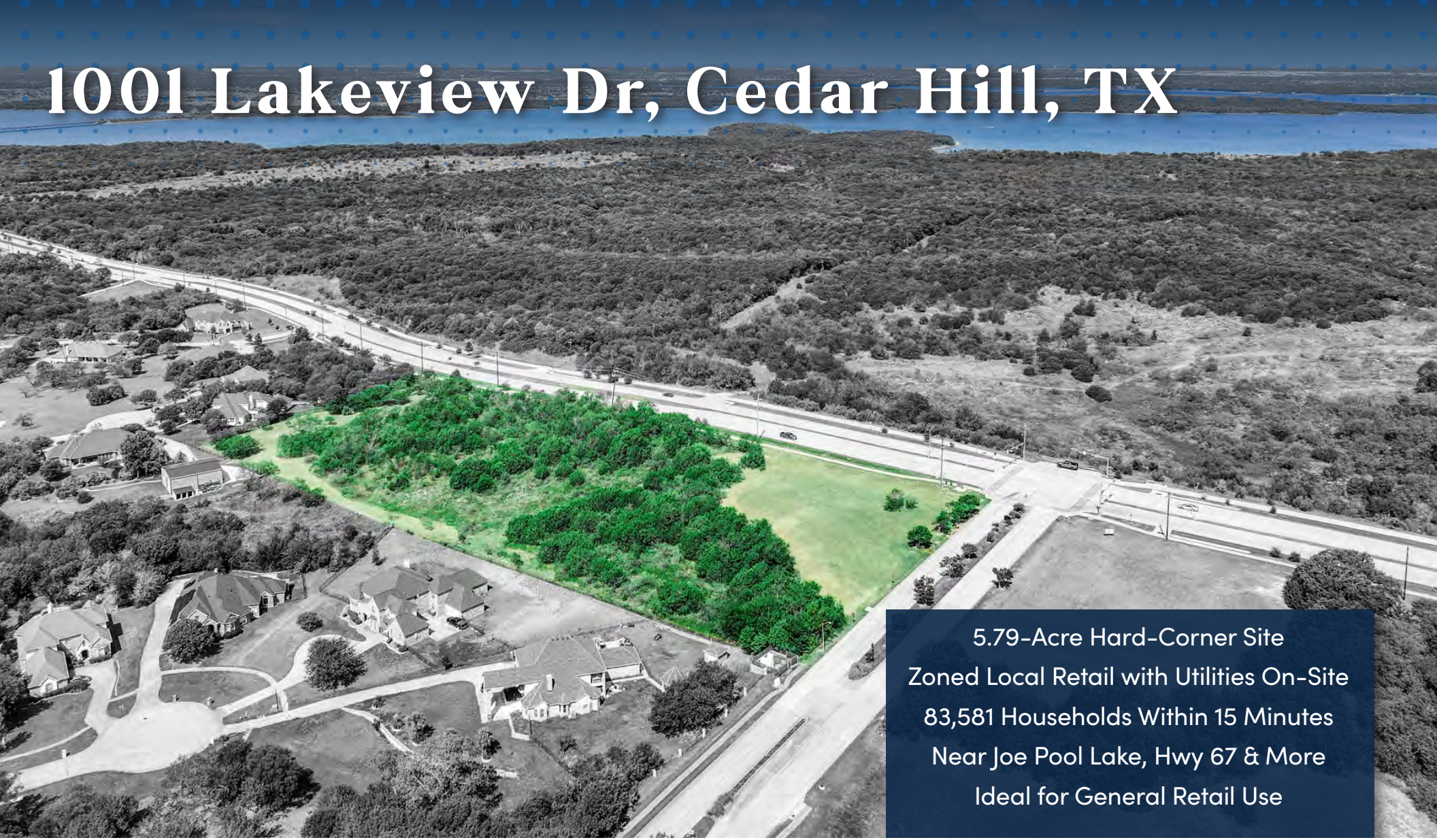
1001 Lakeview Dr, Cedar Hill, TX



5.79-Acre Hard-Corner Site
Zoned Local Retail with Utilities On-Site
83,581 Households Within 15 Minutes
Near Joe Pool Lake, Hwy 67 & More
Ideal for General Retail Use

Main Contact

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M&D CRE

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Property Overview

Prime 5.79-acre hard-corner site in Cedar Hill, TX offering exceptional visibility, strong demographics, and immediate development potential for retail uses.

Listed By:
Shane Hendrix | 214.460.8926

Property Overview

M&D CRE is pleased to offer a premier 5.79-acre development site positioned at the high-traffic hard corner of Mansfield Road and Lakeview Drive in Cedar Hill, Texas.

Strategically situated within a densely populated residential area, the property benefits from strong demographics, including 83,581 households within a 15-minute drive time and a median household income of $117,562. The site's Local Retail zoning, coupled with utilities in place (septic, city water, and electric) and dual access points, provides an efficient path to development.

The location supports a wide range of potential retail uses making it an attractive opportunity for commercial operators and investors alike. Positioned along a key community travel corridor, the property captures exposure to 12,708 vehicles per day, with steady traffic drawn from Joe Pool Lake, Cedar Hill State Park, Highway 67, and surrounding neighborhoods—all within three miles of the site.

This prime corner tract combines visibility, accessibility, and favorable market fundamentals—making it a strong candidate for immediate commercial development.

Size	5.79 Acres
Zoning	Local Retail
Topography	Rolling
Grading	Raw Land
Utilities	Water, Electric, Septic
Access	Dual Access
Flood Plain	None
Easements	None



Listed By:
Shane Hendrix | 214.460.8926













Listed By:
Shane Hendrix | 214.460.8926



Property Highlights

5.79 Acres

Zoned Local Retail

Hard Corner Location

Dual Access Points

Free of Flood Zones

Utilities On-Site

Rolling, Raw Land

Listed By:
Shane Hendrix | 214.460.8926

Location Overview

Cedar Hill, TX: Southern Dallas County's prime hub for retail and commercial investment.



Listed By:
Shane Hendrix | 214.460.8926

Gateway to Growth in Southern Dallas County

Cedar Hill, TX Overview

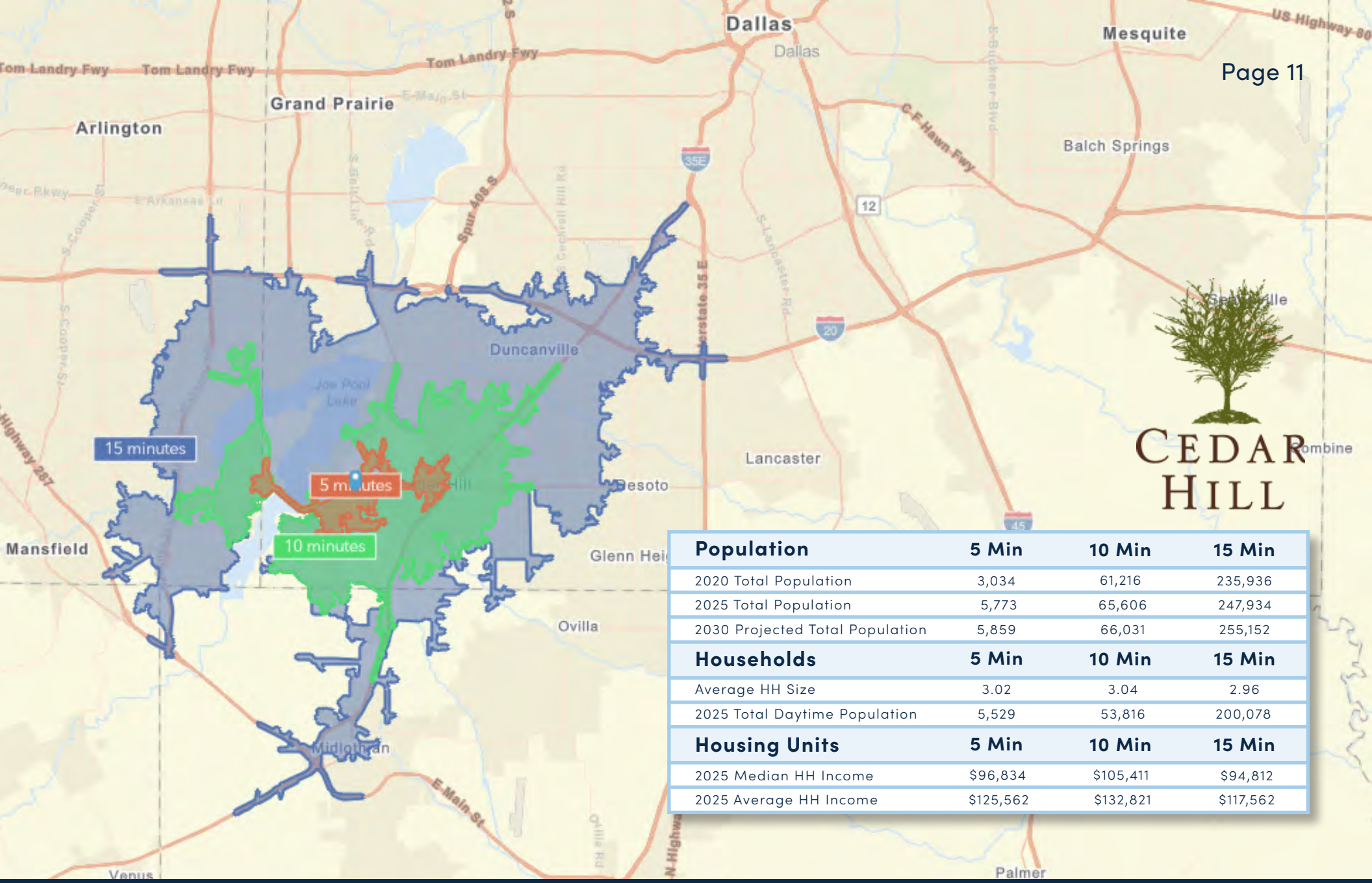
Cedar Hill, TX is a dynamic and growing community with strong demographics and a thriving retail environment. The city features a diverse population, solid household incomes, and a high rate of homeownership, creating a stable foundation for commercial growth. Cedar Hill has established itself as the retail hub of southern Dallas County, with ongoing development and pro-growth planning initiatives that continue to drive demand. Its strategic location, commuter traffic flows, and proximity to major regional destinations make it a prime market for future commercial investment.



247,934	255,152	200,078	$117,562
2025 Population	2030 Projected Population	2025 Daytime Population	2025 Average HH Income



Listed By:
Shane Hendrix | 214.460.8926



CEDAR HILL

Population	5 Min	10 Min	15 Min
2020 Total Population	3,034	61,216	235,936
2025 Total Population	5,773	65,606	247,934
2030 Projected Total Population	5,859	66,031	255,152
Households	**5 Min**	**10 Min**	**15 Min**
Average HH Size	3.02	3.04	2.96
2025 Total Daytime Population	5,529	53,816	200,078
Housing Units	**5 Min**	**10 Min**	**15 Min**
2025 Median HH Income	$96,834	$105,411	$94,812
2025 Average HH Income	$125,562	$132,821	$117,562

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Shane Hendrix	0776260	shane.hendrix@mdcregroup.com	214-460-8926
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date