

# 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  $\pm 2.86$ -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	$\pm 5000$ SF	Parking	$\pm 50$ Spaces (with an option to finish for an additional $\pm 100$ spaces)
Site Size	$\pm 2.86$ 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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