



SALE

450 E Parkerville Rd

450 E PARKERVILLE RD

Cedar Hill, TX 75104

PRESENTED BY:

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SEC**

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$500,000
BUILDING SIZE:	2,760 SF
LOT SIZE:	5.00 Acres
PRICE / SF:	\$181.16
YEAR BUILT:	1996
ZONING:	SF-22

PROPERTY OVERVIEW

The property is located in the city of Cedar Hill which is a suburb of the DFW market. The property lies along E Parkerville Rd which is a secondary arterial road way that leads to HWY 35E to the east and HWY 67 to the west. The building is well positioned along E Parkerville Rd allowing for good visibility of the property, The property also has a monument sign along E Parkerville Rd.

While the property has frontage and good ingress and egress on E Parkerville Rd, the majority of the property lies behind the building and wrapping around the neighbors property in a "L" shape. The neighbor to the west is a religious facility and all other neighbors to the property are residential. The property is currently zoned SF-22, a single family zoning in the city. The building itself is in good condition and is well kept including the grounds and landscaping. The interior is finished out nicely and well kept. The building consists of the worship area, including 2 rooms with removable partitions, a kitchen, one classroom, and 2 restrooms. The property has 48 parking spots. The property is serviced by utilities with the exception of sewer, as the property currently has a septic system.

The vacant land of the property is generally level with gentle slope to the south west corner. The vacant land is clear and clean with the exception of some trees to the south west side of the property. Current FEMA flood maps indicate the property lies outside the boundaries of a flood zone. The property has fencing on the southern and eastern boundary.

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COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- 2,760 SF Building
- Good Visibility From E Parkerville Rd
- Additional Acreage For Expansion
- City Of Cedar Hilling, Zoned SF-22
- Built In 1996, Masonry Exterior Construction
- Building Consists Of, Kitchen, Classroom And Worship Area
- Has 48 Parking Spaces On Site
- Located In DFW Market, Close Proximity To Dallas



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INTERIOR PHOTOS



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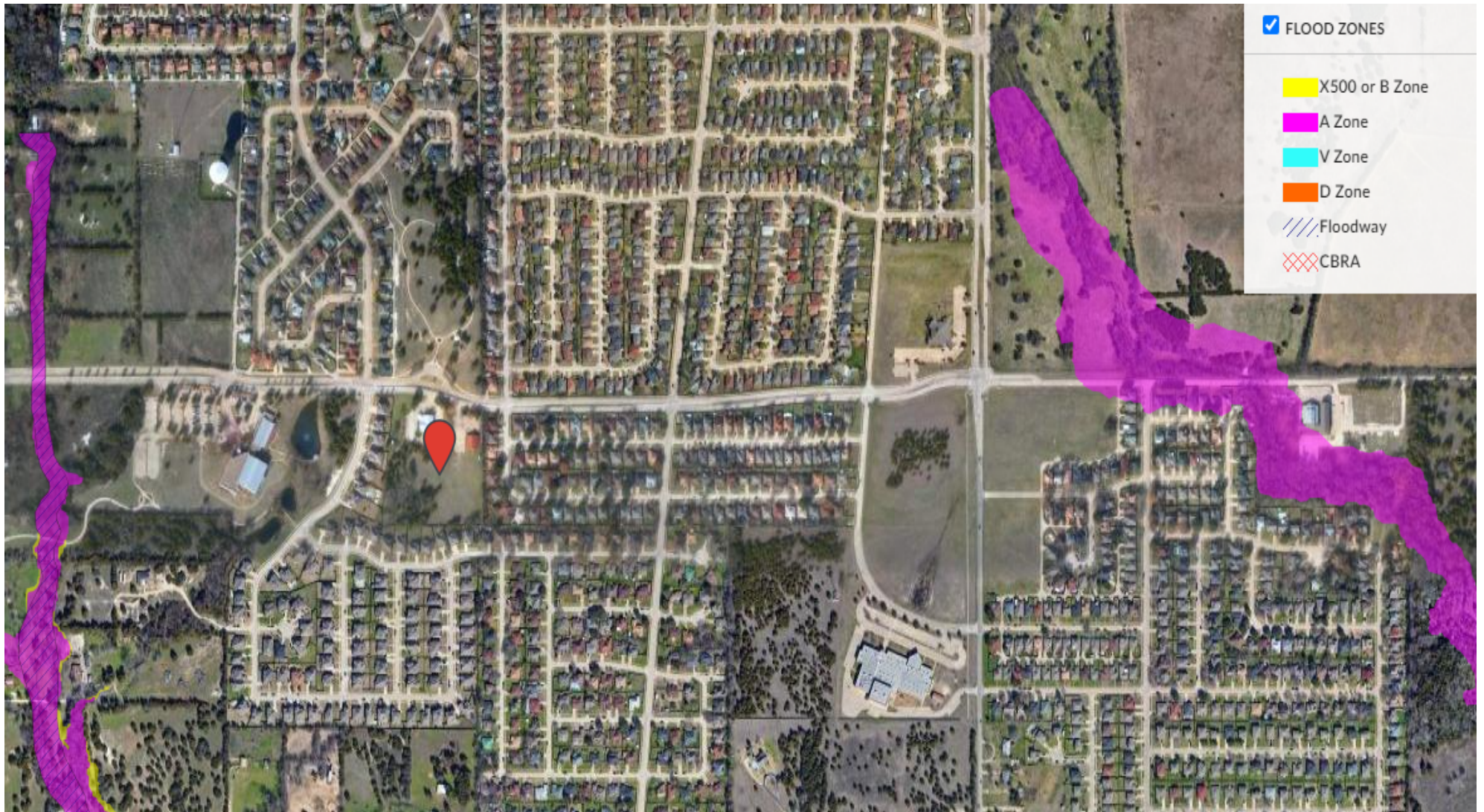
ADDITIONAL PHOTOS



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FLOOD ZONES



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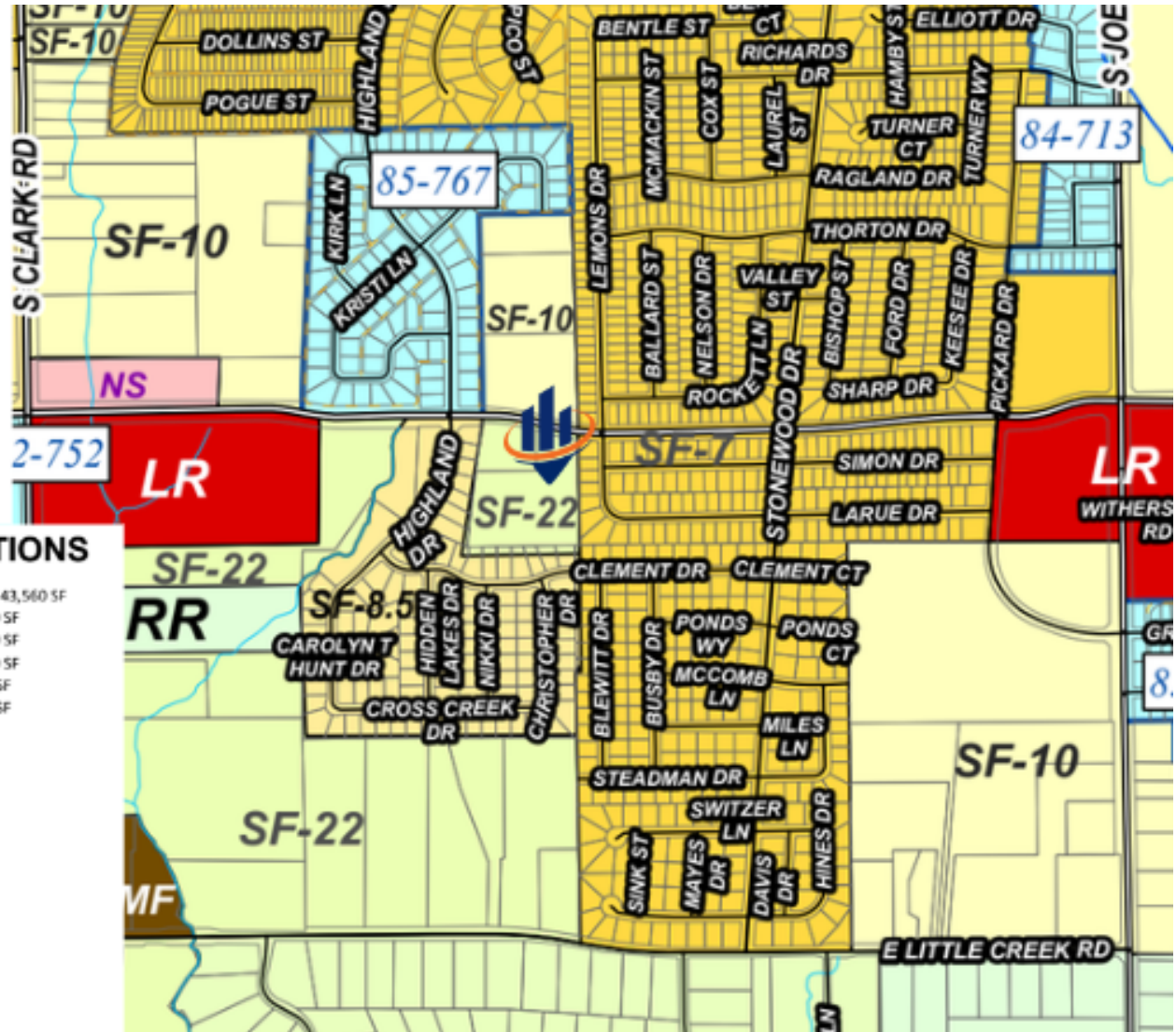
ZONING - CEDAR HILL

ZONING DISTRICTS

	RR		LR
	SF-E		C
	SF-22		CC
	SF-15		IP
	SF-10		I
	SF-8.5		PD (w/ Ord No.)
	SF-7		OT-Sq
	TH		OT-Corr
	MF		OT-Res
	NS		

ZONING DISTRICT DESCRIPTIONS

RR	Rural Residential - Min. Lot Size of 2-acres
SF-E	Single-Family Residential-Estate - Min. Lot Size of 43,560 SF
SF-22	Single-Family Residential - Min. Lot Size of 22,000 SF
SF-15	Single-Family Residential - Min. Lot Size of 15,000 SF
SF-10	Single-Family Residential - Min. Lot Size of 10,000 SF
SF-8.5	Single-Family Residential - Min. Lot Size of 8,500 SF
SF-7	Single-Family Residential - Min. Lot Size of 7,000 SF
TH	Single-Family Attached Residential (Townhouse)
MF	Multiple-Family Dwelling District
NS	Neighborhood Service District
LR	Local Retail District
OT-Sq	Old Town Square District
OT-Corr	Old Town Corridor District
OT-Res	Old Town Residential District
C	Commercial District
CC	Corporate Campus District
IP	Industrial Park District
I	Industrial District
PD	Planned Development
HP	High Pointe Overlay District
UT	Uptown Overlay District



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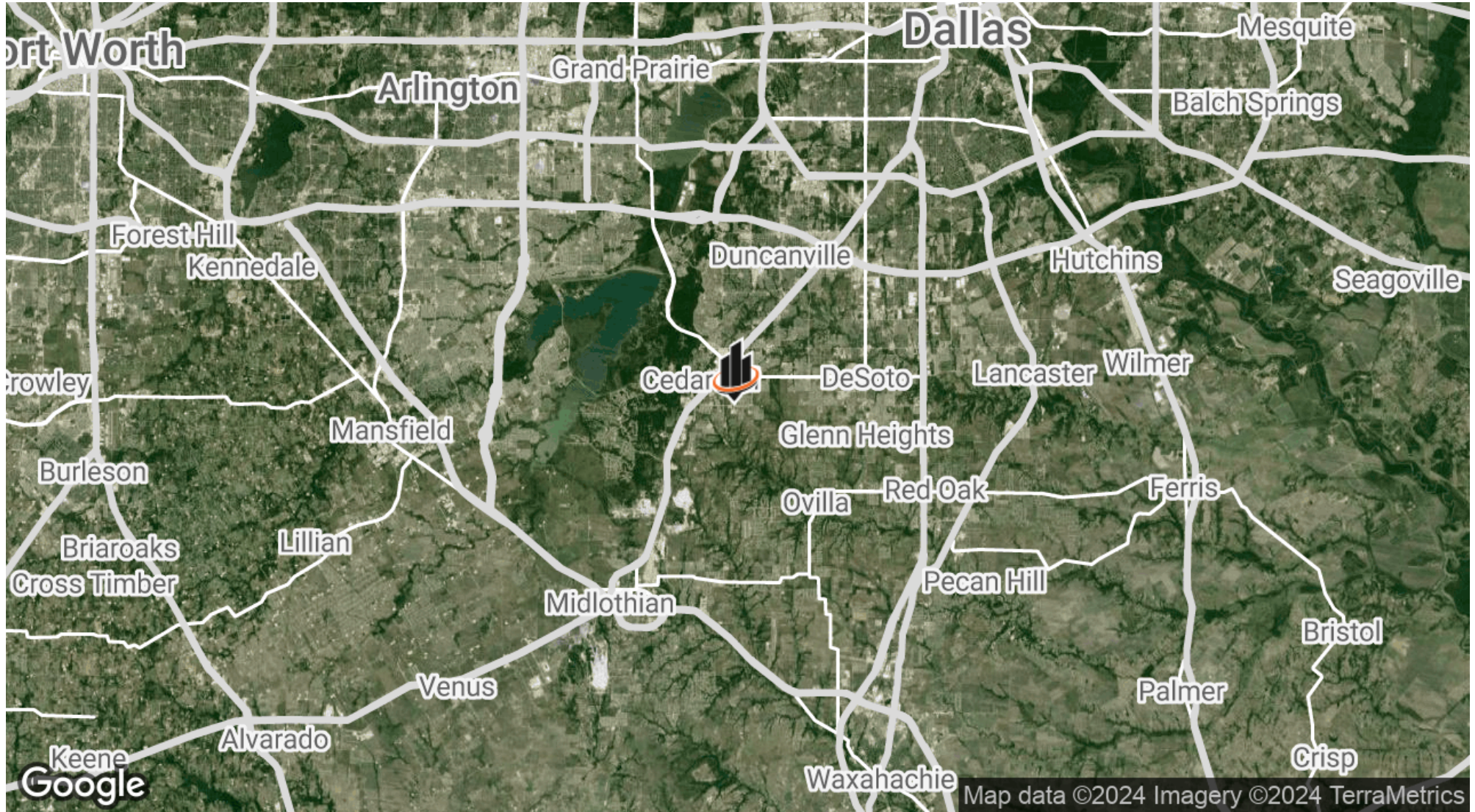
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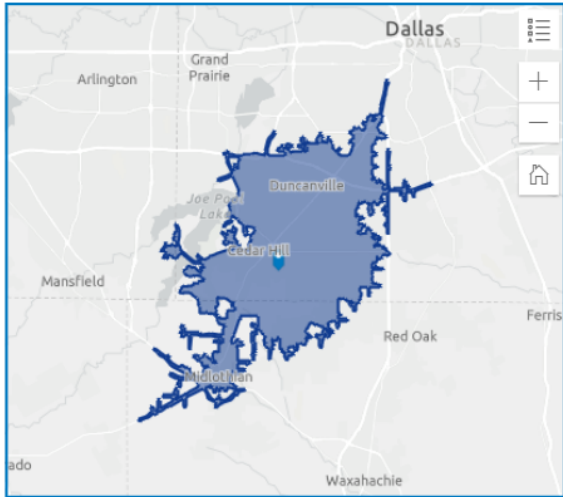
LOCATION MAP



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DEMOGRAPHICS

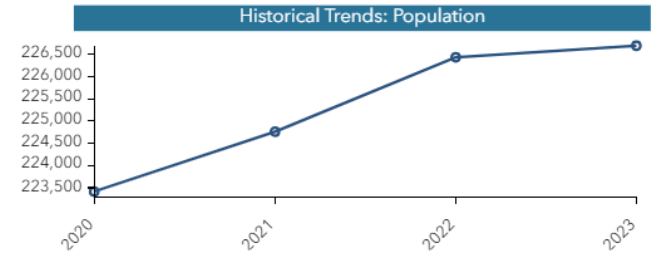


POPULATION TRENDS AND KEY INDICATORS

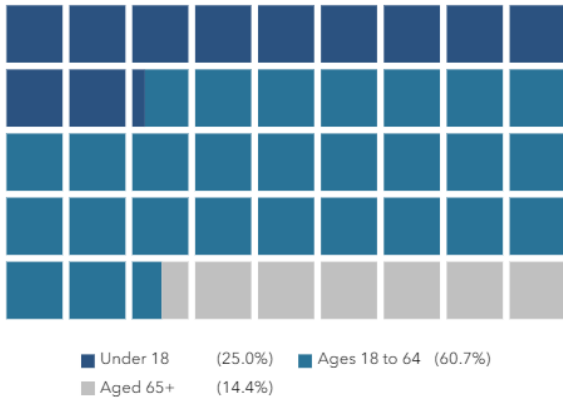
450 E Parkerville Rd, Cedar Hill, Texas, 75104
Drive time of 15 minutes

226,689	78,926	2.85	35.9	\$65,354	\$246,416	76	96	79
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

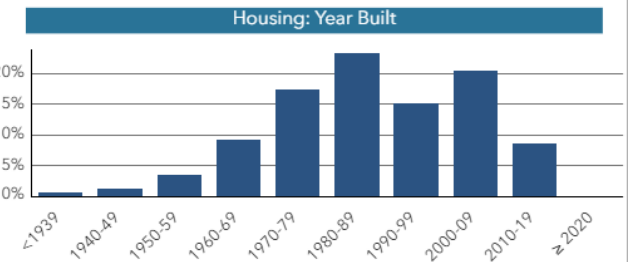
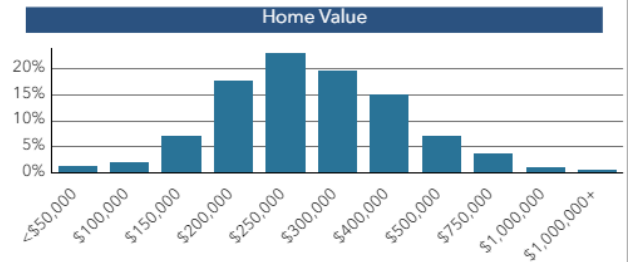
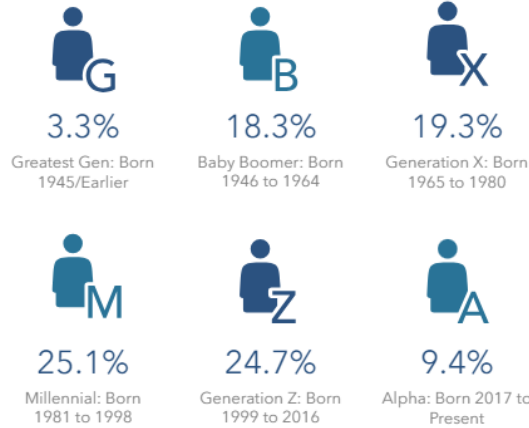
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021). © 2024 Esri

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MEET THE TEAM



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