

0.960 ± Acres Vacant Land
DUNCANVILLE, TEXAS

Offered for Sale Exclusively by:

Bill Mote

Broker

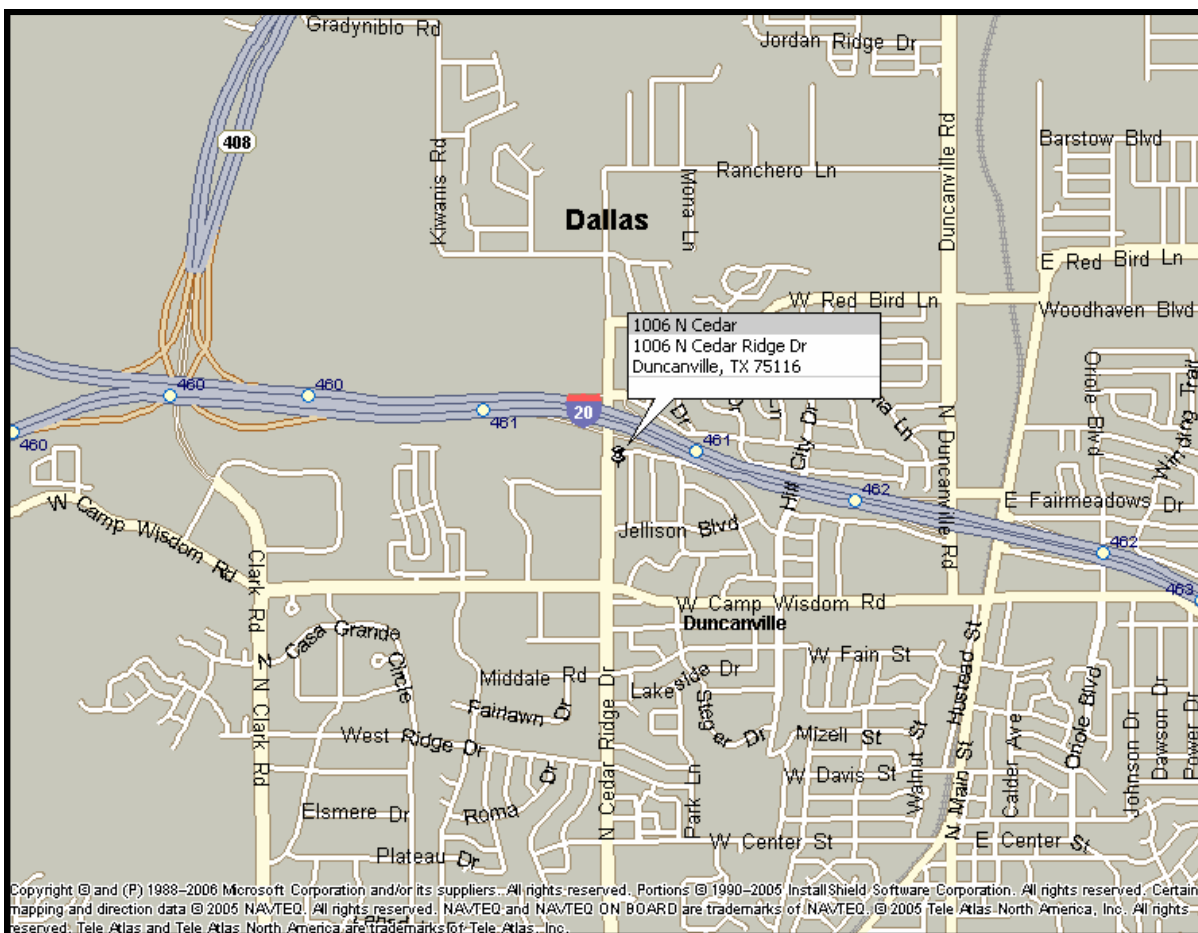
Mote & Associates, Inc.

972-296-2856

bmote@moteandassociates.com

Executive Summary

0.960 ± Acres, Duncanville, Texas



- Location:** This parcel of land is located on the southeast quadrant of N. Cedar Ridge and I-20 in Duncanville, Dallas County, Texas
- Size:** Three lots—13,950 square feet each— 0.960± Acres
- Zoning:** LR-2 – Local Retail-2; Beer & Wine Sales Permitted
- Access:** The property has access off of Cedar Ridge Road with easy access on and off of I-20.
- Topography:** High elevation, excellent visibility.
- Traffic:** According to the Texas Department of Transportation, the total average daily vehicle count is in excess of 69,350 for I-20. Also, the traffic counts on Cedar Ridge Road are in excess of 11,339 cars per day.
- Pricing:** **\$10/per gross square foot**

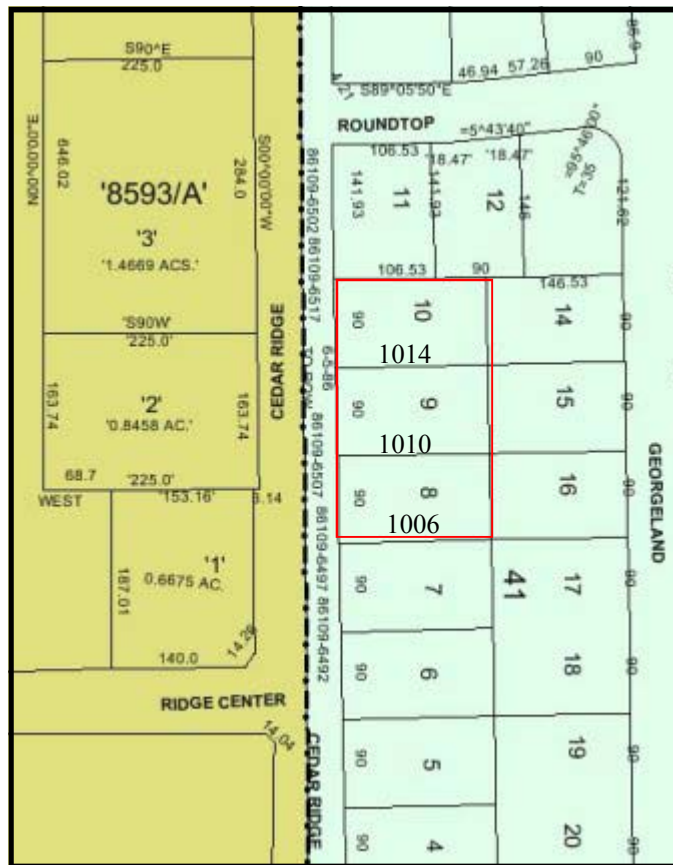
MOTE & ASSOCIATES, INC.
COMMERCIAL REAL ESTATE

Development Info

0.960 ± Acres, Duncanville, Texas

LR-2 – Local Retail-2 Possible Uses:

- * Restaurant – Fast Food
- * Beer & Wine Sales
- * Convenience Store
- * Bank
- * Coffee Shop
- * Drug Store



DEVELOPMENT OPPORTUNITIES

The subject property is zoned as LR-2 – Local Retail-2 which allows for a wide variety of retail uses— See Permitted Uses on Pages 7 & 8 (Article XII-D “LR-2 Local Retail-2 District Regulations

Aerial Location

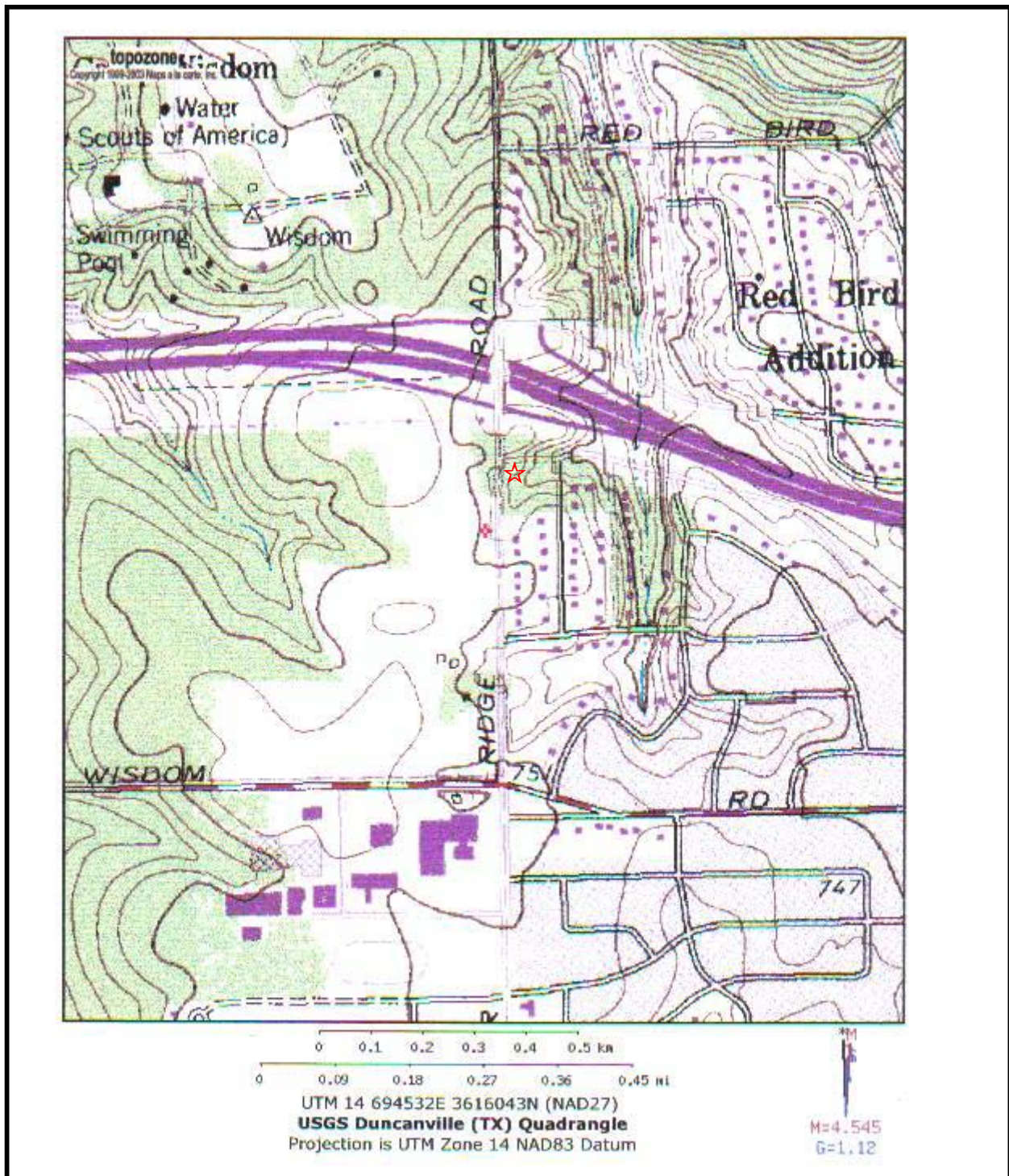
0.960 ± Acres, Duncanville, Texas



1006, 1010 & 1014 N Cedar Ridge Rd., Duncanville, Dallas County

Topography Map

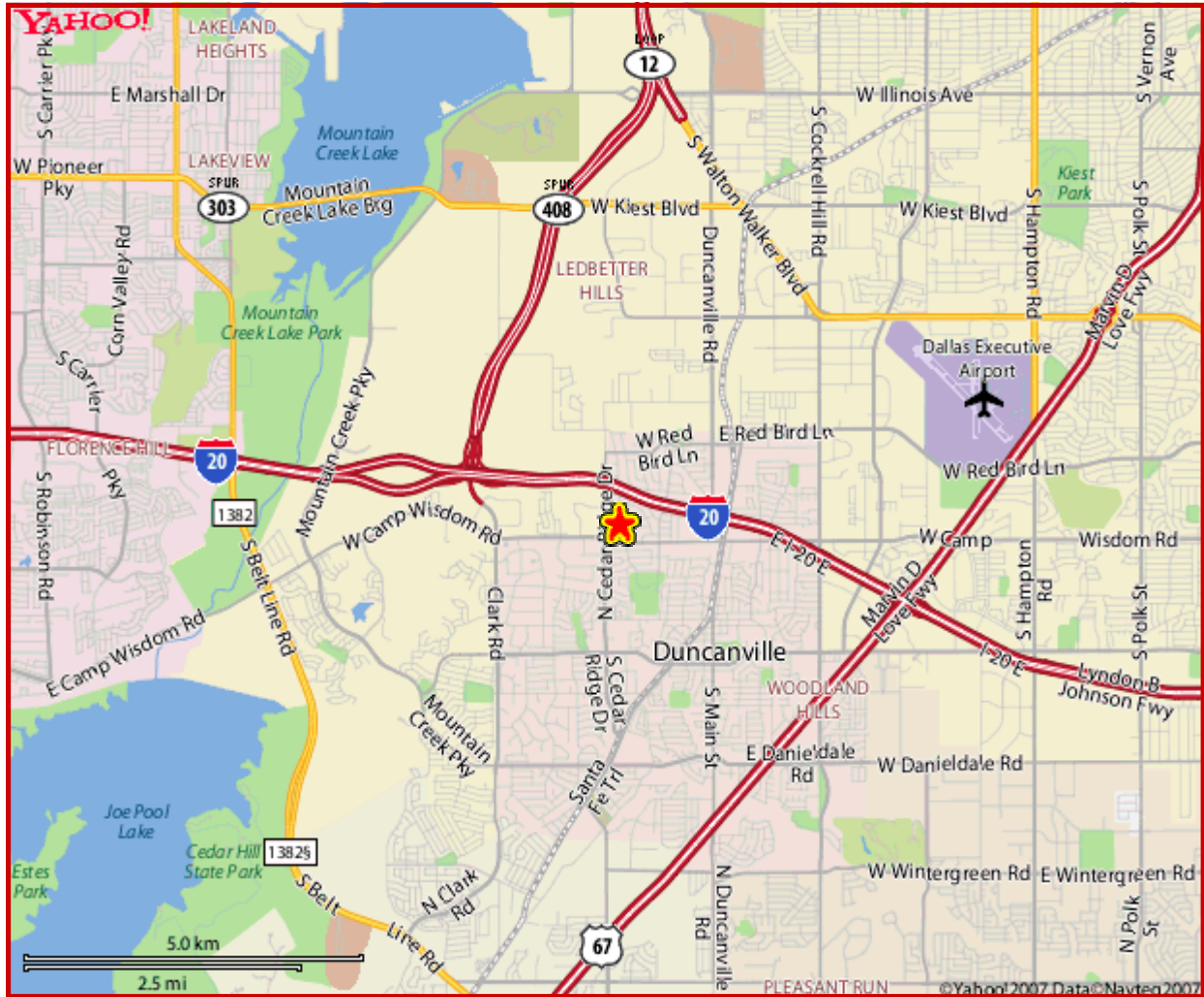
0.960 ± Acres, Duncanville, Texas



MOTE & ASSOCIATES, INC.
COMMERCIAL REAL ESTATE

Map

0.960 ± Acres, Duncanville, Texas



MOTE & ASSOCIATES, INC.
COMMERCIAL REAL ESTATE

ARTICLE XII-D

"LR-2" LOCAL RETAIL-2 DISTRICT REGULATIONS

Section 1 GENERAL PURPOSE AND DESCRIPTION:

The LR-2, Local Retail-2 District is established to provide for the development of community serving retail, personal service, and office uses at a scale and intensity compatible with residential communities [up to forty thousand (40,000) square feet of floor area]. Pad site development is also allowed in this zoning district. These shopping areas shall utilize landscape and screening requirements. The LR-2 District should be located along or at the intersections of major collectors or thoroughfares to accommodate higher traffic volumes.

Section 2 PERMITTED USES:

1. In the "LR-2" Local Retail-2 District no land shall be used and no building shall be used, erected, or converted to any use other than:

- Antique Shop
- Appliance Rental
- Appliance/Tool Repair (Small)
- Armed Services Recruiting Center
- Art Gallery
- Art Supply/Frame Shop
- Auto Laundry – Full Service Car Wash
- Auto or Truck Financing/Leasing (No Vehicles on Display)
- Auto Supply (Parts Only- No Repair Services)
- Bakery (Retail Sales Only)
- Bank, Savings and Loan, Credit Union, Consumer Loan
- Barber and Beauty Shops
- Book or Stationery Store
- Building Materials, Hardware, Home Improvement Center
- Business School
- Cafeteria
- Camera Shop and Supplies
- Candy Shop
- Catering Services
- Cell Phones and Pagers - Sales and Service
- Ceramic Shop
- Cigarettes, Cigars, & Tobaccos (Retail Sales Only)
- Clothing Store (Retail Sales Only)
- Coffee Shop
- Computer Sales Hardware, Software
- Computer Service & Repair
- Consignment Store/Second Hand Store (2,000 SF Maximum Size)
- Convenience Store (No Facilities For Gas)

Permitted Uses (cont'd)

0.960 ± Acres, Duncanville, Texas

Convenience Store (With Facilities For Gas and May Include Automated Auto Laundry)
Copy Center
Defensive Driving School (Classroom Only)
Delivery, Express
Department Store
Diet Clinic
Doctors or Dentists Offices
Donut Shop
Dry Cleaning Store (6,000 SF or Less)
Driver School (Auto Only)
Drugstore (Retail Sales Only)
Electrical Goods (Retail Sales Only)
Emergency Clinics
Employment Agency
Equipment Sales - Medical or Office (New or Used) and/or Rentals
Errand Services
Film Developing & Printing (Retail)
Fitness Club
Florists (Retail Sales Only)
Furniture Store (Retail Sales Only)
Garden Shop
Glass and Mirror Sales/Installation
Grocery Store (May Include Facilities For Gas Sales)
Handicraft Shop and Art Object Sales
Hardware Store
Health Food Store
Hobby & Novelty Shops
Home Health Services
Ice Cream/Yogurt Sales
Jewelry, Retail Sales Only with Incidental Repair
Key Shop
Kiosk - Retail (500 SF or Less)
Land Title Company
Laundromat
Lawn & Garden Equipment - Sales and/or Repair
Massage Establishments
Mattress sales, New Merchandise Only
Meat Market (Retail Sales Only)
Mortgage Company
Music Store
Musical Instruments
Nail Salon (Nails Only)
Newsstand
Nursery, Retail Only, Sale Of Plants, Trees, Seeds
Offices, Professional & Business Services Provided Only
Optical Dispensary/Optician
Optical Goods
Parking Lot - For The Parking Of Cars & Trucks, 1½ Ton or Less
Pet Shop, Indoor (Retail Sales Only)
Photograph Studio
Plumbing Supplies Shop w/o Separate Warehouse, Includes Concealed Storage for Repairs
Portable Building Sales
Postal Mart
Real Estate Office

MOTE & ASSOCIATES, INC.
COMMERCIAL REAL ESTATE

Permitted Uses (cont'd)

0.960 ± Acres, Duncanville, Texas

Restaurant - No Curb or Drive-In Services (Service Entirely Within Bldg.)
Restaurant With Drive-in Facilities, Provided That No Food or Drink May be Served to Vehicles
Parked on a Public Street
Seamstress, Dressmaker, or Tailor
Seasonal Sales
Shoe/Boot Repair Shop and/or Sales
Signs (Minor), Banners, Pennants
Silk Screening/Tee Shirt
Sporting Goods Store
Studios, Dance, Music, Health, Reducing, and or Martial Arts
Studio For The Display & Sale of Glass, China , Art Objects, Cloth,
Taxidermist
Toy Store
Travel Bureau
Trophy Sales/Engraving
TV and Small Electronic Repair
Vacuum Cleaner Sales/Repair
Variety Store
Veterinary Offices & Clinics (All Pens & Runs Are Inside & Soundproof)
Video Rental
Wallpaper, Flooring, Carpet
Washateria & Self-Service Dry Cleaning Establishments, Customer Supervises
Wearing Apparel, Clothes, Shoes, Hats, Millinery, & Accessories

2. Accessory uses to the main use.

Building & Parking Regulations

0.960 ± Acres, Duncanville, Texas

Section 3 **HEIGHT REGULATIONS:**

- A. **Maximum Height:** Two (2) stories.

Section 4 **AREA REGULATIONS:**

A. **Size of Lot:**

1. **Minimum Lot Area:** Ten thousand (10,000) square feet.

B. **Size of Yards:**

1. **Minimum Front Yard:** Twenty-five feet (25').
2. **Minimum Side Yard:** Twenty-five feet (25') adjacent to a street or single family residential use or single family zoning district.
3. **Interior Side Yards:** When retail uses are platted adjacent to other retail and other nonresidential uses, no side yard is required provided it complies with the building code.
4. **Minimum Rear Yard:** Twenty-five feet (25').

- C. **Size of Building:** Maximum square footage of any building shall be forty thousand (40,000) square feet except where a different maximum is provided in Section 2 (including accessory buildings).

- D. **Maximum Lot Coverage:** Forty percent (40%); including accessory buildings.

Section 5 **PARKING REGULATIONS:**

- A. As required by Article XIV-D, Off Street Parking and Loading Requirements.