

Information Package



EBG
EUREKA BUSINESS GROUP



LAND FOR SALE

900 S. Joe Wilson Rd.
Cedar Hill, Texas
75104

Joseph Gozlan

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11.082 Acres

Zoned: LR & SF-10



Cedar Hill Independent
School District



Cedar Hill ISD Assets Sale

Pursuant to § 272.001(a) of the Texas Local Government Code, Cedar Hill Independent School District, a political subdivision of the State of Texas (hereafter "Seller") provides the public notice of the sale of real property and invitation to bid on real property owned by the Seller, Sale of Real Property, **RFP 24/25-016.**

The location and description of the Property is as follows:

DESCRIPTION: Property is located at the southwest corner of S. Joe Wilson and E. Parkerville Rd. The property consists of one parcel (**DCAD #160426904201R0000**) with a total site area of **482,732 SF (11.082 AC)**. Property shall include all improvements to the Property. Property shall not include any personal property not permanently affixed to the land. **Minimum Bid: \$150,000**

LOCATION: 900 S. Joe Wilson Rd. Cedar Hill, Dallas County, Texas 75104

Seller reserves the right to accept or reject any or all bids as Seller may decide or as provided by the Texas Government Code. Seller reserves the right to extend the deadline or cancel the sale of real property at any time.

Bidding instructions are available at:

[HTTPS://CHISD.EBGTX.COM](https://CHISD.EBGTX.COM)



Executive Summary



Property Profile

Lot Size:	11.082 AC / 482,732 SF
Type:	Vacant Land
Zoning:	LR: Local Retail & SF-10: Residential
Location:	Southwest corner of S. Joe Wilson and E. Parkerville Rd. with frontage on Pickard as well
Environment:	NOT in a flood zone
Address:	900 S. Joe Wilson Rd. Cedar Hill, TX 75104
DCAD Id:	160426904201R0000

Incredible investment opportunity!

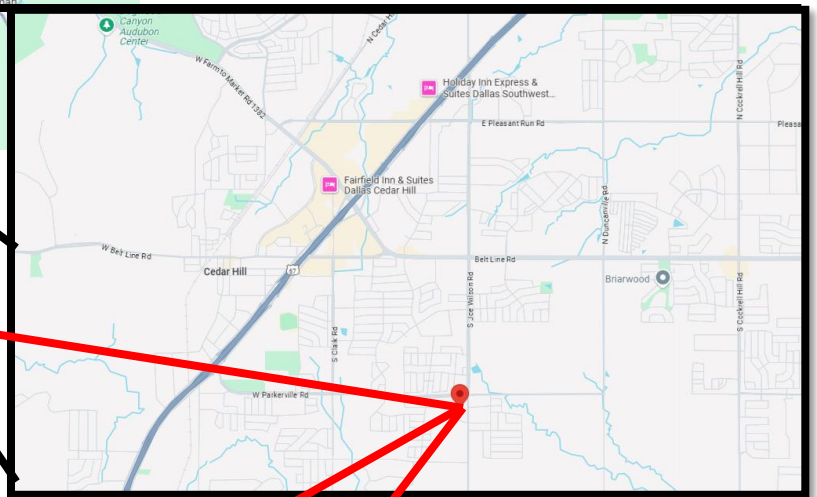
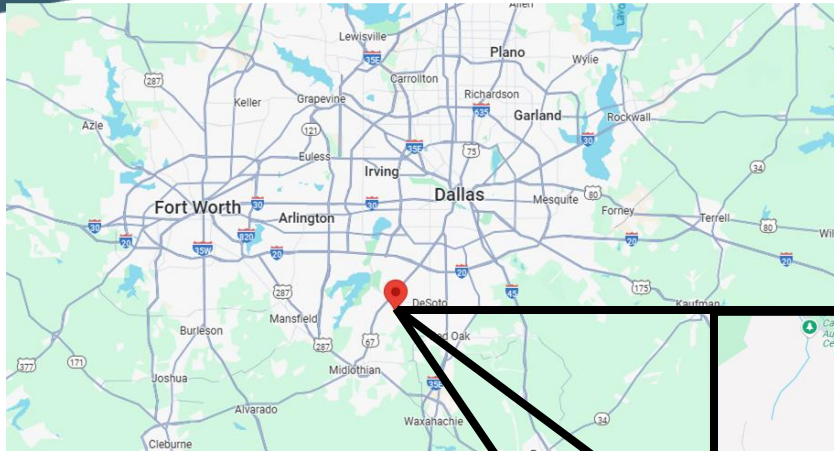
- Prime DFW Growing Suburb
- Growth-Oriented City Vision
- Strong Demographics with High Purchasing Power
- Diverse Economic Base with Growing Employment
- Retail Demand & Underserved Market
- Development-Friendly Environment
- Mixed-Use & Vertical Development Potential
- **Elementary School Next Door Drives Traffic & Visibility**



→ **Tour Schedules will be announced on IonWave**

Your Retail Navigator in DFW;
Charting the Course for Retail Growth!

Location



900 S. Joe Wilson Rd.
→ **Cedar Hill, Texas 75104**

Legal Description

- ❑ The subject property consist of vacant land located at **900 S. Joe Wilson Rd., Cedar Hill, Dallas County, Texas 75104.**
- ❑ The subject property is identified by the Dallas Central Appraisal District as Parcel No. **160426904201R0000**
- ❑ Legal description: **11.082 Acres, Lot 1R, Block 42, Stonewood Heights Phase II, Dallas County, Texas**
- ❑ The subject property is **Not** located within the 100-year flood plain.



Zoning

This lot has a split zoning between:

- LR: Local Retail
- SF-10: Residential



Zoning: LR

DIVISION 3.12. - LR—LOCAL RETAIL DISTRICT

Sec. 23-3.12.1. - Purpose.

The "LR" district is intended to provide areas for neighborhood, and/or local shopping facilities for retail sales of goods and services, including convenience stores, shopping centers and regional malls, serving the entire community, but does not include wholesaling or warehousing. This district should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes and should utilize landscaping and buffering requirements. Structures should be limited in height and mass to be compatible with area residential structures and masonry walls should be required adjacent to residentially zoned property.

Examples of allowed by right uses:

- ✓ Check cashing service
- ✓ Insurance agency offices
- ✓ Offices Brokers, insurance, counseling, health services, etc.
- ✓ Medical Office
- ✓ Veterinarian Clinic
- ✓ Bank
- ✓ Barber shop
- ✓ Beauty shop
- ✓ Dance/music school
- ✓ Martial Arts studio
- ✓ Dry cleaning
- ✓ Fitness Center
- ✓ Massage therapy
- ✓ Urg
- ✓ Auto supply store
- ✓ Drug Store
- ✓ General merchandise store
- ✓ Grocery Store

[Click here to see the full Uses Chart](#)

Zoning: SF-10

DIVISION 3.6. - SF-10—SINGLE-FAMILY RESIDENTIAL DISTRICT—10,000

Sec. 23-3.6.1. - Purpose.

The "SF-10", single-family residential district is intended to provide for development of contemporary detached single-family housing with lot areas not less than ten thousand (10,000) square feet, average sized lot widths and dwelling units. Its purpose is to provide lower density housing protected from excessive noise, illumination, odors, visual clutter and other influences that are generally objectionable or not conducive to family living.

Sec. 23-3.6.2. - Authorized uses.

- (a) Those uses listed for the SF-10—Single-family residential—10,000 district in [section 23-4.1.2](#) (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in [division 3.20](#).

Sec. 23-3.6.3. District development standards.

(a)	Lot dimension requirements:	
	Minimum lot area	10,000 square feet
	Minimum lot width	80 feet
	Minimum lot depth	100 feet
(b)	Yard requirements:	
	Minimum front yard	30 feet
	Minimum side yard (interior)	5 feet
	Minimum side yard (street side)	15 feet
	Minimum rear yard	25 feet
(c)	Structure standards:	
	Maximum lot coverage	50% main and accessory buildings
	Maximum height	35 feet
	Minimum living area	1,900 square feet
	Minimum exterior building materials	100% of the front wall surface area and 80% of each additional wall surface area shall be finished with a primary building material, concrete panel construction or stucco; for additional standards, see division 5.7
(d)	Minimum off-street parking:	Two enclosed parking spaces; for additional standards see division 5.12
(e)	Landscaping requirements:	See division 5.2
(f)	Screening requirements:	See division 5.3
(g)	Supplemental requirements:	See divisions 5.4 through 5.7
(h)	Site plan requirements:	None, except for nonresidential uses allowed within residential districts; see division 2.6
(i)	Special requirements: None	

(Ord. No. 2001-71, § 2, 7-21-01; Ord. No. 2009-377, § 2, 1-13-09; Ord. No. 2018-655, §§ 1, 11, 9-25-18)

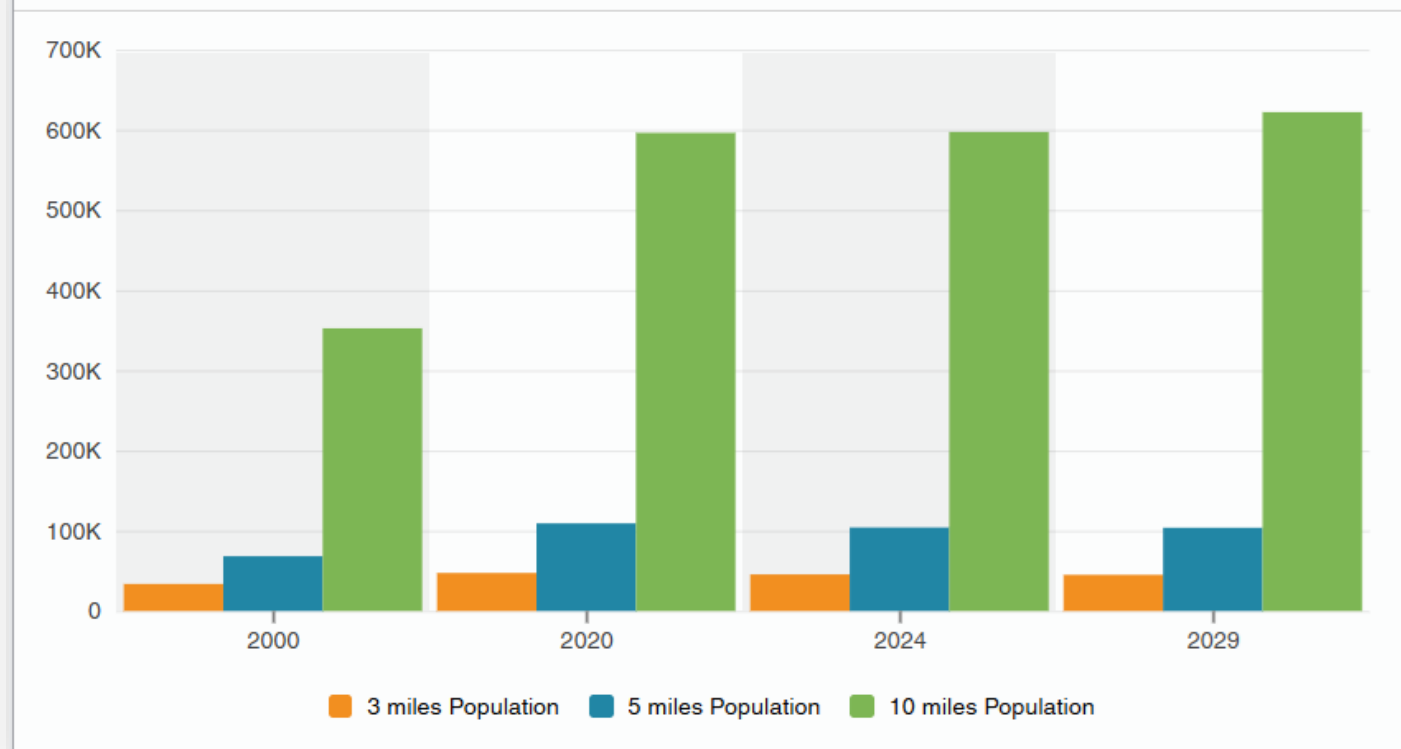
[Click here to see the full Uses Chart](#)

Demographics

Population

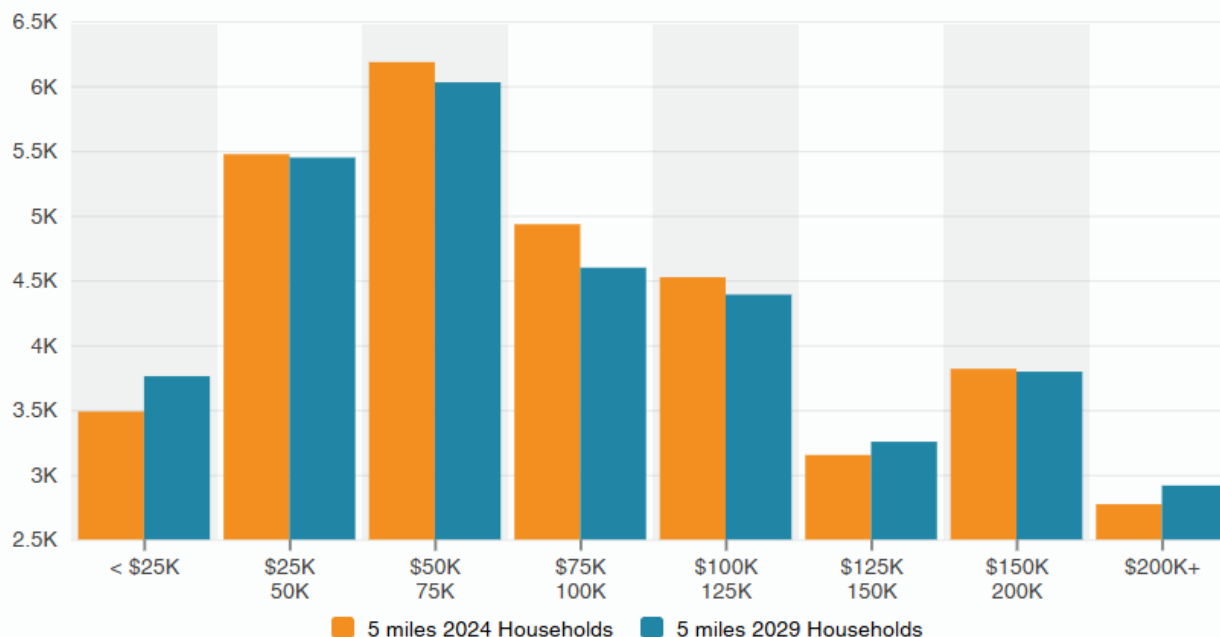
	3 miles	5 miles	10 miles
2020 Population	47,443	109,358	596,369
2024 Population	45,669	104,155	597,494
2029 Population Projection	45,152	103,823	622,240

Population

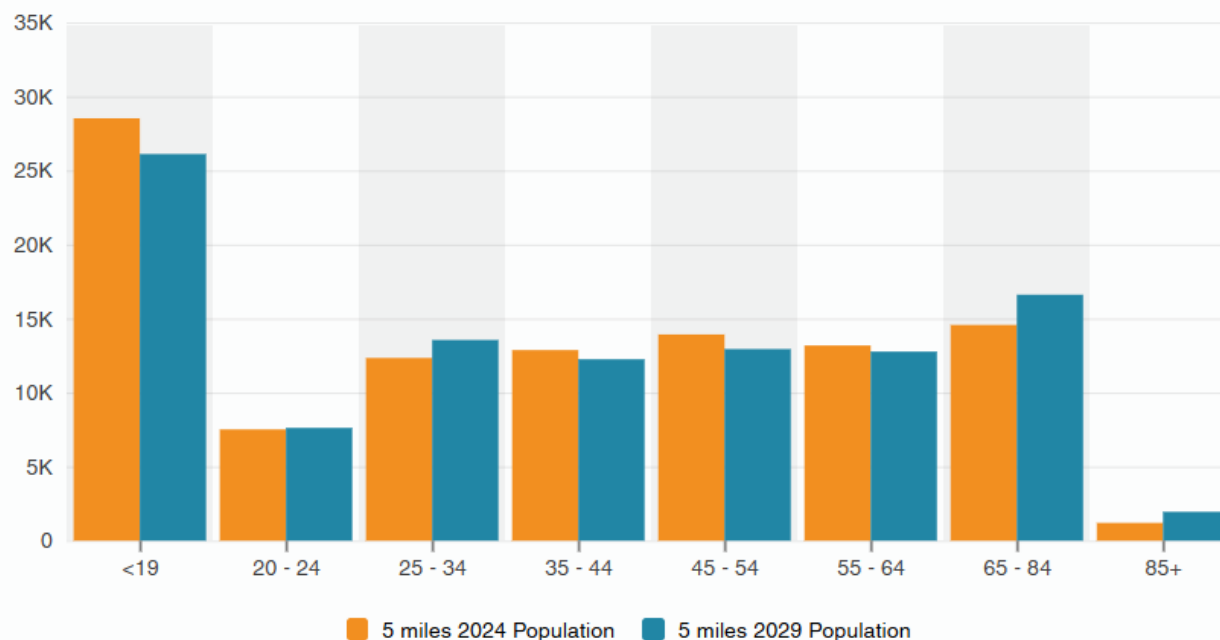


Demographics

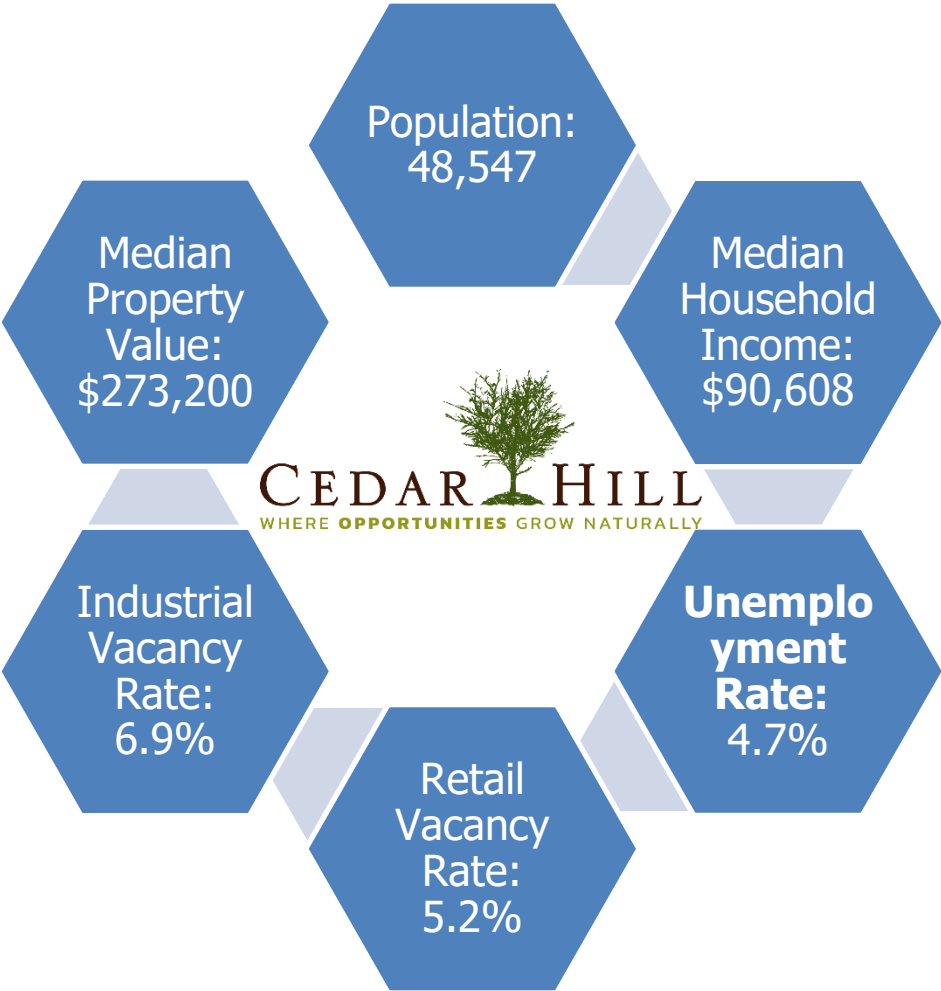
Household Income



Population By Age



Cedar Hill



EMPLOYMENT

Occupations

24.4k
2023 VALUE
± 1,412

2.25%
1 YEAR GROWTH
± 7.85%

From 2022 to 2023, employment in Cedar Hill, TX grew at a rate of 2.25%, from 23.8k employees to 24.4k employees.

The most common job groups, by number of people living in Cedar Hill, TX, are Office & Administrative Support Occupations (4,001 people), Management Occupations (2,231 people), and Sales & Related Occupations (1,934 people). This chart illustrates the share breakdown of the primary jobs held by residents of Cedar Hill, TX.

Data from the Census Bureau ACS 5-year Estimate



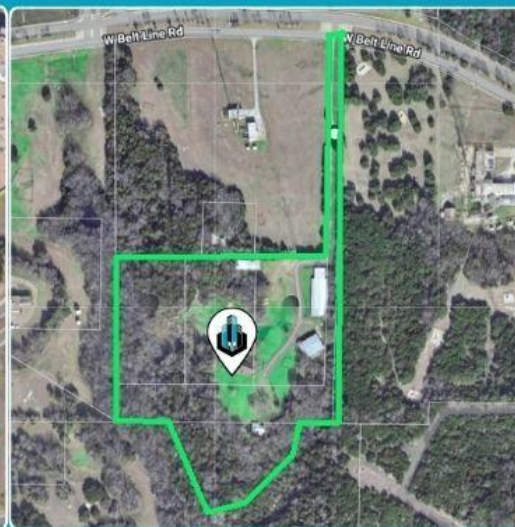
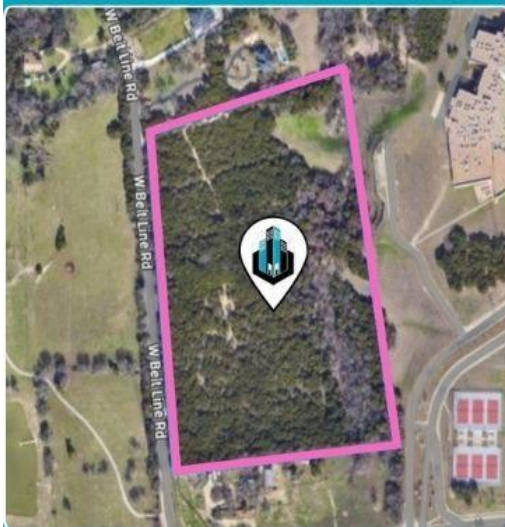
* Sources: CoStar & <https://datausa.io>

CHISD Portfolio

This property is one of 5 properties Eureka business group is offering on behalf of Cedar Hill ISD. If you'd like to see the other properties offered, please visit our website at: <https://chisd.ebgtx.com>



FOR SALE



Broker Contact

For property inquiries:



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Managing Principal

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eureka Business Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Eureka Business Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.





Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

- Put the interest 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 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.

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.

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.

<u>Joseph Gozlan</u>	<u>0593483</u>	<u>Joseph@EBGTexas.com</u>	<u>(903)600-0616</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	

Regulated by the Texas Real Estate Commission

Eureka Business Group, 5760 Legacy Dr, Suite B3-127 Plano TX 75024
Joseph Gozlan

Information available at www.trec.texas.gov

IABS 1-0 Date

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