



## **PROPERTY PROFILE**

**Name:** Adams Ridge

**Location:** Northwest corner of Crouch Road at 5995 S. Lancaster Road, Dallas, TX 75241 (Dallas County)

**Size:** 100 ± acres original property  
6- ± acres acquired by DART for extension of Blue Line  
94 ± acres remainder divided by DART Blue Line

66 ± acres east of DART line fronting Lancaster & Crouch Roads  
28 ± acres west of DART line fronting Crouch Road

**Access:** Frontage

- Approximately 1,152 feet on the west side of South Lancaster Road (SH-342), a six-lane divided major thoroughfare on a 120-foot right-of-way
- Approximately 2,894 feet on the north side of Crouch Road, a two-lane asphalt road without curb on a 30-foot right-of-way. The UNT-Dallas Campus Area Plan proposes to make Crouch Road a four-lane, undivided on a 60 or 80-foot right-of-way.

Major Thoroughfares

- SH-342 (Lancaster Rd), a major north-south thoroughfare connects downtown Dallas to the north and Red Oak to the south
- Approximately one mile to the north is Loop 12 (Ledbetter Drive), a major east-west, six-lane divided thoroughfare that connects to I-35E to the west and I-45 to the east

Highways

- I-20: Approximately two miles to the south is Interstate 20, an east-west interstate highway that connects to I-35E to the west and I-45 to the east
- I-35E: Interstate 35 is a major north-south Interstate Highway in the central United States
- I-45: Interstate 45 is an interstate highway traversing Texas



**Transit:**

Dallas Area Rapid Transit’s (DART) Blue Line serves the property from its Ledbetter Station at the southwest quadrant of East Ledbetter Drive and South Lancaster Road, which is approximately one mile (three minutes) north from the subject property. The Blue Line was recently extended through the property on the east bank of Runyons Branch Creek to the University of North Texas - Dallas Campus. DART acquired 5.5546 acres out of the property for this purpose.

**Utilities:**

Utility	Size	Location	Supplier
Water	12”	Westside of Lancaster Road at north corner	Dallas
Water		Southside of Crouch Road at Patrol Way	Dallas
Sanitary Sewer	27”	in Runyons Branch Creek	Dallas
Sanitary Sewer	30”	in Ricketts Branch Creek	Dallas
Sanitary Sewer		Southside of Crouch Road at Patrol Way	Dallas
Gas	8”	Westside of Lancaster Road	Atmos
Gas	20”	Westside of Lancaster (high-pressure)	Atmos
Gas		Southside of Crouch Road at Patrol Way	Atmos
Electric		Westside of Lancaster Road	Oncor
Electric		Northside of Crouch Road	Oncor
Phone		Westside of Lancaster Road	

**Zoning:**

The highest and best use is residential. Currently the property is zoned R-7.5A – Residential uses with one dwelling unit per 7,500 sf. Property also enjoys having SUP 184 for a country club. The UNT-Dallas Campus Area Plan proposes a new, denser residential zoning category called Urban Neighborhood permitting 1-3 stories. Owner will sell subject to zoning.

**Topography:**

The property has rolling topography, an abundance of tree coverage, and beautiful vistas. Runyons Branch Creek is inside the property on the west side and flows north into Ricketts Branch Creek. The centerline of Ricketts Branch Creek forms the northwest corner property boundary. The property drains from east to west.



**Current use:** Agriculture

**Adjoining uses:** North: Single-family residential and agriculture  
East: Single-family residential  
South: Multi-family, DART rail station, police sub-station  
West: Recreation center, park, and single-family residential

**Neighborhood:** Comprehensive Plan

As an identified strategic area planning program within the *forwardDallas!* Comprehensive Plan, the UNT-Dallas Campus Area Plan has recommended a specific vision and priorities for land use development around the new University of North Texas campus vicinity in Southern Dallas. The UNT-Dallas Campus area is identified as a priority Action Plan project within the *forwardDallas!* Comprehensive Plan.

Logistics Hub

The Dallas Logistics Hub is approximately five miles (10 minutes) southeast of the subject property. It is located at the southwest quadrant of the I-20 and I-45 and is the largest new logistics park in North America, with 6,000 acres master-planned for 60 million square feet of distribution, manufacturing, office and retail developments. The Hub will position Dallas as the premier trade hub in the Southwest region and serves as the primary gateway for the distribution of goods to the major population centers in the Central and Eastern United States.

VA Hospital

The Dallas Veterans Administration Medical Center is approximately two miles (four minutes) from the subject property. It is housed on an 84-acre campus about eight miles south of downtown Dallas and serves as the referral center of VA North Texas Health Care System. With about 3,500 employees, Dallas VA Medical Center is the seventh largest in the country. Through its partnership with the University of Texas Southwestern Medical Center at Dallas, it has emerged as a major teaching and medical research center.



### Methodist Hospital

Methodist Charlton Medical Center is located at 3500 W. Wheatland Road, Dallas, TX 75237, which is 7.8 miles or 15 minutes from the property. Located in suburban southwest Dallas, Methodist Charlton Medical Center is a modern teaching and full-service, general acute care community hospital that has served the thriving community in far southwest Dallas County since 1975.

### **Public facilities:**

#### Parks

- Singing Hills Recreation Center is at 1919 Crouch Road and Ricketts Branch Greenbelt adjoins the subject property on its west boundary. This recreation center is scheduled to be relocated to the south side of Crouch Road and on the north side of Magnolia Trace Apartments.
- Creek Conservation Area is located on the south side of Crouch Road at the southwest corner of the property.

#### Education

- The subject property is located in the Dallas Independent School District (DISD), Southwest Elementary Learning Community, which is in District 6. The property is served by the Robert L. Thornton Elementary School, Storey Middle School, and South Oak Cliff High School.
- UNT-Dallas: The University of North Texas – Dallas Campus is approximately three miles (six minutes) southwest of the subject property. It is a new and growing college campus in southern Dallas. It is the only four-year public university in Dallas County.
- Paul Quinn College: Paul Quinn College is a private, faith-based, four-year, liberal arts-inspired college that was founded on April 4, 1872, by a group of African Methodist Episcopal Church preachers in Austin, Texas. It is located at 3837 Simpson Stuart Road, Dallas, TX 75241, which is 3.1 miles away (nine minutes).



### Emergency Services

- Police: Dallas Police Department – South Central is located at 1999 E Camp Wisdom Rd, Dallas, TX 75241, which is 0.9 miles away (2 minutes)
- Fire: Dallas Fire and Rescue Station 25 is located at 2112 56th St, Dallas, TX 75241, which is 1.1 miles away (2 minutes)

### **Studies:**

Available studies include

- *forwardDallas!* Comprehensive Plan, the UNT – Dallas Campus Area Plan
- Title commitment
- Boundary/topographic survey is a work in progress

### **Title company:**

Republic Title Company, Attn: Nancy Colaluca, 2626 Howell Street, 10th Floor, Dallas, TX 75204-4064. Telephone: 214-855-8855. Fax: 214-855-8898. Email: [ncolaluca@republictitle.com](mailto:ncolaluca@republictitle.com).

### **Price:**

Price depends on amount of land desired, shape, location, and intended use. Call Agent to discuss.

### **Principals:**

Texas law requires all real estate licensees to give the Texas Real Estate Commission's (TREC) Information About Brokerage Services to prospective buyers, tenants, sellers, and landlords. In addition, the TREC also requires its licensees to post the Texas Real Estate Commission's Consumer Protection Notice. Links to both are available on the homepage.

### **Brokers:**

Broker(s) and agent(s) may register their client by requesting a Registration Letter

### **Information:**

Contact Broker: Hope Realty  
Attention: S. Kent Hope, CCIM  
US Mail: Post Office Box 427, Addison, TX 75001  
Delivery: 15842 Addison Road, Addison, TX 75001  
Telephone: 972/239-1326  
E-mail: [kent@hwktx.com](mailto:kent@hwktx.com)  
Web: [www.HopeRealty.com](http://www.HopeRealty.com)



**Exhibits:**

The following exhibits are available on this property's home page:

- Street map
- Aerial map
- Sketch/Survey/Site Plan
- Topography map
- Floodplain map
- DART Blue Line ROW map