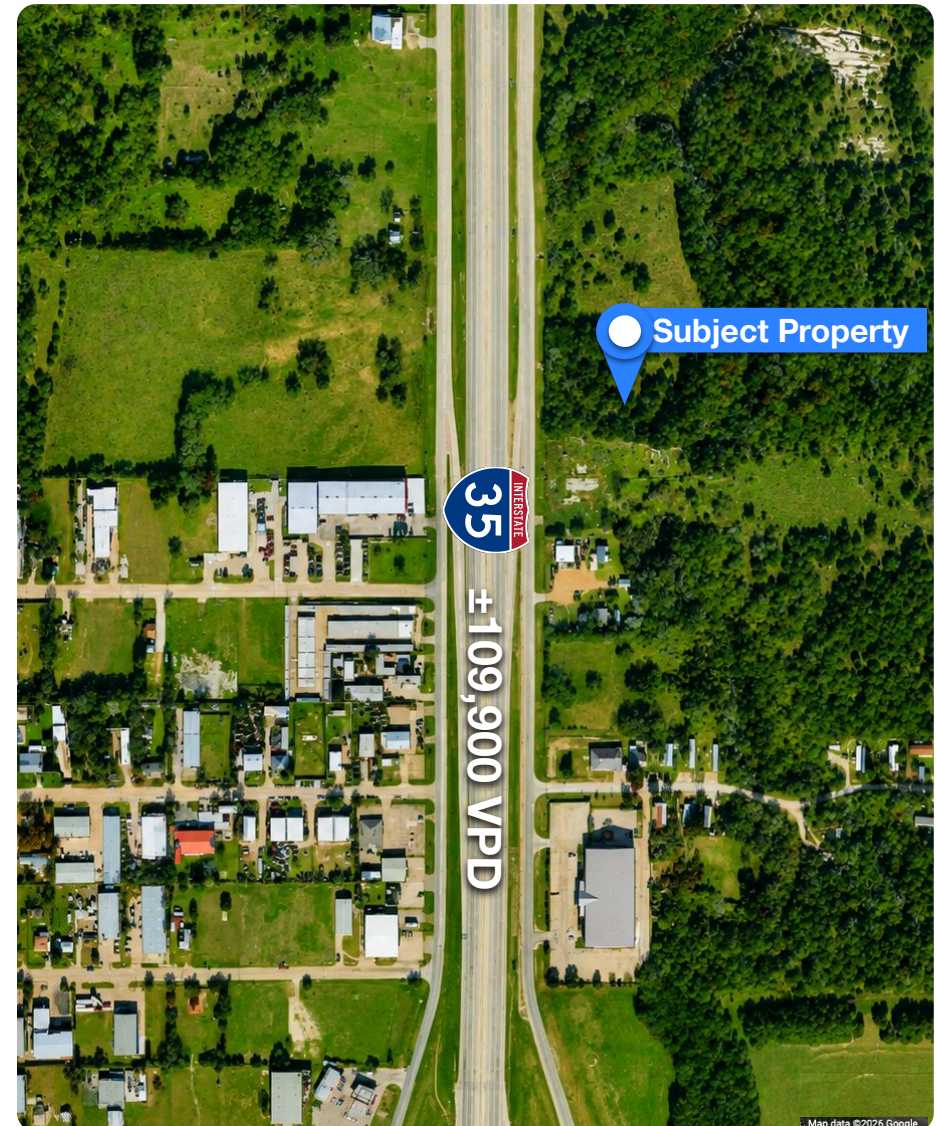
Commercial Hwy
City Proposed Future Land Use

\$145,224
Price Per Acre

±9.296 AC
Lot Size

Property Highlights

- ±9.296 acres with direct frontage along I-35E, offering excellent visibility and exposure to one of South Dallas' major transportation corridors.
- Strategically located in Lancaster with convenient access to I-35E and the broader DFW highway network.
- Strong development opportunity in a growing South Dallas submarket with proximity to established commercial, residential, and industrial development.





DOLLAR GENERAL

BW Best Western

DISCOUNT TIRE

ROSS
DRESS FOR LESS

Kroger

planet fitness

E Pleasant Run Rd ± 22,800 VPD

HFM Resale Shop

Starbucks
Wendy's

LA QUINTA
INNE + SUITES

CHEVROLET

Ford

PALOMAR
MODULAR BUILDINGS

Desoto East Middle School
±179 Students

IN-N-OUT BURGER
Bojangles
MURPHY USA

Advance Auto Parts

W Belt Line Rd ± 25,000 VPD

DOLLAR TREE

INTERSTATE 35E

± 109,910 VPD

WADDINGTON NORTH AMERICA
A WOODWARD CLARK COMPANY

LaSoto
Self Storage

6

DICKEY'S
BARBECUE PIT

SHERWIN WILLIAMS

International Leadership of Texas
±23,000 Students

Maaco
PAINTWORKS & BODY SHOP

Dutch Bros
SONIC

cicis pizza
FISH & CHICKEN

CINEMARK

OAK CREEK HOMES

THE HOME DEPOT

Walmart
Supercenter

Subject Property
±9.30 AC

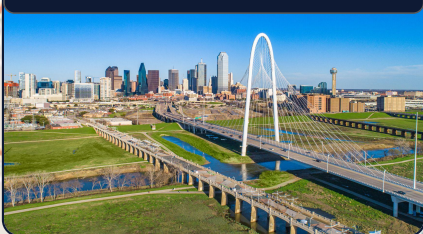
Market Overview

626 S Interstate 35 E
Lancaster, TX 75146

Major Cities

- Fort Worth, TX 43 Miles Away
- Arlington, TX 32 Miles Away
- Dallas, TX 17 Miles Away

Fort Worth, TX



Dallas, TX



Lancaster, TX

Local Market Overview

Lancaster is positioned in southern Dallas County within one of the country's largest distribution and manufacturing corridors. The city has approximately 40,800 residents, nearly 14,750 households and a median household income of approximately \$68,300. Lancaster combines an established workforce with direct access to the broader Dallas-Fort Worth labor pool, where employers can draw from more than four million workers. Approximately 68% of Lancaster households are owner-occupied, while the city's median age of 35.7 supports a comparatively young working-age population.

For industrial users, Lancaster's defining advantage is transportation connectivity. I-20, I-35E and I-45 are all accessible from the area, while Union Pacific's Dallas Intermodal Terminal provides direct access to the national rail network. The city is approximately 15 miles south of Downtown Dallas and also benefits from proximity to Lancaster Regional Airport, Dallas Love Field and Dallas Fort Worth International Airport. Available development land, major logistics parks, high-capacity electric infrastructure and access to workforce-training resources reinforce Lancaster's position as an established location for distribution, advanced manufacturing, food processing and logistics operations.



Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,777	75,130	172,453
Current Year Estimate	4,670	70,249	153,695
2020 Census	4,423	59,514	112,549
Growth Current Year-Five-Year	2.29%	6.95%	12.20%
Growth 2020-Current Year	5.58%	18.04%	36.56%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,666	30,972	68,850
Current Year Estimate	1,567	28,157	59,878
2020 Census	1,558	23,281	43,389
Growth Current Year-Five-Year	6.29%	10.00%	14.98%
Growth 2020-Current Year	0.61%	20.94%	38.00%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$55,674	\$62,500	\$81,317

Dallas-Fort Worth, TX

Dallas-Fort Worth is the **#1 industrial market in the United States** by total inventory, supported by its central location, extensive transportation infrastructure, and strong population growth. The region serves as a major logistics and distribution hub for companies operating across the country.

Geographic Center of Sun Belt Region

~90% of U.S. Population Reached in Two-Day Drive

1B+ SF of Industrial Inventory

Logistics, E-Commerce, & Distribution Operators

Source: U.S. Census Bureau, Visit Dallas, Texas Comptroller | 2025 Dataset

8.5M+

Total Population

Fastest-Growing Metro
in the United States



DFW Industrial Performance



\$34.8M+

Sales Volume

\$141

Price Per SF

\$10.12

Asking Rent Per SF

39.2M+

SF Under Construction



Dallas-Fort Worth continues to demonstrate strong industrial market performance supported by sustained tenant demand, expanding logistics networks, and continued warehouse development. Strong leasing activity and ongoing construction highlight the region's role as a major national distribution hub while investment activity reflects continued confidence in the market's long-term growth.

Source: CoStar Group | 2025 Dataset



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 626 S Interstate 35 E, Lancaster, TX, 75146 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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.

11-2-2015



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.

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.

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date