

# MOTE & ASSOCIATES, INC

Commercial Real Estate for Southwest Dallas

## For Sale

Office/Retail

### 500 West FM 1382, Cedar Hill



**PRICE:**

\$550,000.00

**ZONING:**

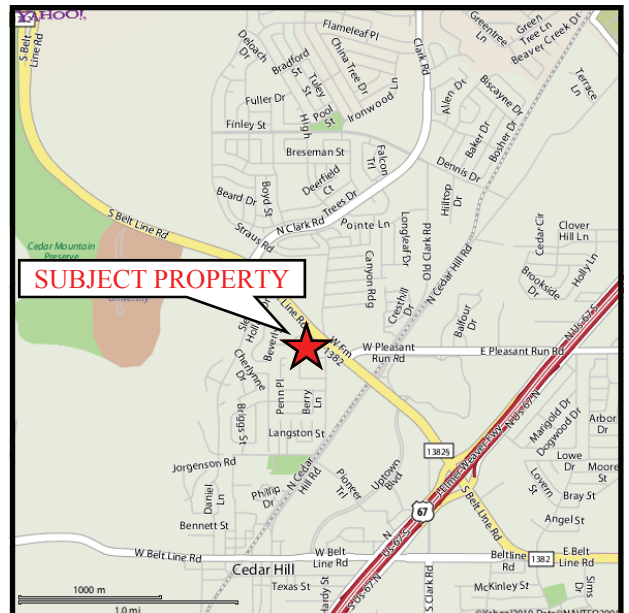
Local Retail

**LOCATION:**

Mapsco 71B-X  
SWC of FM 1382  
& Straus Rd.  
Good Access to Hwy 67

**PROPERTY FEATURES:**

- +/-4,448 SF Office/ Retail Building
- Space can be divided and leased to multiple tenants.
- Reception, 3 large work areas, break room, 9 offices, and 2 RR.
- +/-1.064 acre lot
- 27 concrete parking spaces
- Covered drive-thru
- Built in 1987
- Freestanding monument pole sign
- Traffic Count +/-26,644 Vehicles Per Day (NCTCOG 2009)
- Excellent Frontage on FM 1382 and Straus Rd.
- Near Uptown Village, Walmart, restaurants, and other retail.
- Adjacent to: Hillcrest Baptist Church, Crescent Point Retirement, Good Shepard Church, Expressions Chiropractic & Rehab, Cedar Hill Pain & Rehab, and Expressions Salon & Spa.



Offered for sale exclusively by:

**Mote & Associates, Inc.**

Contact: Bill Mote

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

972-296-2856 • fax 972-709-4170

[bmote@moteandassociates.com](mailto:bmote@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

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## Aerial Map

### 500 West FM 1382, 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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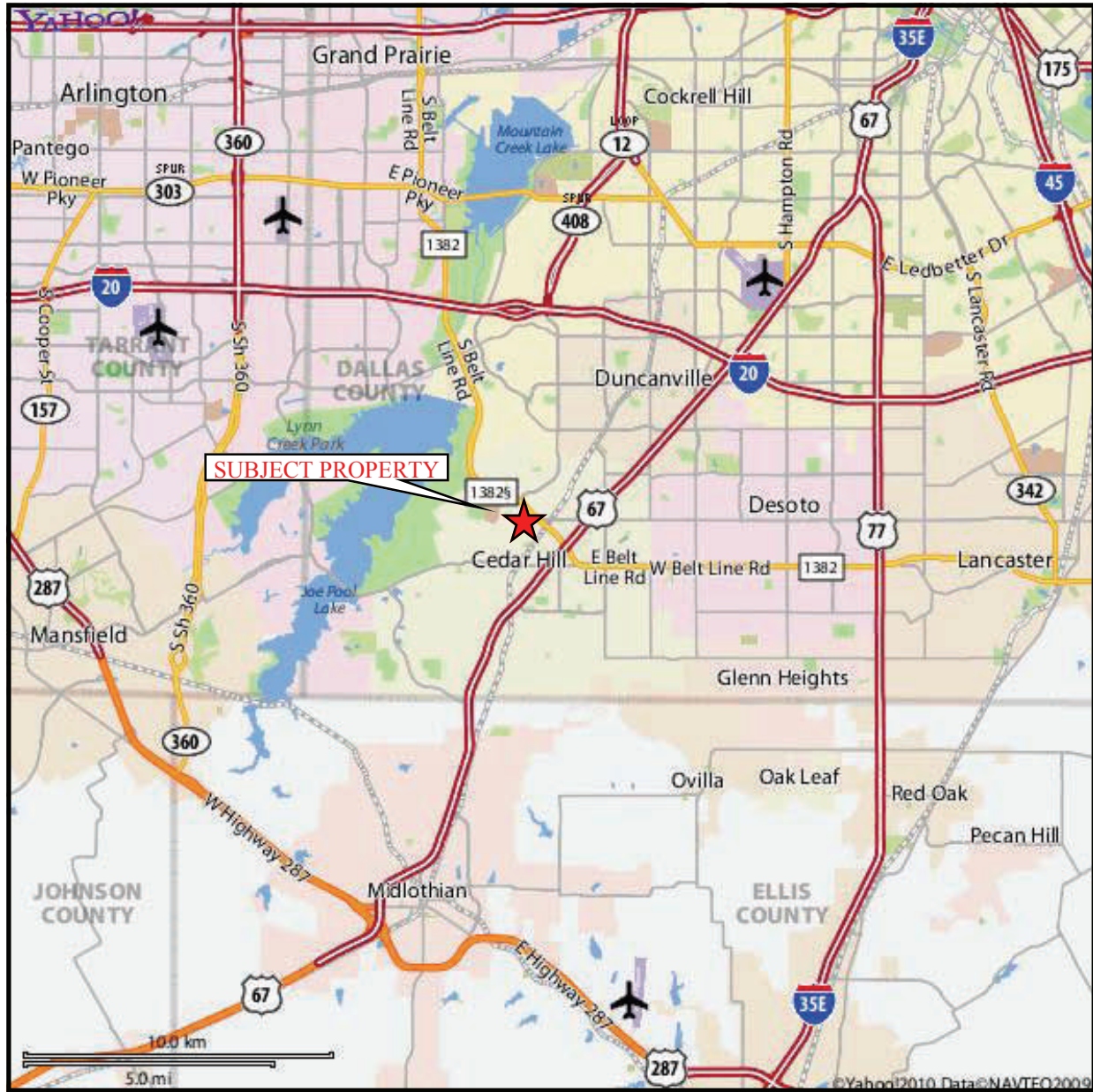
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