

MOTE & ASSOCIATES, INC

Commercial Real Estate for Southwest Dallas

For Sale or Lease

Office/Retail

320 Cooper Street, Cedar Hill



PRICE:

\$149,000.00

LEASE RATE:

\$1,200.00 MONTH

GROSS LEASE

ZONING:

Old Town Corridor

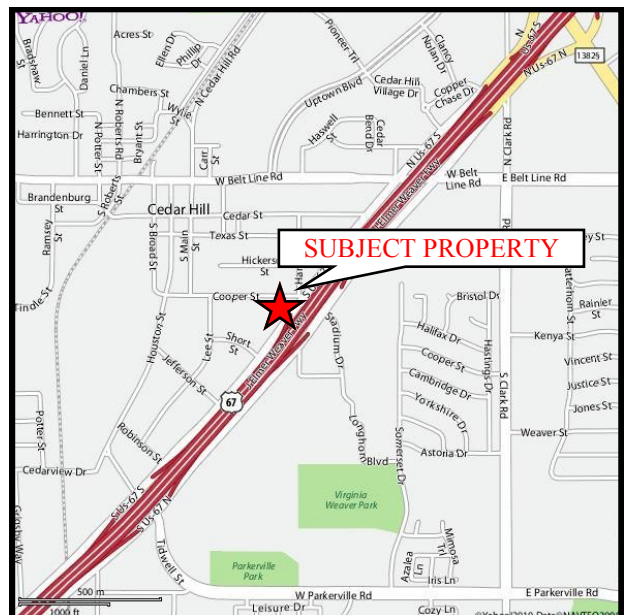
LOCATION:

Mapsco 81B-F

Good Access to Hwy 67

PROPERTY FEATURES:

- +/-1,226 SF Office/ Retail Building
- Waiting area, kitchenette, 2 open office areas, 1 office, and 1 RR
- Room for expansion on +/- .83 acre lot
- SWQ of Cooper Street and Hwy 67
- 6 concrete parking spaces and carport
- Freestanding monument business sign
- HVAC replaced in 2003
- Concrete tile roof
- Built in 1955
- Adjacent to: Methodist Family Health Center,



Offered for sale or lease exclusively by:

Mote & Associates, Inc.

Contact: Sarah Zafarano

515 N. Cedar Ridge, Suite 9 • Duncanville, Texas 75116

972-296-2856 • fax 972-709-4170

sarahz@moteandassociates.com

All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. All square footage/acreage is based on information obtained from county data records. Price subject to change without notice.

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Pictures

320 Cooper Street, Cedar Hill



Waiting Area



Open Office Area



Office



Open Office Area 2

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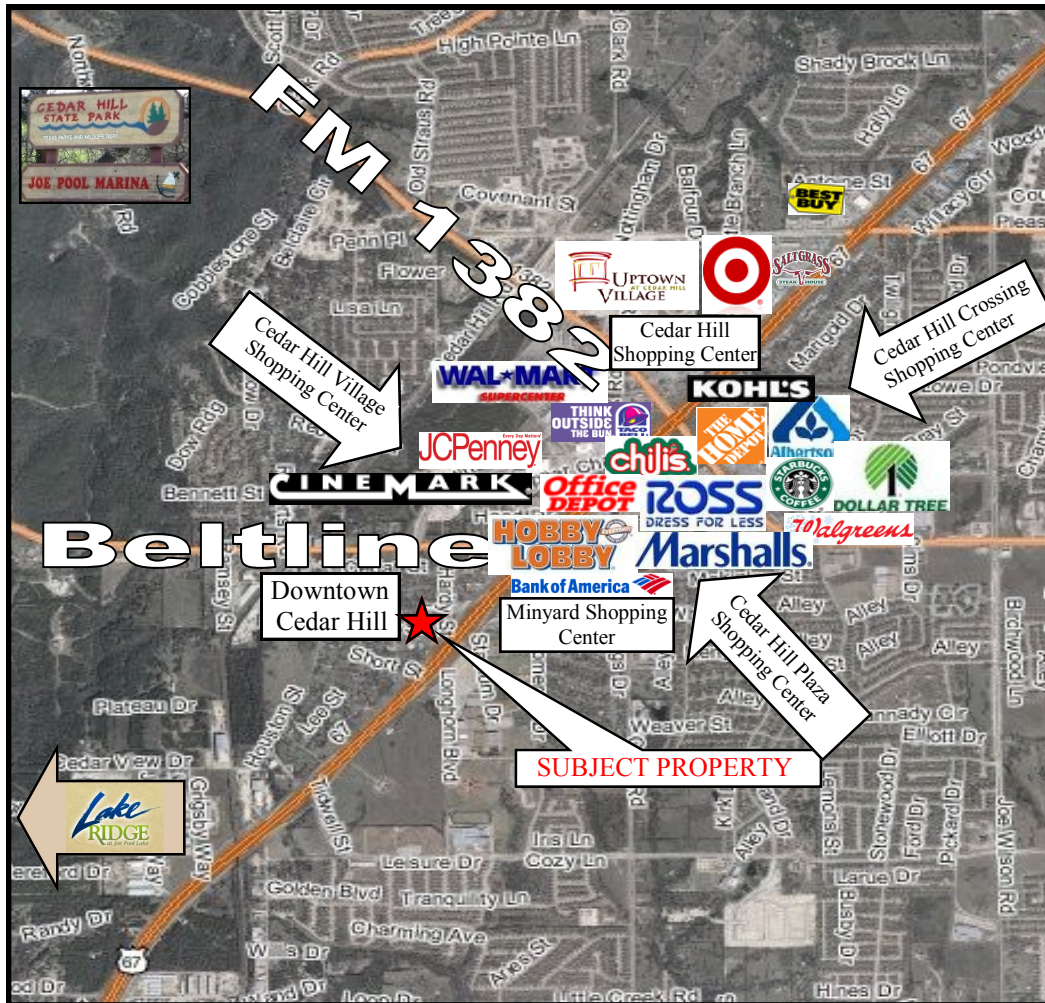
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Aerial Map

320 Cooper Street, Cedar Hill



Cedar Hill has more than doubled in size since 1990 with a population of almost 44,000. The city attracts another 175,000 people who live in the region for shopping, eating, recreation and employment. Currently Cedar Hill has 12 large retail developments in town and another, Uptown Village is now open. The city offers its residents as well as visitors a variety of places to enjoy outdoor and indoor recreational activities. These places include Cedar Hill State Park, Joe Pool Lake, Dogwood Canyon, Cedar Hill Recreation Center and Lester Lorch Park. Cedar Hill also has a diverse group of employers, including Masco, JC Penny Distribution,, Decker Mechanical, Sampco Supply, Western Cabinets, Pegasus Transportation, Hansen Concrete Products, Dallas Marble and Texas Air Composites, Inc.

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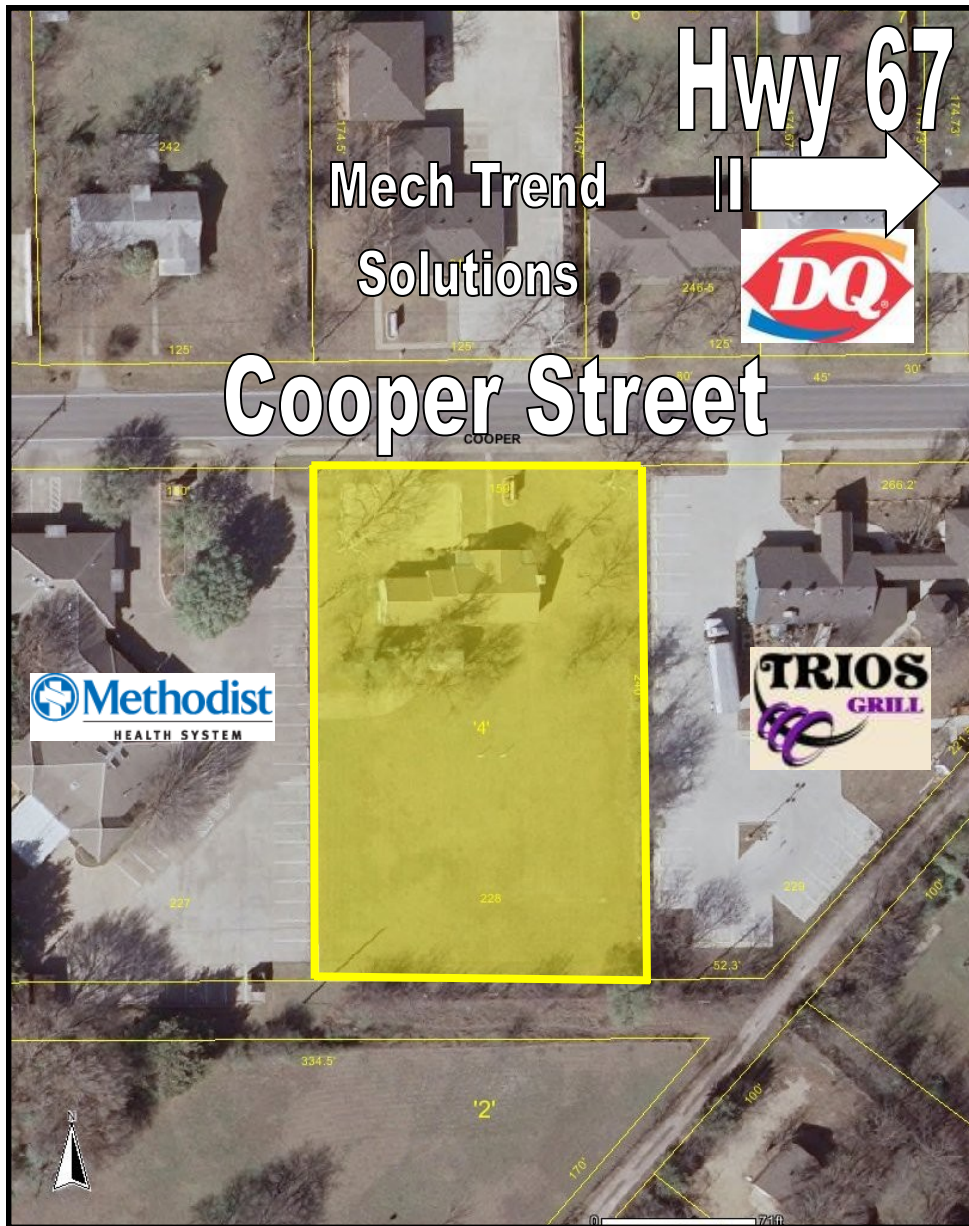
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Aerial Plat Map

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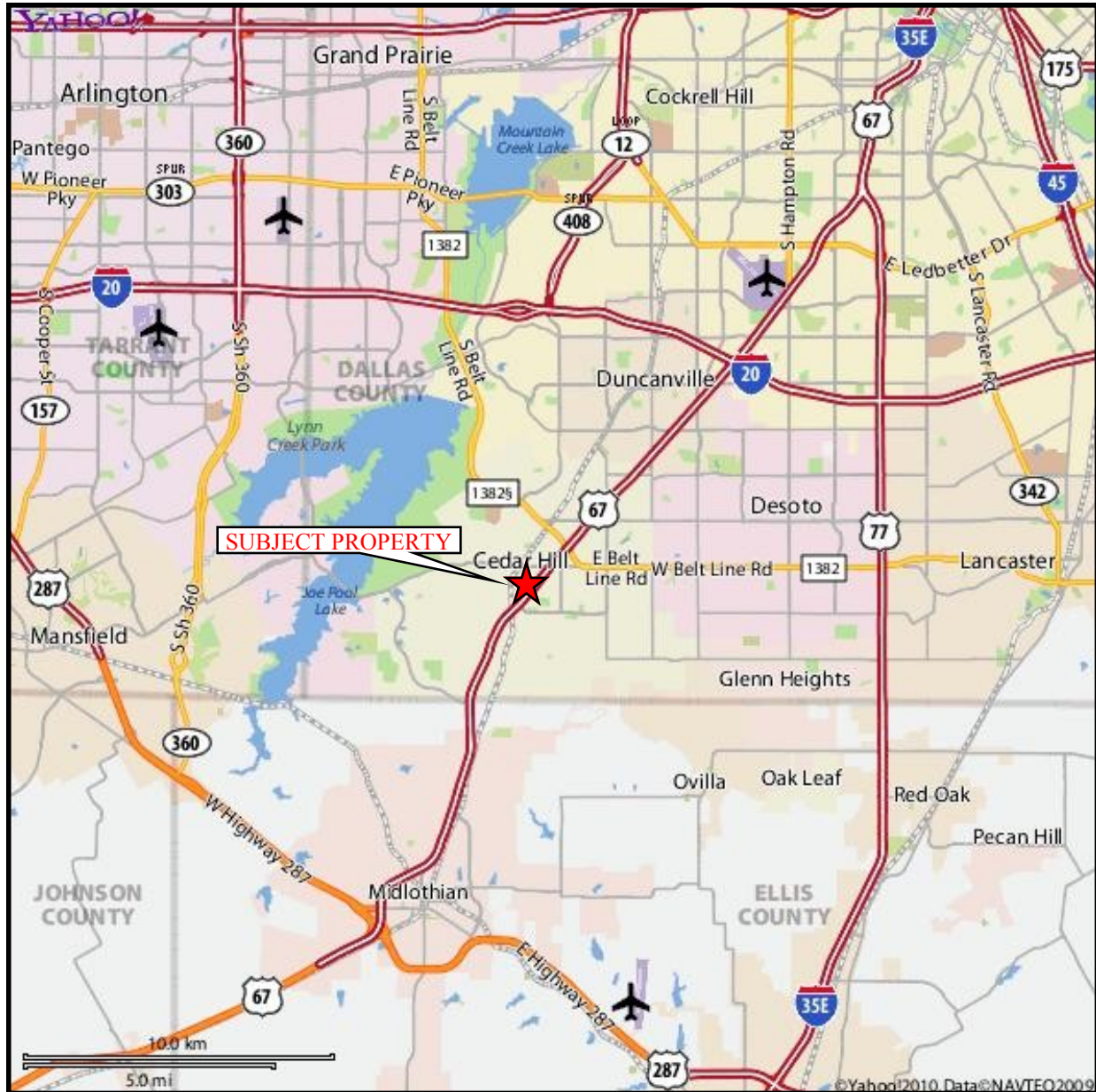
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Yahoo Map

320 Cooper Street, Cedar Hill



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