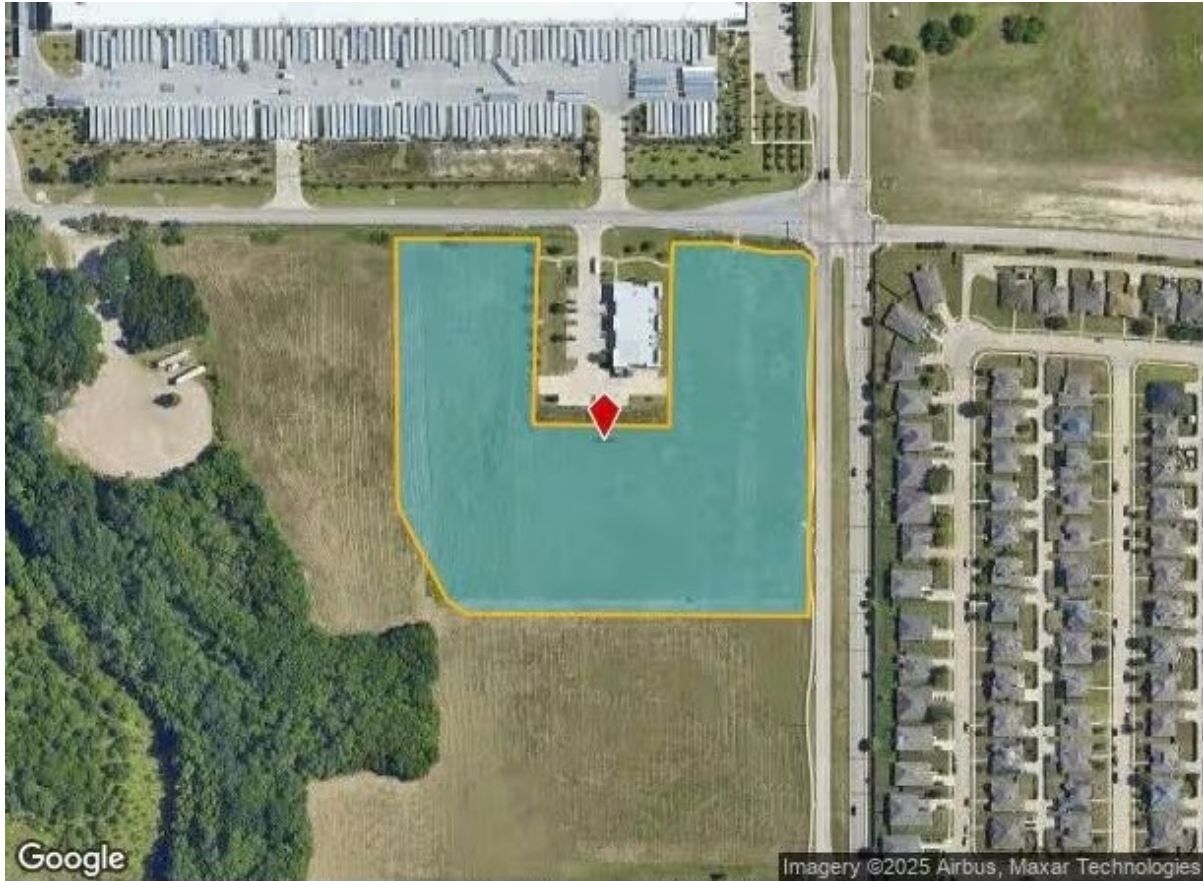


CENTURY 21

Judge Fite Company



2600 W WINTERGREEN ROAD

LANCASTER, TX 75134



\$2,900,000



1 acres

DESCRIPTION

Prime 8.281-Acre Development Opportunity in Growing Lancaster Corridor Discover exceptional potential with this 8.281-acre tract located at 2600 W Wintergreen Rd in the rapidly developing city of Lancaster. Offering over 360,000 square feet of level land, this parcel is ideally positioned just minutes from I-35E, I-20, and the Union Pacific Intermodal Terminal, making it a strategic hub for residential, commercial, gas station or mixed-use development. Property Features: Lot Size: 8.281 acres (354,709 sq ft), Zoning: AE – Agricultural Estate (flexible for residential or commercial use), Topography: Mostly level with open frontage, Utilities: Electricity and water available nearby (buyer to verify), and Access: Paved road frontage on Wintergreen Rd and Houston School Rd. Location Highlights: Located within minutes of major highways and logistics centers, Surrounded by ongoing residential and commercial growth, Close to Lancaster Municipal Airport, UNT Dallas, and major retail centers, and Situated in a high-demand area with strong development trends. Ideal Uses: Residential Subdivision, Custom Home Development, Agricultural-Hobby Farm, Church or Private School Site, Investment Hold with Long-Term Upside, Gas Station, Retail, Restaurants, Multi-Family, Retirement and Senior Living and so much more. This is a rare opportunity to secure substantial acreage with road access in one of Southern Dallas County's fastest-growing corridors. Whether you're a developer, builder, investor, or land-buyer looking for the perfect place to create your vision 2600 W Wintergreen Rd offers the space, location, and potential to make it happen. Contact us today for surveys, plats, or a private tour of the site!

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 20966753

YEAR BUILT:

COUNTY: Dallas

TRACT OR SUBDIVIION: Exter Ests

LIST DATE: 06/21/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 8.28

LOT SIZE (SQFT): 360,720

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- CornerLot
- Greenbelt
- InteriorLot
- Level
- FewTrees
- CityLot

UTILITIES

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- Sidewalks
-

LISTED BY: Tonya Parks 

PHONE: 214.980.8816

BROKERED BY: Avalon Elite REALTORS