

67

E Belt Line Rd

S Clark Rd

+/-4.98 ACRES FOR SALE | OFFICE/RETAIL DEVELOPMENT SITE

3 S CLARK ROAD

CEDAR HILL, TEXAS 75104

CONTACT

JIM SAGER

817-259-3542

jim.sager@transwestern.com

+/-4.98 ACRES FOR SALE | OFFICE/RETAIL DEVELOPMENT SITE

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CEDAR HILL, TEXAS 75104

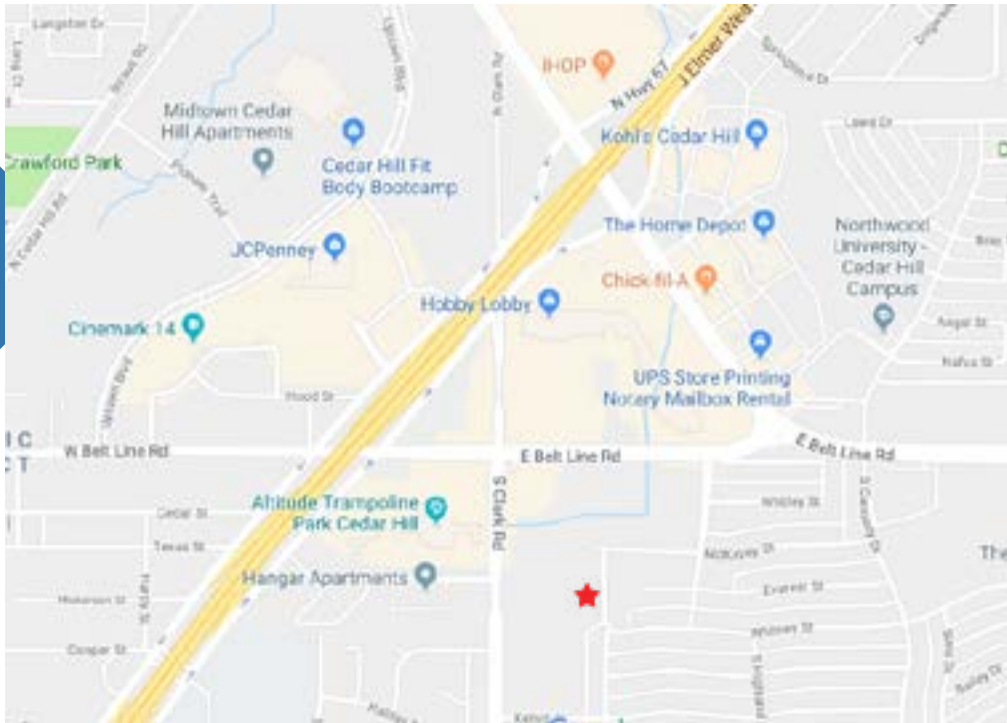
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777 Main Street
Suite 1100
Fort Worth, Texas 76102

T 817.877.4433

F 817.870.2826

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PROPERTY DESCRIPTION

- 4.98 Acres (316,885 SF)
- 3.36 Acres (146,361 SF) outside flood plain
- Located in an established commercial corridor
- +/-383' of frontage near major intersection (Clark Rd & Belt Line Rd)

- Zoning: LR - Local Retail District
- Adjacent to retail, office and residential
- Utilities to the site
- Ideal for retail or small office development

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4.98 ACRES LAND FOR SALE

3 S CLARK ROAD

CEDAR HILL, TEXAS 75104



PROPERTY FACTS

- ADDRESS:** 3 S. Clark Road
Cedar Hill, TX 75104
- LEGAL DESCRIPTION:** Lot 3, Block A, Primax Addition
(Dallas County)
- GROSS LAND AREA:** 4.98 Acres (216,885 SF)
- NET LAND AREA:** 3.36 Acres (146,553 SF)
- ZONING:** LR - Local Retail District
- BEST USE:** Commercial, Office, Retail, Medical
- PROPERTY COMMENT:** There is a detention pond and a creek on the property. This may be used for parking and concrete pipes installed to facilitate drainage and allow access to the entire site. The estimated cost is \$
- DEVELOPMENT:** The property is flat and already has a detention pond
- PRICE:** \$600,000.00 (\$2.77/SF Gross or \$4.00/SF Net)
- SELLER TERMS:** **Seller is open to contributing the land to a development project or completing a build-to-suit**

Area Demographics (2018)			
	1 mile	3 mile	5 mile
Population	11,429	57,675	125,324
Households	4,223	19,495	42,245
Average HH Income	\$80,139	\$90,657	\$91,033

Traffic Counts	
	2017
S. Clark Rd @ Belt Line Rd	13,640 VPD
W. Belt Line @ Clark Rd	18,742 VPD

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