

COMMERCIAL LAND FOR SALE

±1.76 ACRES COMMERCIAL LAND



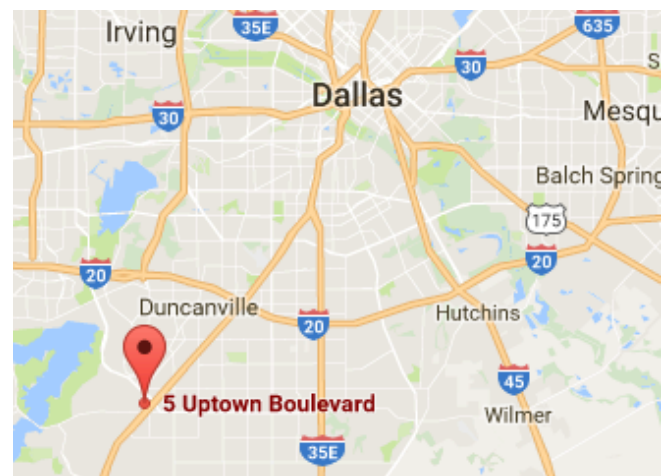
HENRY S. MILLER

5 Uptown Blvd
Cedar Hill, TX



Land ± 1.76 Acres

- Features**
- Prime site for Retail, Restaurant or Medical
 - Attractive frontage & visibility on Uptown Blvd
 - High traffic volumes & excellent accessibility
 - Many businesses and developments within a one-mile radius including WalMart, Cedar Hill Municipal Complex and Cinemark Theater
 - Directly adjacent to ±300-Unit Class "A" Apartment Community
 - Ideal SW Dallas location with close proximity to Hwy 67, I-20 and I-35E as well as Downtown Dallas, Ft. Worth and surrounding Mid-Cities.



SCOTT AXELROD

Office/Industrial Division

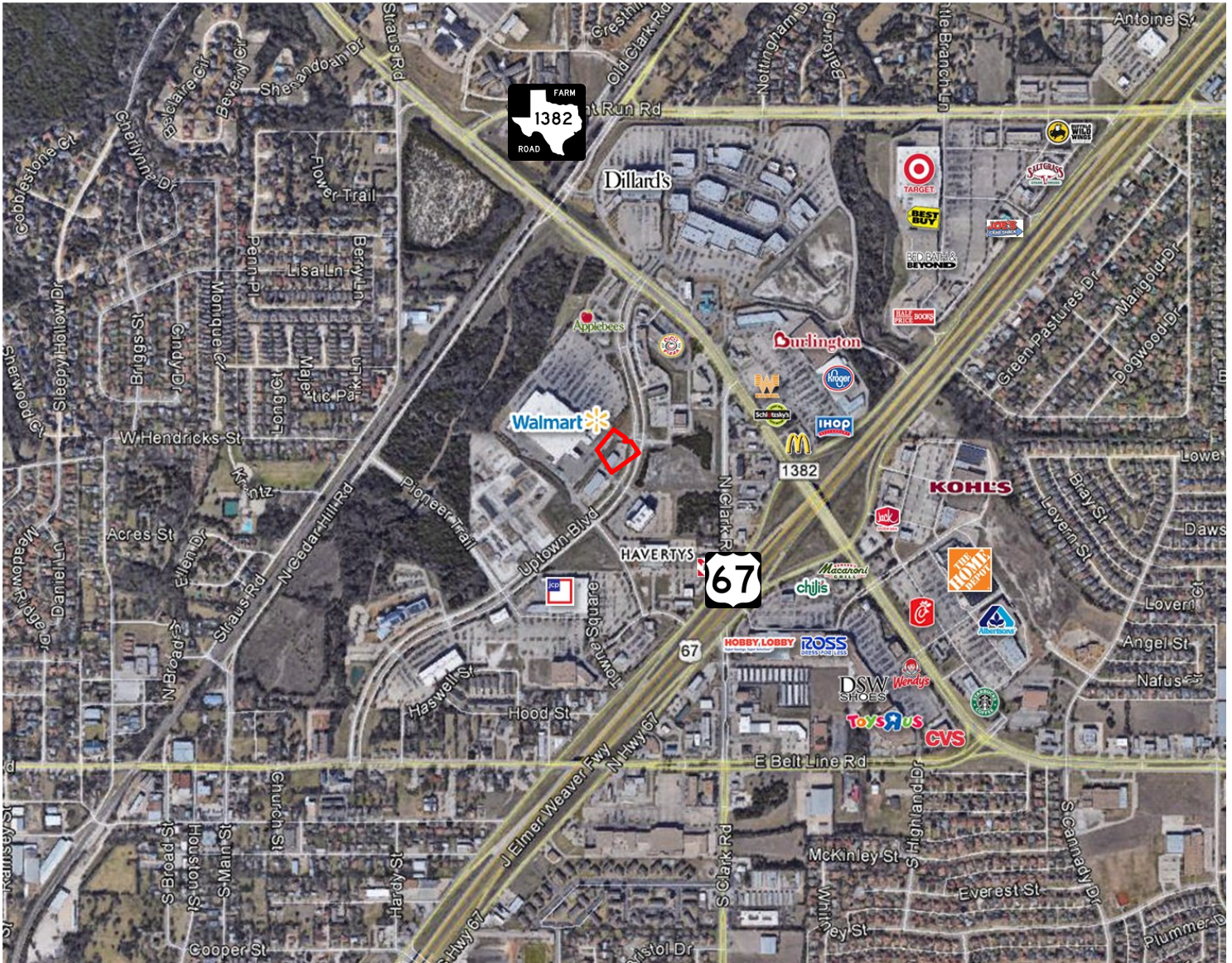
972-419-4034

saxelrod@henrysmiller.com

Sale Please Contact Broker

±1.76 ACRES COMMERCIAL LAND

5 Uptown Blvd
Cedar Hill, TX



Traffic Counts

63,000	W. Belt Line Road @ US67
13,041	W. Belt Line Road @ Merrifield Street
12,880	W. Belt Line Road @ S. Roberts Road
7,148	W. Belt Line Road @ Main Street
7,840	US 67 @ Hood Drive

Drive Time Map

SW Dallas Location with Close Access to Hwy 67, I-20 and I35E:

- 26.5 Miles/29 Min: To Dallas-Ft. Worth International S Airport
- 22.9 Miles/29 Min: To Dallas Love Field Airport
- 30.4 Miles/32 Min: To Downtown Ft. Worth
- 17.1 Miles/22 Min: To Downtown Dallas

±1.76 ACRES COMMERCIAL LAND



5 Uptown Blvd
Cedar Hill, TX



Demographics

	Estimated	1 mile	3 miles	5 miles
2016	Population	5,710	51,488	109,598
	Households	2,009	18,798	37,274
	Median HH Income	72,534	85,210	87,488
	Total Business	572	1,418	2,885
	Total Employees	6,143	14,751	31,187
2021	Population	6,115	55,188	118,104
	Households	2,149	17,611	39,953

NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.