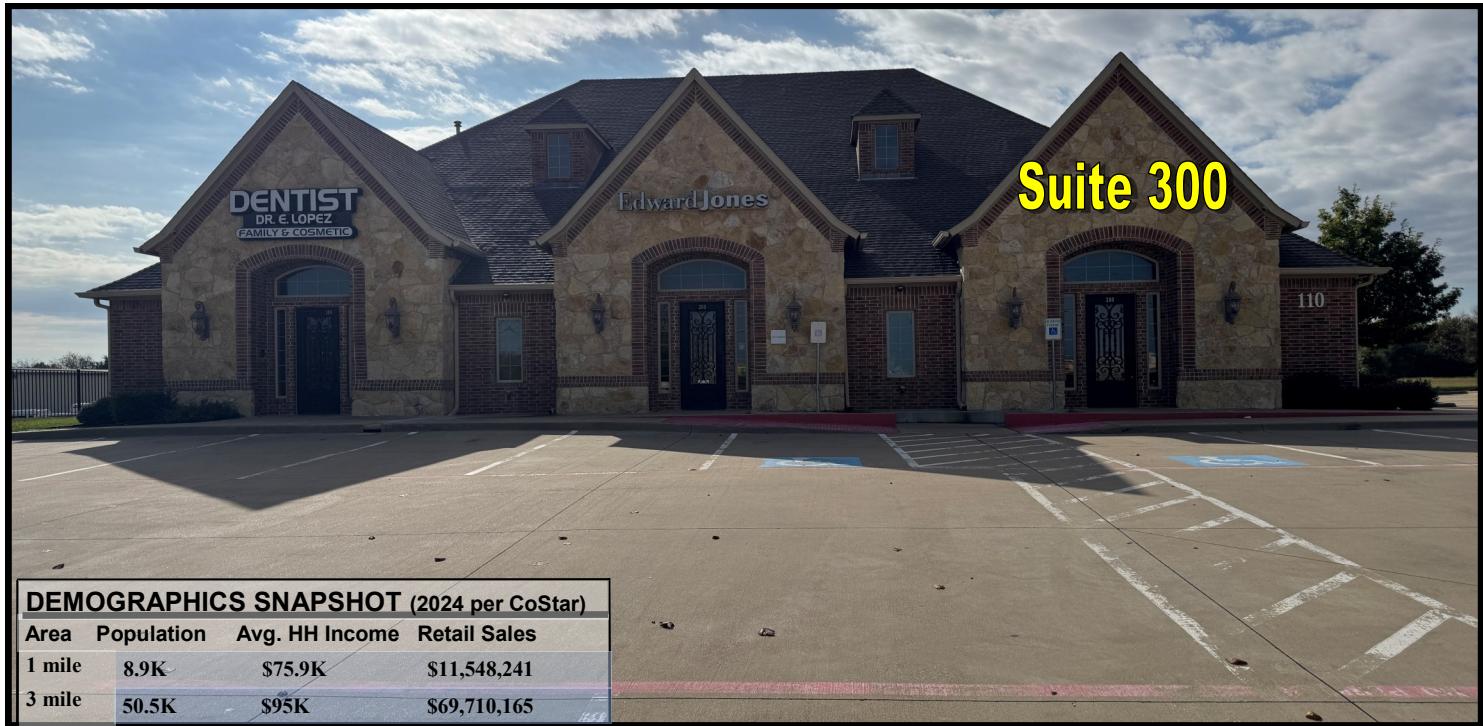


## Medical/Office for Lease

110 E. Belt Line Rd., Cedar Hill



### DEMOGRAPHICS SNAPSHOT (2024 per CoStar)

Area	Population	Avg. HH Income	Retail Sales
1 mile	8.9K	\$75.9K	\$11,548,241
3 mile	50.5K	\$95K	\$69,710,165

- +/- 7,300 SF medical/office building with ample parking that accommodates 47 vehicles on a +/- 54,105 SF tract of retail land positioned in the heart of Cedar Hill, TX. Pole signage available.
- Great visibility located on highly trafficked quadrant of Belt Line Rd., Highway 67, and N. Clark Rd.
- Thriving business area surrounded by retailers including Avis Car Rental, Dollar General, Advance Auto Parts, Dominos Pizza, and many others.
- Per TxDot, 22,574 cars per day frequent this area.
- Use restrictions in place due to Edward Jones' existing lease which limits occupancy to professional office or medical uses only. Retail and beauty related uses aren't permitted.

### AVAILABILITY:

Suite 300      +/- 2,700 SF      \$5,625.00 Mo.

*Suite is in Cold-Shell condition and can be tailored to your specific needs. An additional 500 SF available. Landlord will consider subdividing 3,200 SF space into 2 suites.*



Offered for lease exclusively by:

### Mote & Associates

Contact: Sarah R. Mitchell

O: 972-296-2856

M: 469-569-3019

sarahm@moteandassociates.com  
326 Cooper Street, Suite A1  
Cedar Hill, TX 75104

### Lease Price:

\$5,625.00/month

\$+/-.25.00 SF

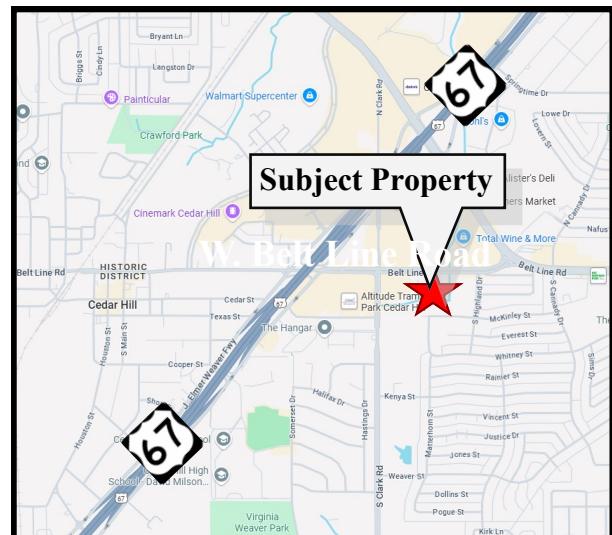
Modified Gross+utilities

### Location:

Southwest quadrant of Hwy 67 and Belt Line Rd.

### Zoning:

Local Retail District





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## Interior

110 E. Belt Line Rd., Cedar Hill



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Cedar Hill, TX 75104

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## Exterior

110 E. Belt Line Rd., Cedar Hill



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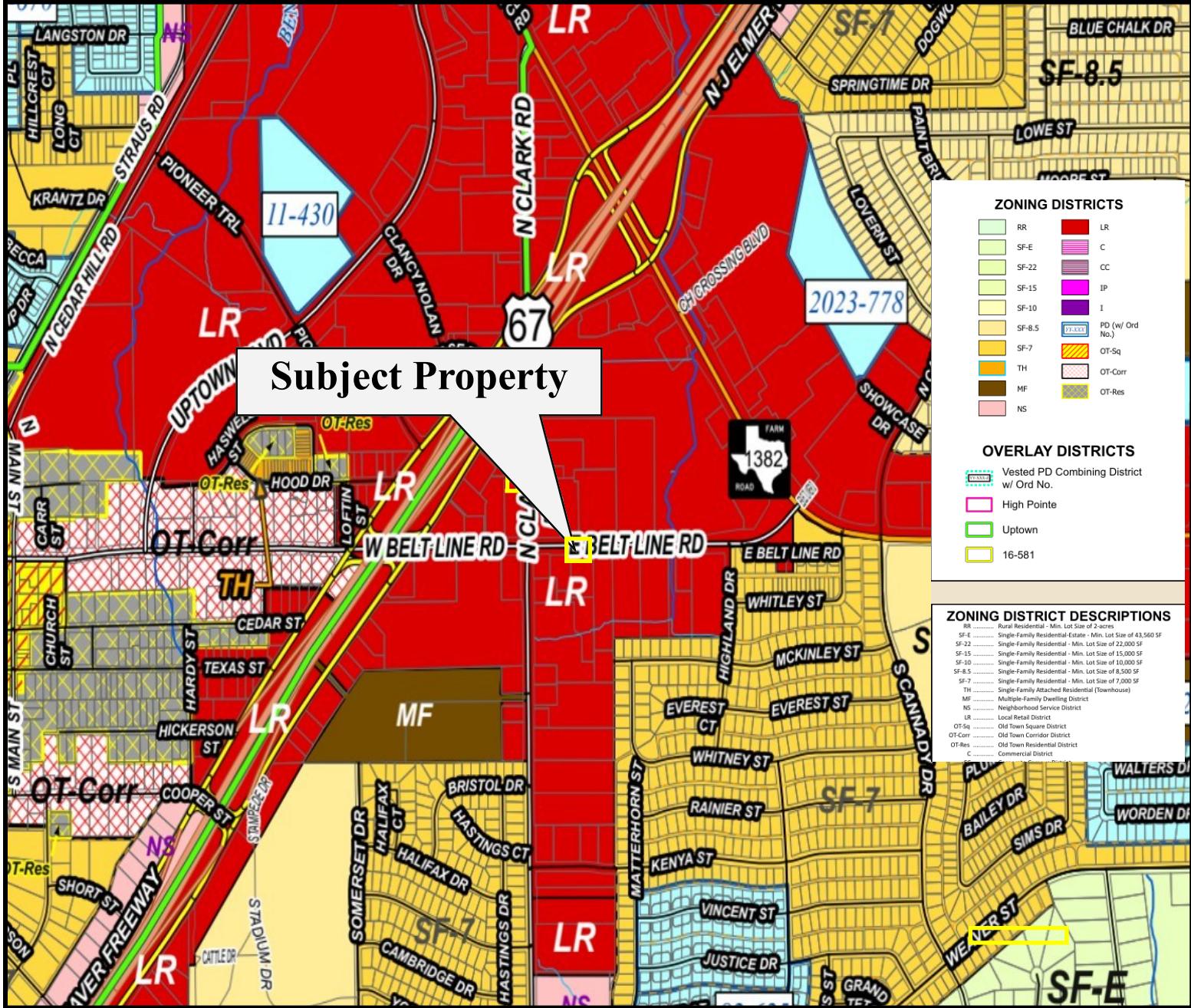
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# Zoning Map

110 E. Belt Line Rd., Cedar Hill



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## Aerial

110 E. Belt Line Rd., Cedar Hill



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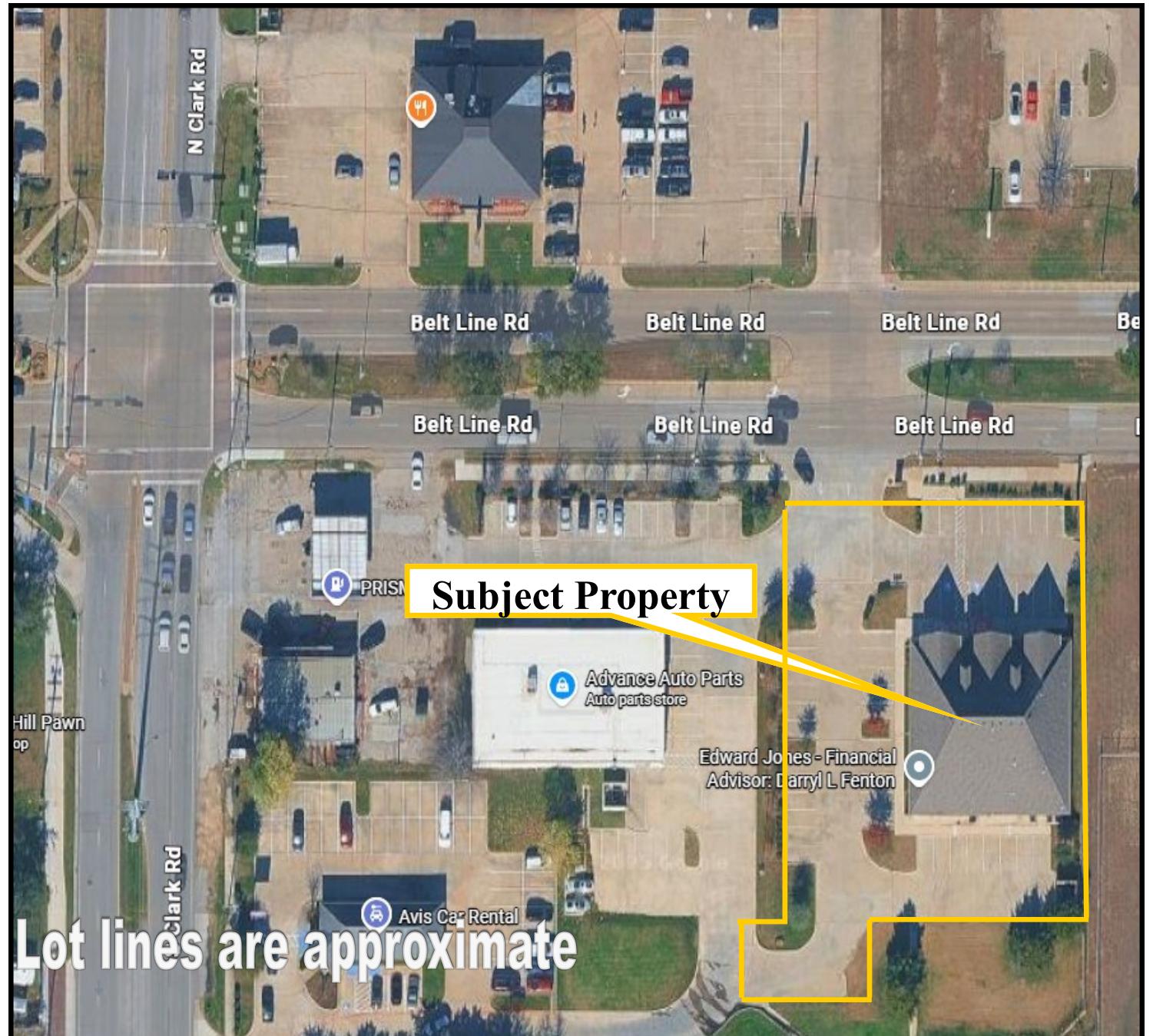
Cedar Hill, TX 75104



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## Aerial Map

110 E. Belt Line Rd., Cedar Hill



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## Business Map

110 E. Belt Line Rd., Cedar Hill



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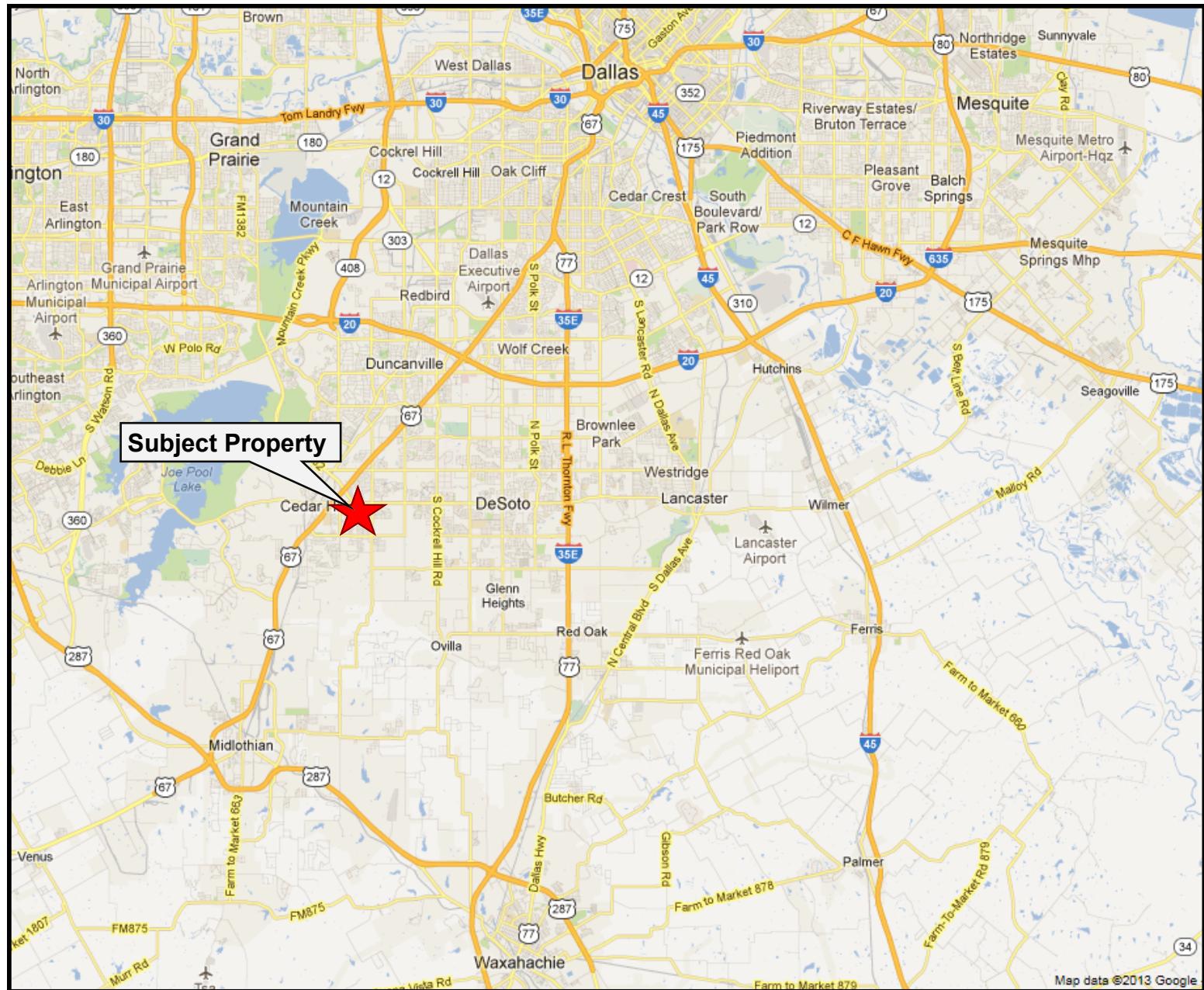
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## Area Map

110 E. Belt Line Rd., Cedar Hill



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## 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:

- **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.

**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.

Legacy Commercial Ventures, LLC dba Mote & Associates	9015108	sarahm@moteandassociates.com	(972)296-2856
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Sarah R. Mitchell</b>	509548	sarahm@moteandassociates.com	(972)296-2856
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date