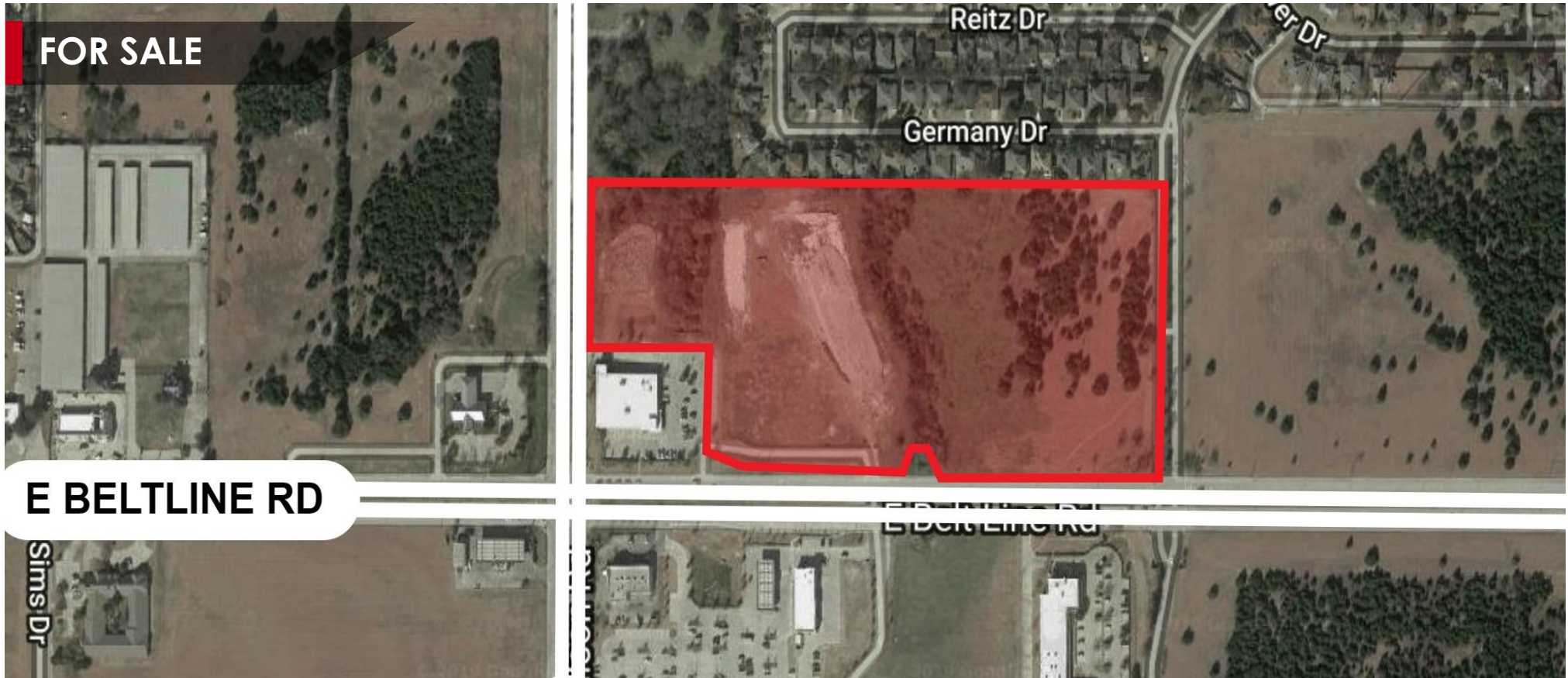


FOR SALE

E BELTLINE RD



±19.12 ACRES COMMERCIAL LAND

801 E. Belt Line Road, Cedar Hill, Texas 75104

HENRY S. MILLER

5151 Belt Line Rd, Suite 900
Dallas, Texas 75254
www.henrysmiller.com

SCOTT AXELROD

Vice President
saxelrod@henrysmiller.com
p 972.419.4034
m 214.674.9814



PROPERTY INFORMATION

LAND

±19.12 Acres (Divisible)

FEATURES

- Prime site for Retail, Restaurant or Medical
- Attractive frontage & visibility on at E Beltline RD and Joe Wilson Rd
- High traffic volumes & excellent accessibility
- Many businesses and developments within a five mile radius
- 2.5 Miiles from Uptown Village, Cedar Hill's Premier Retail and Lifestyle Center anchored by Dillard's, Barnes and Noble, and Dick's Sporting Goods

SALE PRICE

Please Contact Broker for Sale Price

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Estimated Population	14,559	65,278	169,80
Estimated Households	5,258	21,353	55,929
Median HH Income	\$76,946	\$85,669	\$77,96
Total Business	252	1,525	4,486
Total Employees	2,555	15,223	44,729

TRAFFIC COUNT

Collection Street	Cross Street	Traffic Volume	Count Year
Joe Wilson Rd	Calvert Dr	14,371	2018
N Waterford Oaks Dr	E Belt Line Rd	944	2018
S Joe Wilson Rd	E Belt Line Rd	13,611	2018
E Belt Line Rd	S Joe Wilson Rd	22,952	2018
S Waterford Oaks Dr	Glencrest Dr	1,599	2018
Calvert Dr	Vines Dr	1,013	2018
N Waterford Oaks Dr	Graves Ct	709	2018
Calvert Dr	N Waterford Oaks Dr	3,212	2018
Calvert Dr	N Waterford Oaks Dr	615	2018
N Waterford Oaks Dr	Parker Ct	486	2018

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PHOTOS AND FLOOR PLAN PROPERTY INFORMATION



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