

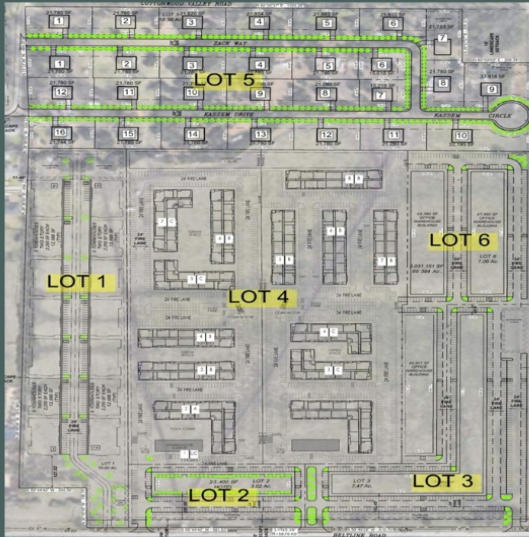
# CENTURY 21<sup>®</sup>

Judge Fite Company

## 69 Acre Multi Use Planned Development

TBD Beltline RD  
Wilmer, Texas 75172

- Lot 1: Townhomes (14 buildings, two stories) on 10 acres.
- Lot 2: Hotel (23,400 sq. ft.) on 3.02 acres.
- Lot 3: Retail (77,982 sq. ft.) on 7.47 acres.
- Lot 4: Multi-family (32 buildings, three stories, 27 units each) on 23.64 acres.
- Lot 5: Single-family homes (28 homes on ½ acre lots) on 18.38 acres.
- Lot 6: Office/warehouse space (141,847 sq. ft. in 3 buildings) on 7.06 acres.



### Highlights for Belt Line Rd Development

- Prime Location: Just ¾ mile from I-45, with quick access to I-20, I-30, and major Dallas corridors. Only 15 miles from downtown Dallas.
- 69-Acre Mixed-Use Development: Includes Hotel, Townhomes, Single-Family homes, Multi-family housing, Warehouse Flex Space, Retail, and Office Space.
- Lot Flexibility: Divisible lots ranging from 3 to 23 acres, ideal for a variety of project types with scalable pricing based on acreage.
- Shovel-Ready: Pre-approved for mixed-use development with direct access to city utilities and infrastructure.
- Major Corporate Neighbors: Located near the Union Pacific global intermodal facility and close to major companies like Amazon, Unilever, Procter & Gamble, Whirlpool, Ace Hardware, XPO Logistics, and more.
- Strong Economic Growth: Over 12 million square feet of commercial space developed within a 5-mile radius since 2020.
- Tax Incentives: Potential for city tax incentives for qualifying projects.



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## 1501-LOT 6 E BELT LINE ROAD

WILMER, TX 75172



\$2,460,268



0 sqft

## DESCRIPTION

This prime 69-acre mixed-use development, located close to I-45, is perfectly positioned for growth. Divisible lots from 3 to 23 acres are available for a range of projects, including hotel, townhomes, single-family homes, multi-family housing, warehouse flex space, retail, and office space. Lot 6 features PD Office Warehouse Space (141,847 sq. ft. in 3 buildings) on 7.06 acres. = \$8.00 sqft = \$2,460,268. Just 15 miles from downtown Dallas, the site offers easy access to major highways and city utilities. Key corporations like Amazon, Unilever, Whirlpool, and Procter & Gamble are nearby, making this a strategic location. Available lots include a 23,400 sq. ft. hotel and 141,847 sq. ft. of office warehouse space. Eligible for potential city tax incentives, this development provides flexible options to maximize return on investment. Wilmer's rapid growth has seen 12 million sq. ft. of commercial space developed within 5 miles since 2020, making this a high-demand opportunity!

**PROPERTY TYPE:** Commercial - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 20861582  
**YEAR BUILT:**  
**COUNTY:** Dallas  
**TRACT OR SUBDIVIION:** Charles A Warfield Surv Abs #1  
**LIST DATE:** 03/07/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 7.06  
**LOT SIZE (SQFT):** 307,533

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- Cleared
- Level

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Charles Horton 

**PHONE:** 469.363.0209

**BROKERED BY:** The Michael Group Real Estate