

\$8,328,067 - 1501-lot 4 E Belt Line Road, Wilmer

MLS® #20861570

\$8,328,067

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 23.64 Acres

Charles A Warfield Surv Abs #1, Wilmer, TX

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 4 features PD Multi-family Apartments (32 buildings, three stories, 27 units each) on 23.64 acres. - \$8.00 sqft = \$8,238,067. 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!

Essential Information

MLS® #	20861570
Price	\$8,328,067
Bathrooms	0.00
Acres	23.64
Type	Commercial Sale
Sub-Type	Unimproved Land

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 1/4 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 1/4 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.



Charles & Laura Horton

469-363-0209

email: info@txresales.com

Prime Mixed-Use Development Opportunity Near I-45 Corridor

Discover an unparalleled investment opportunity in the Belt Line Rd Development in Wilmer, Texas. This 69-acre mixed-use development consists of a hotel, townhomes, single-family homes, multi-family housing, warehouse flex space, retail, and office space, offering a diverse range of potential projects. Situated just 1/4 mile from Interstate I-45, this shovel-ready land features divisible lots from 3 to 23 acres with scalable pricing based on acreage. With convenient access to city utilities and major regional highways, this site offers unmatched flexibility for creative developments.

Development Highlights:

- Location: Only 15 miles from downtown Dallas, with easy access to I-45, I-20, and I-30, making it an ideal location for both residential and commercial projects.
- Lot Flexibility: Divisible lots from 3 to 23 acres, designed to suit a range of development needs.

Available Lots:

1. Lot 1: Townhomes - 14 buildings with two-story units on 10 acres.
2. Lot 2: Hotel - 23,400 square foot, two-story structure on 3.02 acres.
3. Lot 3: Retail - 77,982 square foot multi-unit building on 7.47 acres.
4. Lot 4: Multi-family - 32 three-story buildings with 27 units each on 23.64 acres.
5. Lot 5: Single-family homes - 28 homes, each on 1/4 acre lots on 18.38 acres.
6. Lot 6: Office/Warehouse - Three buildings with 141,847 square feet on 7.06 acres.

Strategic Benefits:

- Key Development Area: Wilmer has become a development hotspot after Union Pacific established its global intermodal facility here, attracting major corporations like Amazon, Unilever, Sprouts, Procter & Gamble, Whirlpool, Portocol, Makita, Ace Hardware, M Block, XPO Logistics, JLA Home, Yokohama, and Medline. This influx of Fortune 500 companies solidifies Wilmer's reputation as a critical logistics and business center.
- Significant Growth: Over 12 million square feet of commercial space has been developed in the area since 2020, positioning the tract for rapid economic expansion.
- Tax Incentives: Potential eligibility for city tax incentives to attract more investment.

Community Appeal:

Wilmer boasts a balance of small-town warmth and strong commercial growth, making it an ideal environment for both businesses and residents. With ongoing improvements in sustainability, public spaces, and affordable housing, Wilmer is well-positioned for long-term growth.

Investment Potential:

The Belt Line Rd Development sits at the heart of a high-demand area. With Wilmer's continuous growth in retail, residential, and commercial sectors, this site offers a prime opportunity for investors looking to capitalize on the expanding Dallas-Fort Worth market.

For further information and inquiries, contact us to learn how you can be part of this premier mixed-use development!

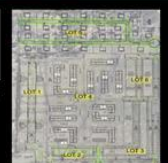


Land for Sale
69 Acre Mixed Use
Planned Development

Hotel, Retail, Office/Warehouse
Single Family, Townhomes,
Multi-Family



469-363-0209



Status Active

Community Information

Address 1501-lot 4 E Belt Line Road
Subdivision Charles A Warfield Surv Abs #1
City Wilmer
County Dallas
State TX
Zip Code 75172

Amenities

Utilities City Sewer, City Water, Electricity Available

Exterior

Lot Description Acreage, Cleared, Level

Additional Information

Zoning Mixed Use Planned Development

Listing Details

Listing Agent Charles Horton
Listing Office The Michael Group Real Estate

Users may not reproduce or redistribute the data found on this site. The data is for viewing purposes only. Data is deemed reliable, but is not guaranteed accurate by the MLS or NTREIS.
Listing information last updated on November 20th, 2025 at 8:46pm CST