



Green Meadow
CAPITAL

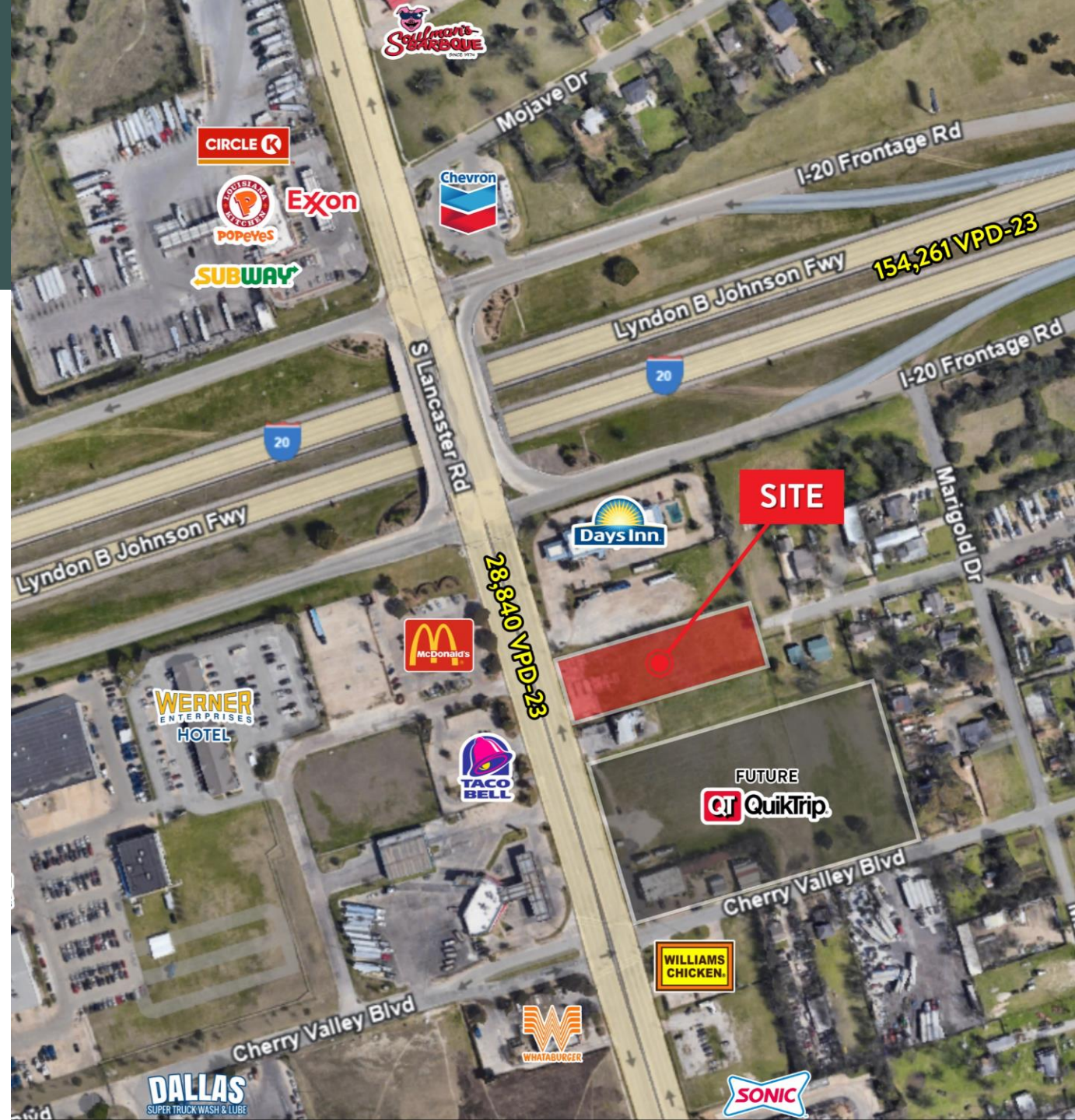
1.125 AC
FOR SALE IN
SOUTH DALLAS

8200 S Lancaster Rd
Dallas, TX

CONTACT

Eric VerDuin

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(214) 783-5840



PROPERTY DETAILS

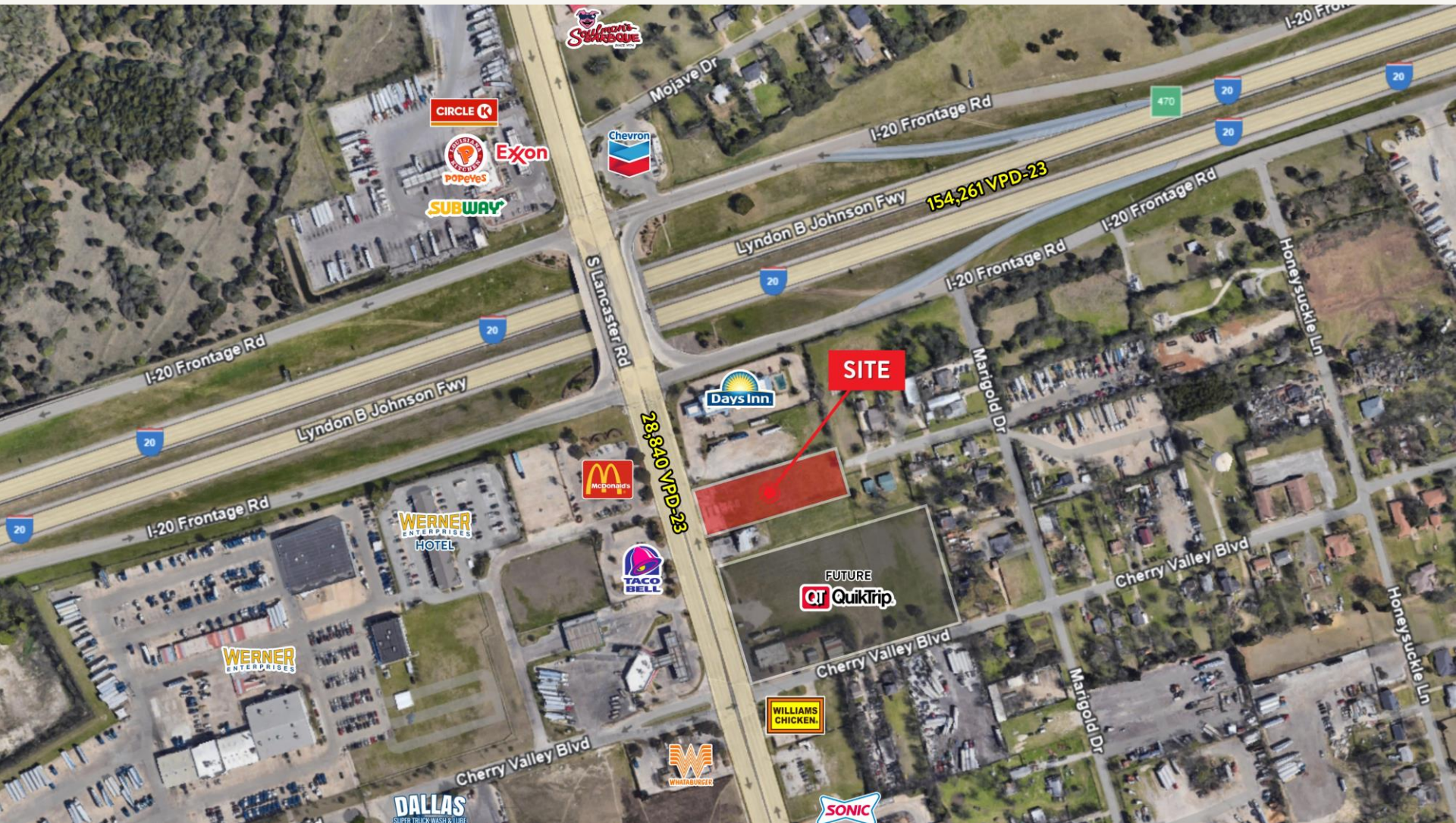
LOCATION	8200 S Lancaster Rd., Dallas, TX 75241	
LOT SIZE	± 1.125 AC	
PRICE	Call for Pricing	
ZONING	CS-Commercial Service	
HIGHLIGHTS	<ul style="list-style-type: none"> • Easy access to I-20 with favorable traffic counts • Next to brand new QuikTrip (under construction) • Regional truck stop intersection surrounded by industrial warehouses, offices and DCs (i.e. – Amazon, Werner, DSV, FedEx, Wayfair, Quaker Oats, Bissell, thredUP, Kohl's, etc.) 	
AREA RETAIL & TRAFFIC DRIVERS	QuikTrip, McDonald's, Taco Bell, Whataburger, Days Inn, Williams Chicken, Sonic, Subway, Popeye's, Exxon, Chevron, UNT Dallas (3,685 Students), Dallas College Cedar Valley (6,000 Students), Lancaster High School (2,250 Students)	
TRAFFIC COUNT	Interstate-20 154,261 VPD-23	S Lancaster Rd 28,840 VPD-23

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 TOTAL POPULATION	3,749	50,539	154,041
DAYTIME POPULATION	2,947	44,135	146,136
NUMBER OF HOUSEHOLDS	1,214	18,563	56,450
AVG. HOUSEHOLD INCOME	\$58,043	\$67,535	\$65,411
MEDIAN AGE	36.2	35.0	35.7



PROPERTY AERIAL



TRADE AREA AERIAL



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