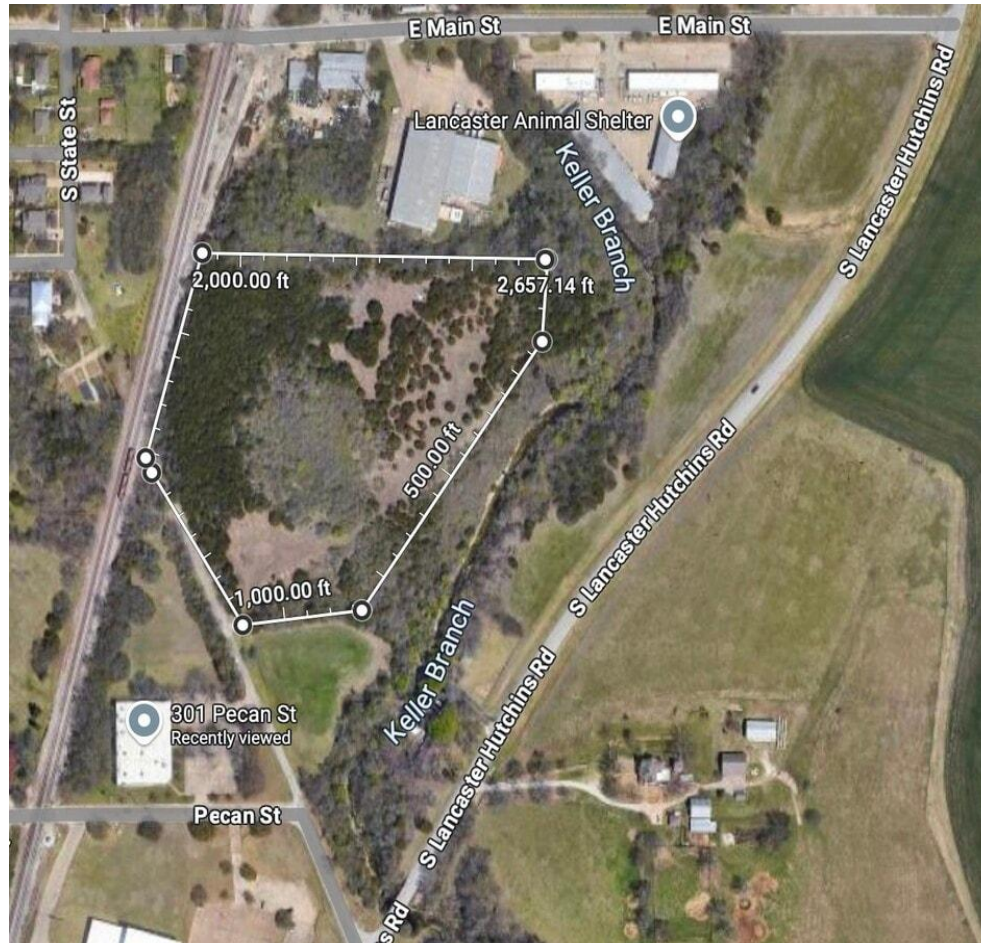


# Rare Opportunity in North Texas

## 301 E Pecan St.

### Lancaster, TX 75146



**PRICE REDUCED: \$2,600,000**

***Zoned Light Industrial by the City of Lancaster.***

***10.4 Acres.***

***Just minutes from I-35E, I-20, and I-45, adjacent to the BNSF rail line, with paved road access.***

**Contact:** Texas Signature Realty

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# 301 E Pecan St. Lancaster, TX - LAND

## Property Highlights

### A Blank Slate in a Thriving Location

This tract in Lancaster, TX, located in one of the most dynamic industrial growth corridors in North Texas, offers a unique industrial development opportunity just south of Dallas. Zoned Light Industrial with paved access, utility availability, and BNSF rail adjacency, this parcel is ideal for logistics, light manufacturing, trailer yard, or warehouse development.

The site is verified outside of floodplain zones. Survey and utility maps available upon request.

Just minutes from I-35E, I-20, and I-45, the site sits quietly behind 301 E Pecan Street in Lancaster, TX and features secure entry via a private paved road, offering a clean slate for warehouse developers, logistics users, or industrial investors looking for a shovel-ready opportunity.

The property is zoned Light Industrial by the City of Lancaster, eliminating costly rezoning delays and enabling a wide variety of uses. Water, sewer, and electric utilities are accessible across the street. The lot can be divided.

**Sale Price: \$2,600,000**

**Property Type: Land**

**Property Subtype: Industrial**

**Proposed Use: Commercial**

**Sale Type: Investment or Owner User**

**Total Lot Size: 10.40 AC**

**No. Lots: 1 - Can be Divided**

**Zoning Description: Land Industrial**