

0.945 ± Acres Vacant Land  
DUNCANVILLE, TEXAS

Offered for Sale Exclusively by:

**Bill Mote**

Broker

Mote & Associates, Inc.

972-296-2856

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

# MOTE & ASSOCIATES, INC

Commercial Real Estate for Southwest Dallas

## For Sale

0.945+ Acres  
Neighborhood Retail

### I-20 @ Cedar Ridge, Duncanville



**PROPERTY INFO:**

Approx. 0.9448 Acres  
Neighborhood Retail  
Beer & Wine Sales

Lot 9—715 Regalia—9,050 SF  
Lot 10—719 Regalia—13,021 SF  
Lot 11—723 Regalia—19,085 SF

**ZONING:**

LR-2

**LOCATION:**

Mapsco: 62-S  
I-20 Frontage at Cedar Ridge Rd  
Easy Access on and off I-20

**OTHER:**

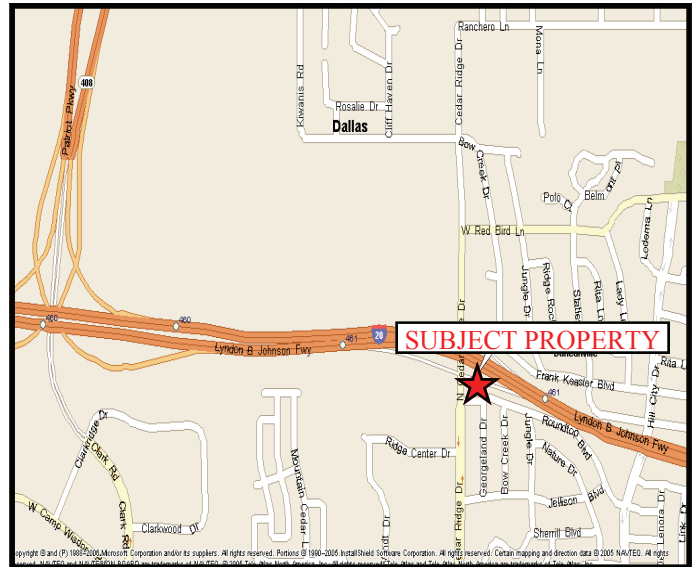
Utilities Available

**RATE:**

\$15.00/Gross SF

**TRAFFIC COUNT, 2004:**

	<u>No. of Cars Per Day</u>
I-20 @ Cedar Ridge (East)	69,342
I-20 @ Cedar Ridge (West)	66,350
Cedar Ridge South of I-20 (North & South)	11,339
Cedar Ridge North of I-20 (North & South)	3,258



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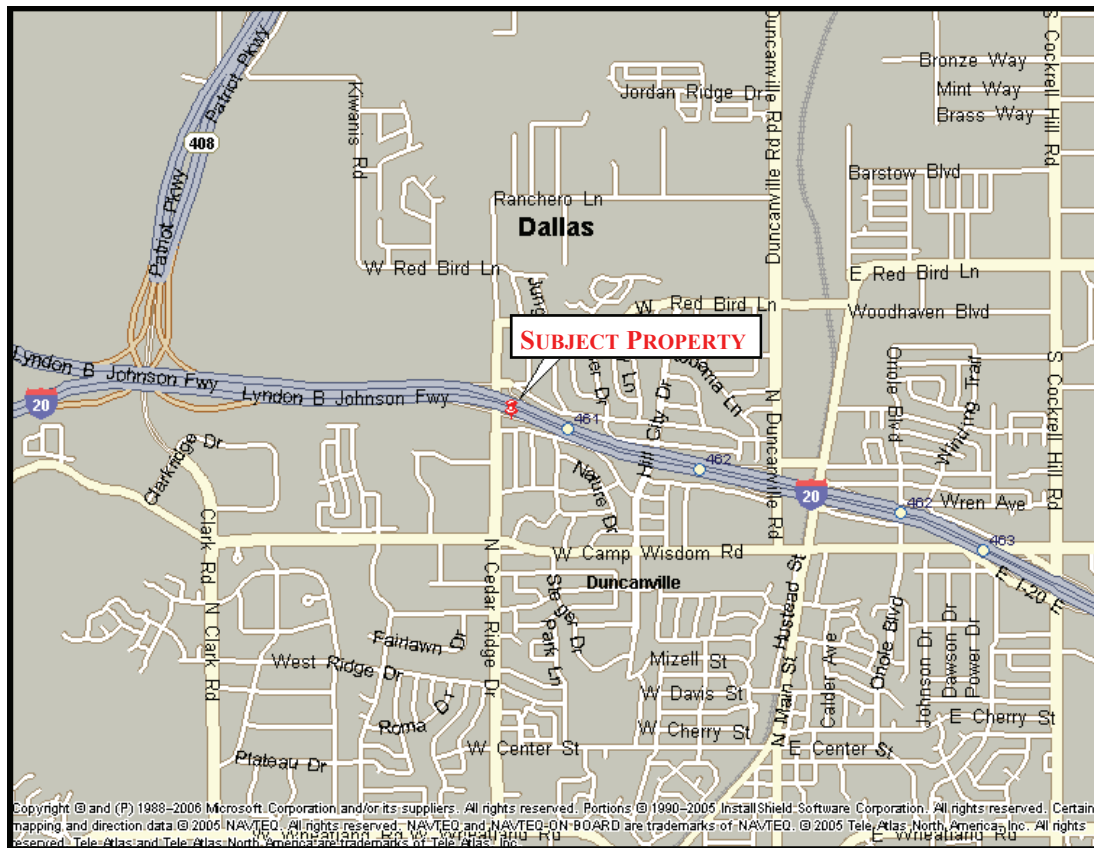
515 N. Cedar Ridge, Suite 9 Duncanville, Texas 75116

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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 sq. ft./acreage is based on information obtained from county data records. Price subject to change without notice.

### I-20 @ Cedar Ridge, Duncanville



- Location:** This parcel of land is located on the southeast corner of N. Cedar Ridge and I-20 in Duncanville, Dallas County, Texas
- Size:** 0.945± 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.

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**I-20 @ Cedar Ridge, Duncanville**

**LR-2 – Local Retail 2  
Possible Uses:**

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



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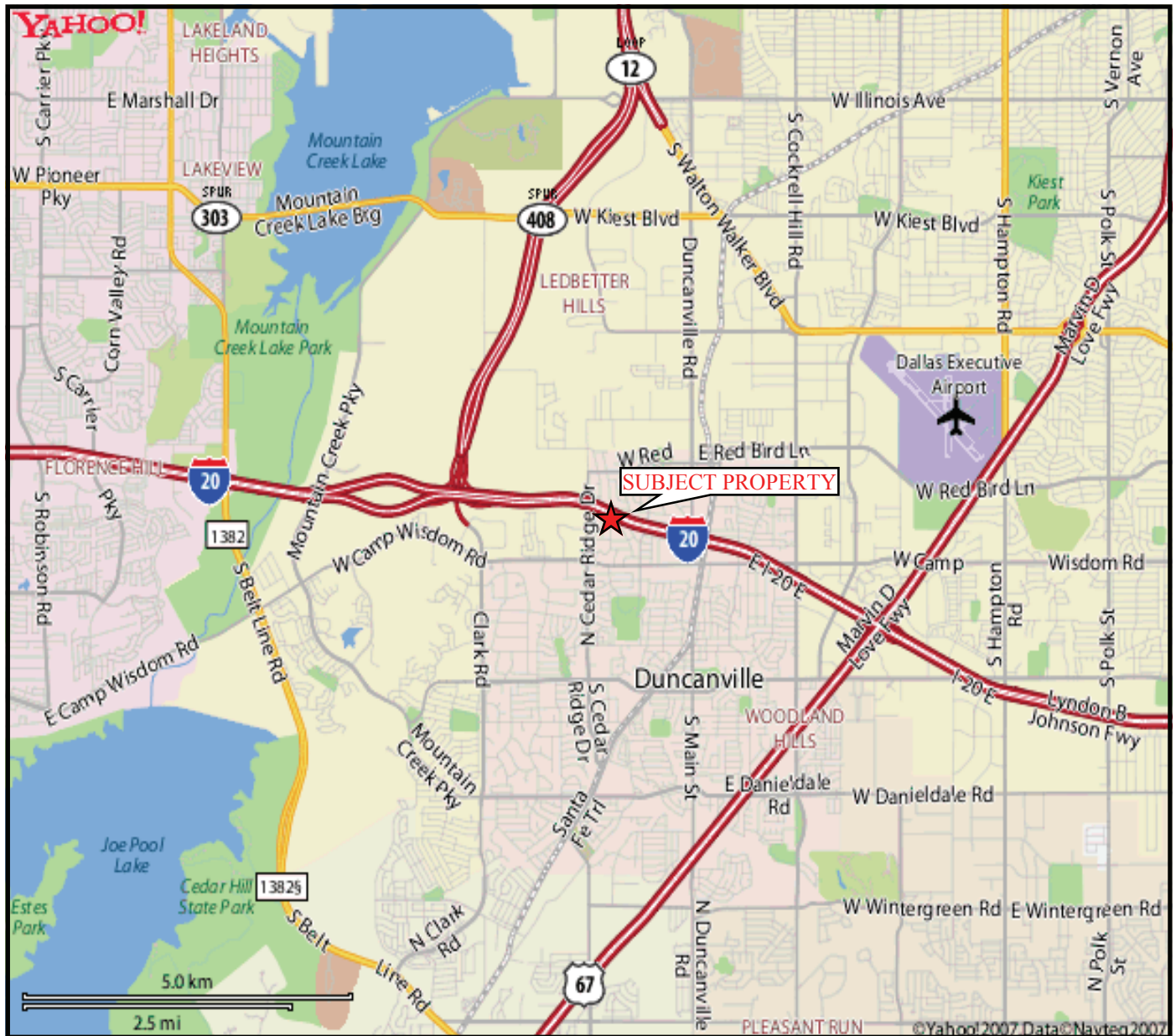
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