

RE/MAX TODD KNUDSON

±30 Acres at I-35E & Loop 9

3250 Tater Brown Rd (Loop 9) · Lancaster, Texas 75146 · Dallas County

PRESENTED BY

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LAND FOR SALE

RE/MAX SOUTHWEST

±30 Acres at I-35E & Loop 9

3250 Tater Brown Rd (Loop 9), Lancaster, Texas 75146 · Dallas County · Two adjoining tracts on the new Loop 9 corridor, minutes from the area's largest data center campuses



134,975
vehicles a day on I-35E at Loop 9, up 43% since 2020

±1,000 ft
from I-35E, with frontage on the new Loop 9

$104M
TxDOT interchange rebuild at I-35E & Loop 9, due 2027

PRICE

CALL AGENT FOR ADDITIONAL INFORMATION

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14905 Southwest Fwy, Sugar Land TX

Why this site

Interstate-adjacent acreage at the newest interchange in southern Dallas County, surrounded by billions in data center and logistics investment.

01 Corner of I-35E & Loop 9

Northeast corner of the interchange, about 1,000 ft off I-35E, the Dallas–Austin corridor.

02 134,975 cars a day

On I-35E at Loop 9 in 2025, up 43% since 2020, per TxDOT counts.

03 Frontage on the new Loop 9

The new I-35E to I-45 link opened in 2025; traffic beside the site grew 2.5× in a year.

04 $104M interchange next door

TxDOT is rebuilding I-35E at Loop 9 and FM 664, with completion expected in 2027.

05 In the data center corridor

Google in Red Oak, STACK's 216 MW campus and 800+ acres of data center projects in Lancaster.

06 Strong logistics demand

Nearly 2 million sq ft of new warehouses nearby, plus Union Pacific's intermodal terminal.

07 ±30 acres, one owner

Two adjoining tracts offered together; a rare contiguous block at a new interchange.

08 Low cost to hold

Open-space ag valuation in place; 2026 estimated taxes under $80 for both tracts.

Well suited for

- Highway retail & services
- Flex industrial & distribution
- Data center support & contractor yards
- Long-term land investment

Currently zoned Agricultural-Open; commercial or industrial use requires rezoning through the City of Lancaster.

SCHEDULE A SITE VISIT

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More than 134,000 vehicles a day pass the site on I-35E

The tract sits about 1,000 feet off I-35E, the main route between Dallas and Austin, with frontage on Loop 9, the new east–west link to I-45. Counts below are TxDOT's 2025 average daily traffic at the stations nearest the property.

ROAD · COUNT LOCATION	VEHICLES PER DAY, 2025	2025	VS. 2020
I-35E at Loop 9, adjacent to site		134,975	+43%
FM 664 · Ovilla Rd at I-35E, Red Oak		29,670	+27%
Belt Line Rd · FM 1382 west of I-35E		26,410	+25%
W Belt Line Rd east of I-35E, Lancaster		19,267	new station
SH 342 · Dallas Ave north Lancaster		16,738	+49%
E Parkerville Rd at I-35E		15,379	+10%
SH 342 south of Loop 9, Red Oak		10,393	+16%
Loop 9 at the site, opened 2025		4,130	new road

+40,600
more vehicles a day on I-35E at Loop 9 than in 2020 (94,354 then)

2.5×
Loop 9 traffic beside the site, 1,684 (2024) to 4,130 (2025), as the new road opened

+9,600
more a day on the I-35E frontage roads at Loop 9, counted separately

Source: Texas Department of Transportation, Annual Average Daily Traffic (AADT), 2025 count year, two-way totals at TxDOT count stations nearest the site; 2020 comparisons from the same stations. Station locations are approximate. Buyer to verify.

Data centers and distribution are moving in around the site

High-capacity Oncor transmission lines, three interstates and open land have made southern Dallas County one of the busiest data center and warehouse markets in the country. Lancaster's data center pipeline alone tops 800 acres.

DATA CENTER · RED OAK

$600M+ Google

Operating campus on a 375-acre site in Red Oak, south of the property; announced in 2023.

DATA CENTER · LANCASTER

216 MW STACK DFW02

Six buildings, about 1.5 million sq ft, on E Belt Line Rd near the airport.

DATA CENTER · LANCASTER

419 ac Project Labrador

Campus approved by the city in August 2025; QTS and Skybox are also building in Lancaster.

INDUSTRIAL · LANCASTER

1.2M sf I-35 Logistics Crossing

Crow Holdings' twin warehouses at Houston School & Wintergreen Rds.

INDUSTRIAL · LANCASTER

727K sf IAC Pleasant Run

Two-building speculative warehouse project, due in early 2027.

RAIL · SOUTHERN DALLAS COUNTY

Rail Union Pacific Intermodal

The Dallas Intermodal Terminal ties local users to the national rail network.

Established employers in Lancaster

Blue Bell | In-N-Out Burger | BASF | Oncor | Waymo | Kodiak Robotics | ICU Medical | American Licorice | FreshRealm | SkyBox Datacenters

Workforce training through Dallas College Cedar Valley and UNT Dallas. Lancaster offers economic development incentives to targeted industries.

Sources: City of Lancaster Economic Development & Community Profile; STACK Infrastructure and Data Center Map (DFW02); Google / Dallas Morning News (2023); GatherGov Lancaster pipeline (2026); Connect CRE (IAC Pleasant Run); Transport Topics (I-35 Logistics Crossing). Project details change; buyer to verify.

A young, homeowning workforce city

Lancaster grew 14% between the 2010 and 2020 censuses. Two in three households own their home, well above the Dallas County rate, and transportation and warehousing is the city's second-largest employer of residents.

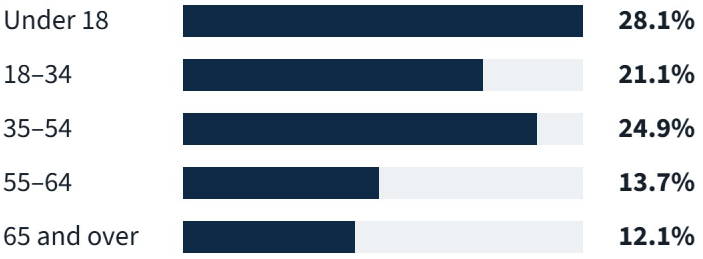
41,275
residents, 2020 Census (36,361 in 2010)

14,748
households

35.7
median age

$68,302
median household income

Age



Population growth

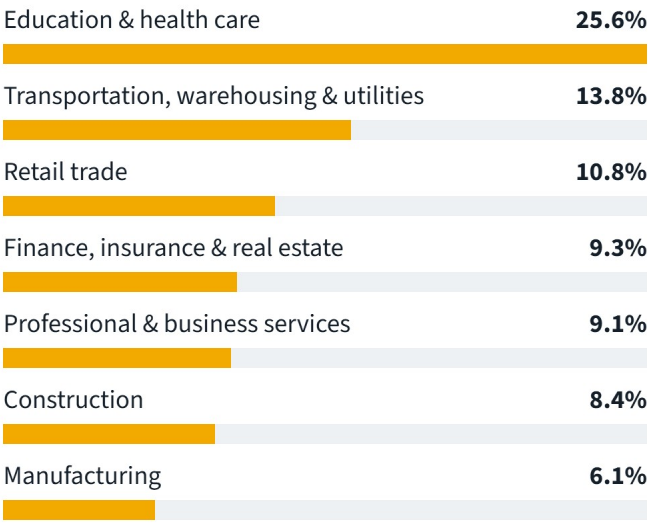


Up 59% since 2000. Two in three homes are owner-occupied (68.1%).

Employment, income & housing

	LANCASTER	DALLAS CO.	TEXAS
Employed residents	**18,694**	1.33M	14.4M
Labor force participation	**66.2%**	68.8%	65.3%
Unemployment (5-yr avg)	**7.2%**	5.0%	5.3%
Median household income	**$68,302**	$76,547	$78,476
Per capita income	**$31,689**	$42,559	$40,752
High school grad or higher	**85.9%**	81.9%	86.0%
Bachelor's or higher	**25.3%**	35.7%	33.8%
Owner-occupied homes	**68.1%**	50.8%	62.6%
Median home value	**$246,300**	$303,000	$283,800

Where residents work

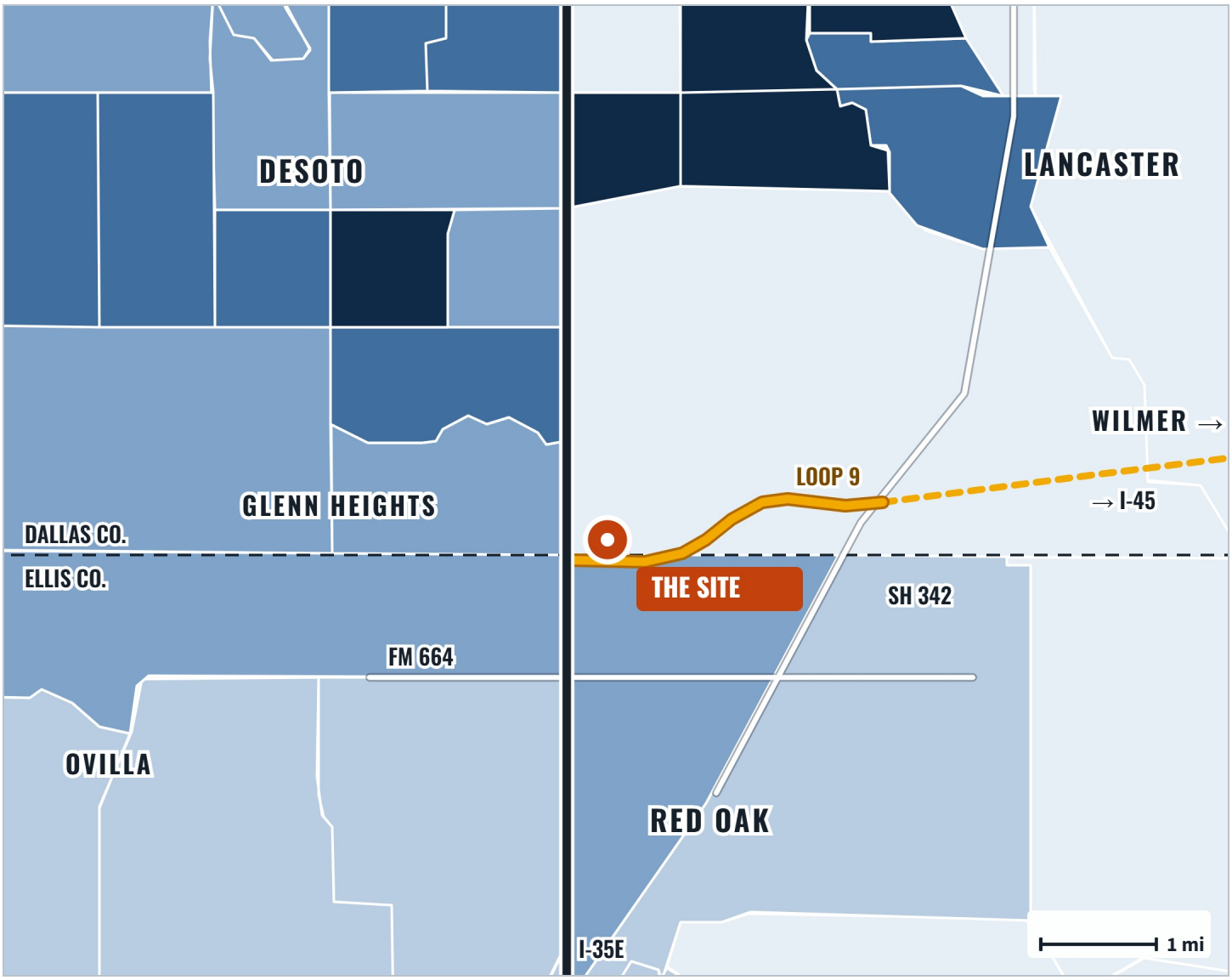


52% of working residents commute under 30 minutes.

Sources: U.S. Census Bureau, 2010 and 2020 decennial censuses; American Community Survey 2020–2024 5-year estimates (via Census Reporter). 2000 count via City Population. ACS figures are survey estimates with margins of error.

About 173,000 people live in the surrounding tracts

The densest neighborhoods, in DeSoto and Lancaster, sit just north and west of the site. The open land along Loop 9 is where the next wave of development has room to go.



People per sq mi under 500 | 500–1,500 | 1,500–3,000 | 3,000–4,000 | 4,000+

±173,000
residents in the 32 census tracts on this map

±59,600
households, a ready customer and labor base

2026 TAX RATES PER $100

City of Lancaster	0.5995
Lancaster ISD	1.2244
County, hospital, college	0.5341
Total	**2.3580**

Sources: U.S. Census Bureau ACS 2020–2024 5-year estimates (via Census Reporter) and TIGERweb 2020 tract boundaries; TxDOT roads; Dallas Central Appraisal District 2026 rates. Density = tract population ÷ land area; tracts at the map edges extend beyond it. Positions approximate.

Entirely outside the 100-year floodplain

FEMA maps both tracts in Zone X, the area of minimal flood hazard. The nearest mapped floodplain is a creek channel about half a mile to the north.



Subject tracts · Zone A / AE (100-year floodplain) · 0.2% annual chance (500-year) · Zone X, minimal hazard

Zone X

Both tracts; area of minimal flood hazard. Federal flood insurance is not required by FEMA.

≈ ½ mile

North to the nearest mapped 100-year floodplain, a creek channel near Bear Creek Rd.

48113C0640K

FEMA flood map panel, effective July 7, 2014 (Dallas County).

Source: FEMA National Flood Hazard Layer (accessed Nov. 2026); tract outlines from Dallas Central Appraisal District; roads from TxDOT. Map is for marketing purposes only and is not a flood determination. Buyer to verify with a survey, elevation certificate and lender flood certification.

TxDOT is building around the site

2025 · COMPLETE
Loop 9 opened from I-35E to I-45 after a $78M frontage-road and bridge project.

2024–2027 · UNDER WAY
About $104M to rebuild the I-35E interchanges at Loop 9 and FM 664, next to the site.

PLANNED
FM 664 widened from 2 to 6 lanes between I-35E and I-45; environmental review complete.

2031 · TARGET
Loop 9 Segment A, US 67 to I-35E, ready to bid, extending Loop 9 west from the site.

LONG TERM
Paired 3-lane frontage roads, then freeway mainlanes, as traffic and funding warrant.

Lancaster at a glance

41,275
residents, 2020 Census

3 interstates
I-20, I-35E and I-45 within 3 miles

6,500 ft
runway at Lancaster Regional Airport

20 · 35 min
downtown to Love Field and DFW Airport

±16,000
households in the city

Since 1852
Historic Town Square downtown

How Loop 9 will be built out



Typical sections, Phases 1–3. Source: Texas Department of Transportation.

Property details

Address	3250 Tater Brown Rd (Loop 9), Lancaster TX 75146
Land	Two adjoining tracts: 28.0062 + 1.9010 ac (DCAD); survey to confirm
Legal	J.A. Joy Survey, Abstract 693, Dallas County
Zoning	Agricultural-Open (AO), City of Lancaster
Taxes	Open-space (ag) valuation in place · Lancaster ISD
Price	**CALL AGENT FOR ADDITIONAL INFORMATION**

Call Todd Knudson at 713-829-1070 for additional

FOR MORE INFORMATION

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