

For Sale

1747 N  
HOUSTON  
SCHOOL RD

LANCASTER, TX 75134

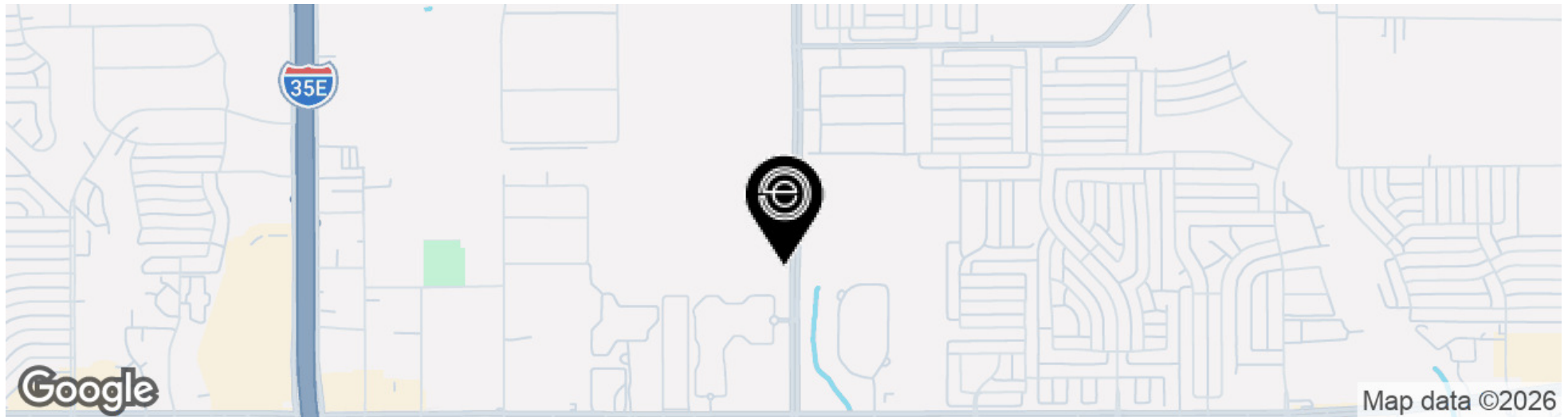


**HISHAM AHMAD**

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# 1747 N HOUSTON SCHOOL RD



## PROPERTY DESCRIPTION

An exceptional investment opportunity awaits with the property at 1747 N Houston School Rd in Lancaster, TX. Built in 1956, this parcel boasts a timeless appeal and abundant potential for residential development. With its A-O zoning and prime location within the Lancaster area, this property offers a wide range of possibilities for land and residential investors. Whether considering renovation, redevelopment, or new construction, the property's established roots and versatile zoning create a compelling chance to craft a distinctive residential community. Don't miss the chance to leverage the historical character and strategic positioning of this captivating investment property.

## OFFERING SUMMARY

|             |             |
|-------------|-------------|
| Sale Price: | \$5,000,000 |
| Lot Size:   | 31.50 Acres |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 246       | 753       | 4,073    |
| Total Population  | 688       | 2,149     | 11,827   |
| Average HH Income | \$70,762  | \$77,845  | \$84,040 |

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## LOCATION DESCRIPTION

Nestled in the heart of Lancaster, TX, 1747 N Houston School Rd presents a prime investment opportunity for residential developers. The area's vibrant community and rich historical heritage offer a compelling backdrop for potential residential projects. With close proximity to downtown Lancaster, residents can enjoy a variety of local amenities and cultural attractions. Additionally, the nearby Lancaster Community Park and Recreation Center provide outdoor recreational opportunities for future residents. Boasting a convenient location within this sought-after area, the property presents an enticing prospect for residential investors looking to capitalize on the area's charm and potential for development.

## LOCATION DETAILS

|        |        |
|--------|--------|
| County | Dallas |
|--------|--------|



- Lancaster, Texas, is experiencing rapid growth driven by major investments in logistics, technology, and infrastructure.
- Leading firms such as Stack Infrastructure and Skybox Datacenters are developing new data centers in the city.
- The city's strategic location as a major industrial hub attracts continuous business expansion.
- Extensive road reconstruction and capital improvement projects are underway to enhance public facilities and support future growth.
- New retail developments are being planned to diversify Lancaster's economy and create a balanced mix of commercial opportunities.

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**LEGAL DESCRIPTION:**

BEING a tract of land situated in the Mereda Parks Survey, Abstract Number 1120, Dallas County, Texas, and being all of that tract of land described in deed to Patsy Gale O'Flair Brundage, as recorded in Instrument Number 201000194280 of the Official Public records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a cap stamped "TXDPT" found on the west right-of-way line of North Houston School Road (a variable width public right-of-way) for the southeast corner of the herein described tract and the southwest corner of that tract of land described in deed to Dallas County, as recorded in Instrument Number 20080166707, O.P.R.D.C.T., said corner being on the north line of Lot 1, Block A of Primrose Houston School Road Addition, an addition to the City of Dallas as recorded in Volume 2004068, Page 176, O.P.R.D.C.T.;

THENCE South 88 degrees 36 minutes 38 seconds West, departing said west right-of-way line and along the common north line of said Lot 1 and south line of the herein described tract, passing at a distance of 1,054.99 the northwest corner of said Lot 1, and continuing along the south line of the herein described tract, in all a total cumulative distance of 1,827.83 feet to a 1/2-inch iron rod with cap stamped "Pacheco-Koch" found for the southwest corner of the herein described tract, said corner being on the east line of that tract of land described in deed to SLJ Company, as recorded in Volume 98149, Page 1570 of the Deed Records of Dallas County, Texas;

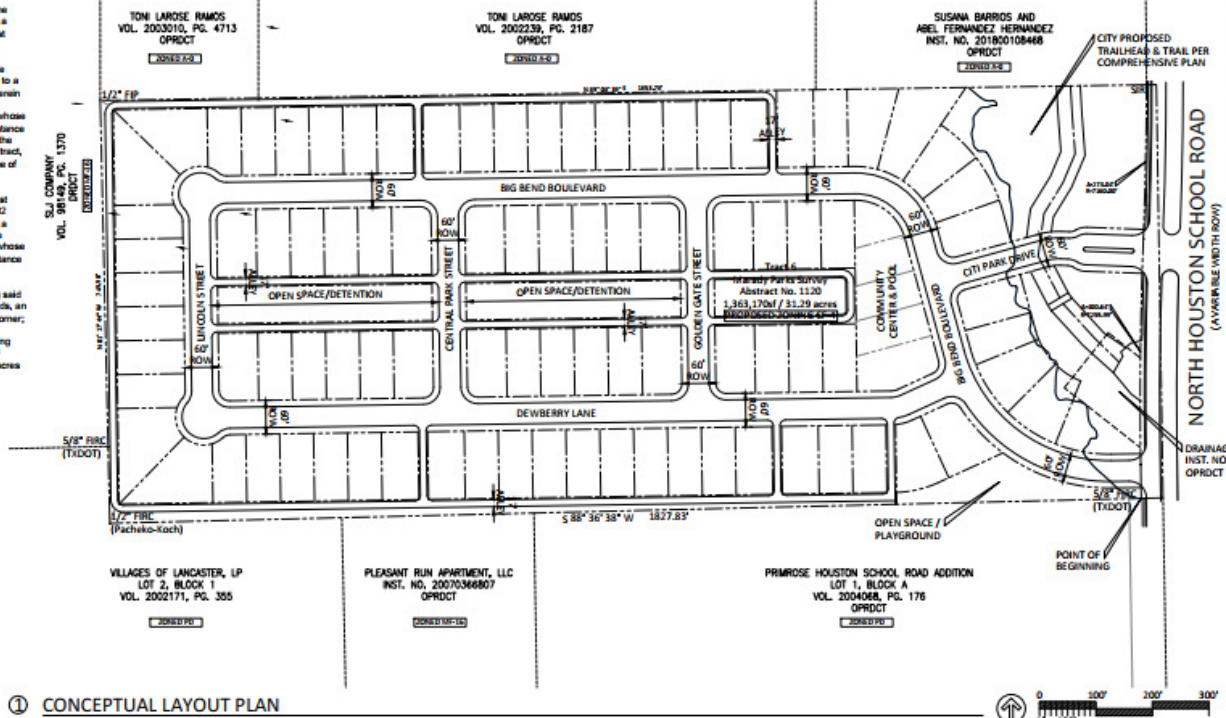
THENCE North 01 degrees 17 minutes 44 seconds West, along the common said east line and west line of the herein described tract, a distance of 749.96 feet to a 1-inch iron pipe found for the northwest corner of the herein described tract;

THENCE North 89 degrees 08 minutes 30 seconds East, along the north line of the herein described tract, a distance of 1,853.78 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "OGEONIA" (herein after referred to as "with cap") set for the point of curvature of a non-tangent circular curve to the having a radius of 7100.00 feet, whose chord bears South 01 degrees 09 minutes 50 seconds West, a distance of 273.04 feet, said corner being the common northeast corner of the herein described tract and northwest corner of said Dallas County tract, said corner also being on the aforementioned west right-of-way line of North Houston School Road;

THENCE Southerly, along the common said east line and said west right-of-way line and along said curve, through a central angle of 02 degrees 11 minutes 06 seconds, an arc distance of 273.04 feet to a 1/2-inch iron rod with cap set for the point of reverse curvature of a tangent circular curve to the left having a radius of 7,259.99 feet, whose chord bears South 00 degrees 40 minutes 31 seconds West, a distance of 400.64 feet;

THENCE Southerly, continuing along said common line and along said curve, through a central angle of 03 degrees 09 minutes 44 seconds, an arc distance of 400.69 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 00 degrees 54 minutes 21 seconds East, continuing along said common line, a distance of 59.59 feet to the POINT OF BEGINNING AND CONTAINING 1,363,170 square feet or 31.29 acres of land, more or less.



① CONCEPTUAL LAYOUT PLAN

**VICINITY MAP**



**SUMMARY TABLE**

| ZONING               | ALLOW/REGD                      | PROVIDED         |
|----------------------|---------------------------------|------------------|
| USE                  | A                               | PD (SF-2 Base)   |
| LOT AREA             | 1,363,170 sq. ft. / 31.29 acres | Single Family    |
| R.O.W. AREA          | 237,431 sq. ft. / 5.45 acres    |                  |
| TALLEY AREA          | 11,779 sq. ft. / 2.70 acres     |                  |
| OPEN SPACE AREA      | 284,255 sq. ft. / 6.53 acres    |                  |
| REMAINING AREA       | 723,705 sq. ft. / 16.61 acres   |                  |
| NUMBER OF HOUSE LOTS | 90                              |                  |
| LINKS/NODES          | 1.5 ratio                       | 12/8 (1.5 ratio) |
| DENSITY              | 2.88 units per acre             |                  |
| LOT SIZE RANGE       | 6,340sf - 13,303sf              |                  |
| STL SIZE RANGE       | 2,500sf - 4,000sf               |                  |

- NOTES:**
1. ACCORDING TO MAP NO. 4813C0635K, THIS PROPERTY LIES IN ZONE "A" AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
  2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, DOING SO IS SUBJECT TO FINES AND THE WITHHOLDING OF TITLES AND BUILDING PERMITS.
  3. APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAN, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS, PLANNING AND ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLANS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

City Signature Block for Tract 6, Merada Parks Survey  
Abstract No. 1120 - 31.29 acres / 1,363,170sf

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