

1331 S COCKRELL HILL ROAD

Duncanville, Texas 75137



Purpose-built in 2003, 1331 S Cockrell Hill Road is a $\pm 5,000$ SF specialty building on a generous ± 2.86 -acre parcel in south Duncanville, Dallas County. The asset has historically operated as Enchanted Memories on the Hill, an all-inclusive event venue for weddings and special events with both indoor and outdoor settings.

The property was recently used as a religious / special purpose facility but can also be used as general office / retail. It is a single-story, Class B construction profile with large surface parking and landscaped grounds that support gatherings, receptions, and group functions.

Strategically positioned just south of I-20 along S Cockrell Hill Road and within the southwest Dallas submarket, the site offers excellent regional connectivity to I-20 and US-67, providing convenient access to the broader Dallas-Fort Worth Metroplex.

PROPERTY SUMMARY			
Building Size	± 5000 SF	Parking	± 50 Spaces (with an option to finish for an additional ± 100 spaces)
Site Size	± 2.86 acres ($\pm 124,567$ SF)	Recent Use	All-inclusive event venue (Weddings, Banquets)
Type	Specialty/Institutional (Lodge/Meeting Hall/Religious) / Class B	Zoning	AE (Religious); Commercial GR (Future: Retail, Flex, Office possible)
Year Built	2003	Location	Southwest Dallas Co., near I-20 & US-67

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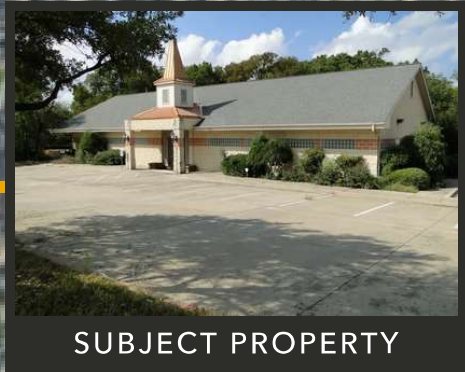
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PAPPADEAUX
SEAFOOD KITCHEN
AVIS

City Credit Union 7-ELEVEN
PUMPERNIER EXXON
Deal Floors ONE SOURCE

Best Western
Methodist CHARLTON MEDICAL CENTER
WORKERS COMP DOCTOR
THE DURBANVILLE INSTITUTE OF DIABETES & ENDOCRINOLOGY
THE FURNITURE SHOP Family Friendly Values



Barefield Pediatric Dentistry
CESAR'S SNACK & SHACK
LA FITNESS
Jimmy's Tacos
Total Eyecare

BLOOMFIELD HOMES
Thorntree Country Club
Candee Skin