



For Sale on Market

\$427,777

Call 7133771022 Today!

LAND / UNIMPROVED LAND

TRUCKERS WHERE YOU AT!!! GENERATE REVENUE BY CREATING A LOW MAINTENANCE SEMI TRUCK PARKING LOT FOR YOU AND YOUR FELLOW TRUCKERS!! HONK HONK HONK!! PRIME HIGHWAY FRONTAGE WITH EXCELLENT VISIBILITY AND ACCESS – 4.76 ACRES ON I-35 IN LANCASTER! This rare corner lot is more than just land — IT'S A DESTINATION WAITING TO HAPPEN! Located on the north side of Lancaster off busy I-35, directly across from Walmart and next to a popular landscape nursery, THIS COMMERCIAL PARCEL OFFERS INCREDIBLE EXPOSURE, EASY ACCESS, AND NATURAL CHARM WITH A WINDING CREEK RUNNING THROUGH THE PROPERTY. The lot's long, unique shape is PERFECT FOR CREATIVE DEVELOPMENT! Picture a FOOD TRUCK COURT, A SEASONAL OUTDOOR VENUE for a Farmers Market, craft fairs, car shows, a pumpkin patch or christmas tree lot- Add walking trails, bridges across the creek, and a creek side seating area that invites visitors to relax and enjoy the outdoors. THIS LOT GIVES YOU THE FREEDOM TO DESIGN SOMETHING SPECIAL THAT SERVES THE COMMUNITY AND STANDS OUT FROM THE REST. Zoned commercial with city utilities nearby. HIGH TRAFFIC, HIGH VISIBILITY, AND HIGH POTENTIAL — ALL IN A RAPIDLY GROWING AREA WITH STRONG COMMUNITY PRIDE AND MOMENTUM. Add a digital billboard and GENERATE PASSIVE INCOME. Create something meaningful. Create something that lasts. THIS LAND IS YOUR BLANK CANVAS. SELLER FINANCING is an option, contact

GENERAL DESCRIPTION

Subdivision: G K Sneed Abst 1278

Property Type: Land / Unimproved Land

Lotsize: 207,258 / ASSESSOR

MLS# / Area: NTREIS-21199241



Presented By
Chad Sayles

Walzel Properties - Spring

7133771022

200 S Interstate 35 E, Lancaster, TX 75146

Visit <https://www.har.com/NTREIS-21199241> for more information

Listing Broker

eXp Realty – Krissy Mireles Team