

MOTE & ASSOCIATES, INC

Commercial Real Estate for Southwest Dallas

For Sale

+1.03 Acre
Retail Lot

202 S. J Elmer Weaver Freeway, Cedar Hill



SALES PRICE:

\$269,200.00

\$6.00 SF

ZONING:

LOCAL RETAIL

LOCATION:

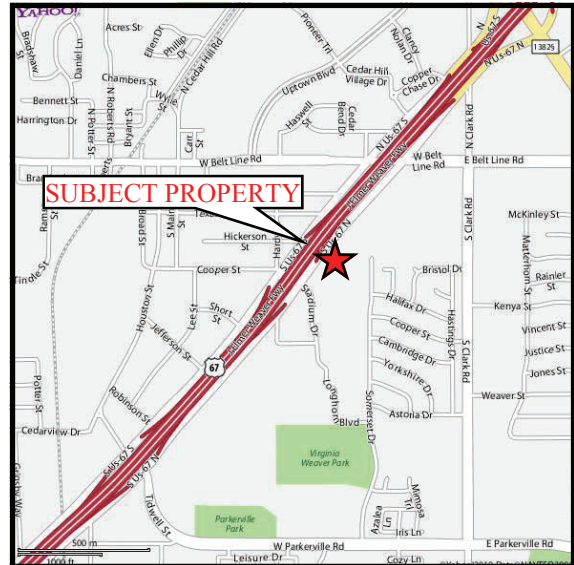
MAPSCO 81B-F

EASY ACCESS

ON/OFF HWY 67

PROPERTY FEATURES:

- ±1.03 ACRE RETAIL LOT
- +/-254' FRONTAGE ON HWY 67 SERVICE RD.
- TRAFFIC COUNT: 65,000 VEHICLES PER DAY AT BELTLINE RD. AND HWY 67 (2009 AADT PER TXDOT)
- SEQ OF BELTLINE RD. AND HWY 67
- CLOSE TO RESTAURANTS, RETAIL, BANKS, AND RESIDENTIAL
- ALL UTILITIES AVAILABLE



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

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.

MOTE & ASSOCIATES, INC

Commercial Real Estate for Southwest Dallas

For Sale

Aerial

202 S. J Elmer Weaver Freeway, Cedar Hill



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

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.

202 S. J Elmer Weaver Freeway, 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.

Offered for sale exclusively by:

Mote & Associates, Inc.

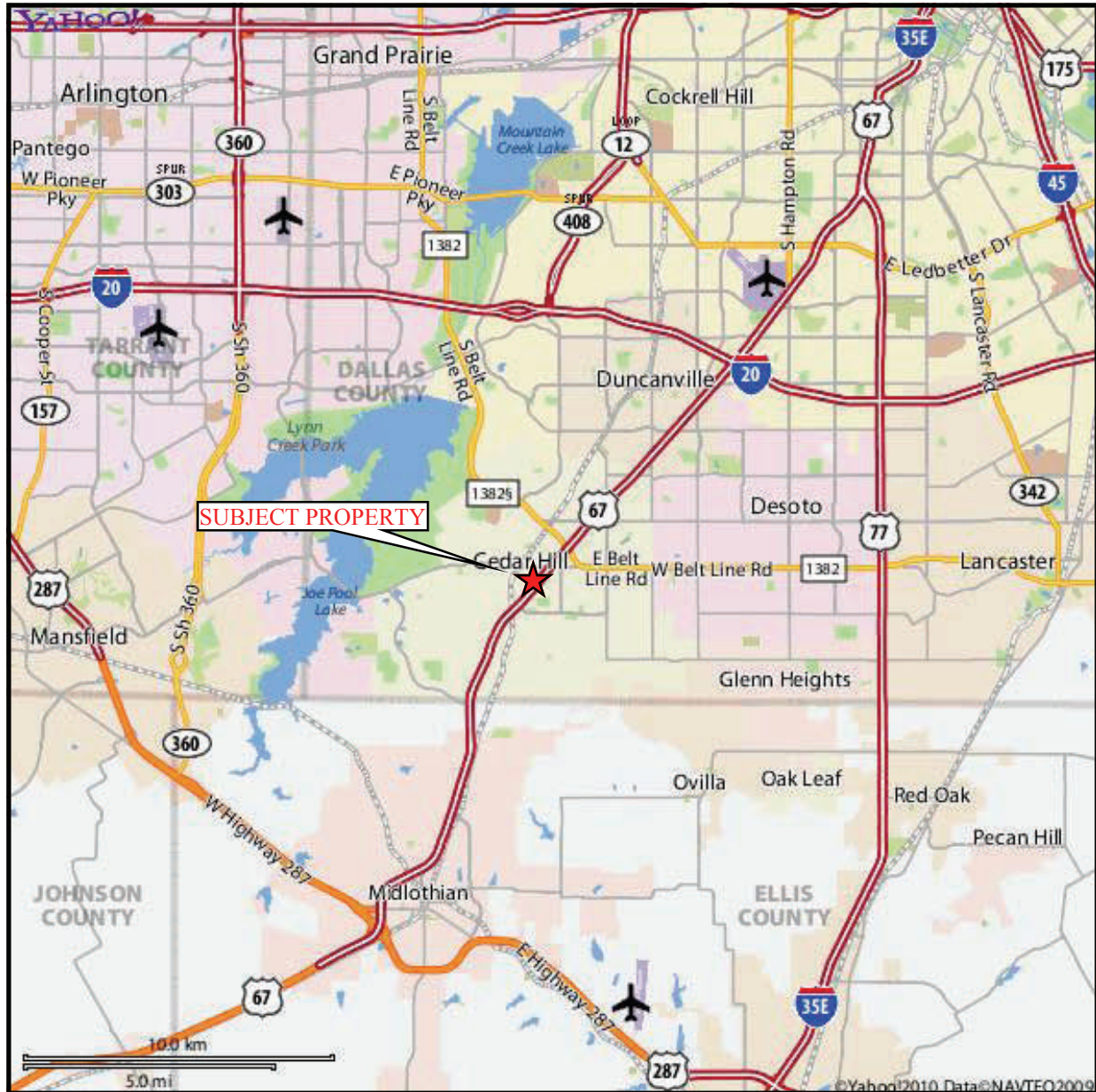
Contact: Bill Mote

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

972-296-2856 • fax 972-709-4170

bmote@moteandassociates.com

202 S. J Elmer Weaver Freeway, Cedar Hill



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