

1 SHENANDOAH DR CEDAR HILL, TX

1.812 AC LAND AVAILABLE | GROUND LEASE OR BUILD-TO-SUIT



CONCEPTUAL RENDERING



Jones Lang LaSalle Americas, Inc.

CEDAR HILL: A VIBRANT “CITY IN A PARK” —


Discover an exceptional restaurant opportunity in Cedar Hill, just a 25-minute drive south of downtown Dallas. This prime 1.812-acre site sits at the gateway to a gated residential community along a highly-trafficked interior corridor, surrounded by complementary dining and retail establishments.

The location benefits from Cedar Hill’s abundant outdoor attractions including Joe Pool Lake, state park trails, hiking and biking paths, which draw active community members and visitors year-round. The elevated Cedar Hill setting offers both small-town charm and big-city accessibility, creating the perfect environment for a restaurant concept targeting the area’s strong daytime population and residential base.

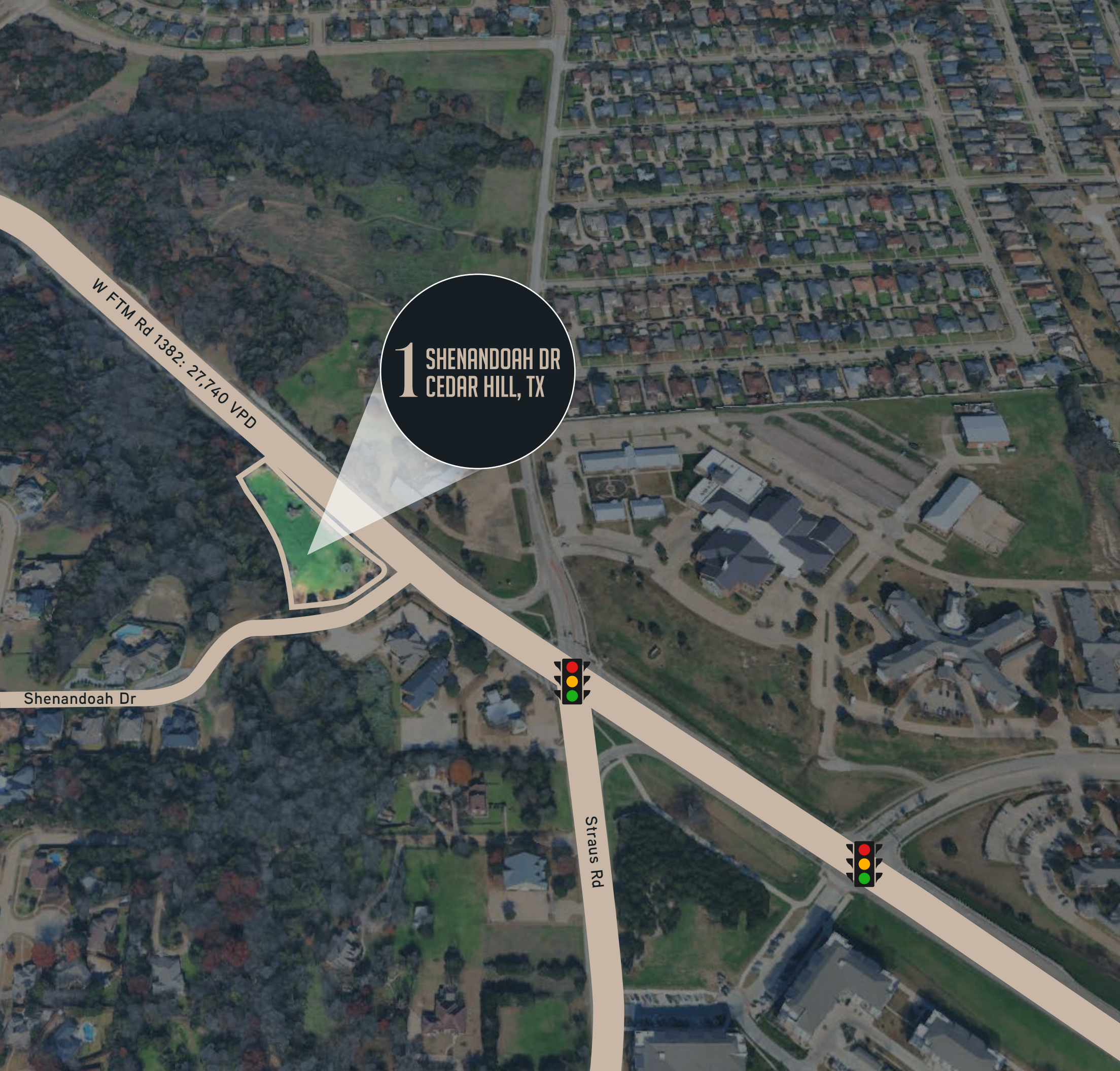
HIGHLIGHTS —

 7,500 SF – Proposed 2-Story Restaurant

 75 Proposed Parking Spots

 Current Zoning: PD 02-114

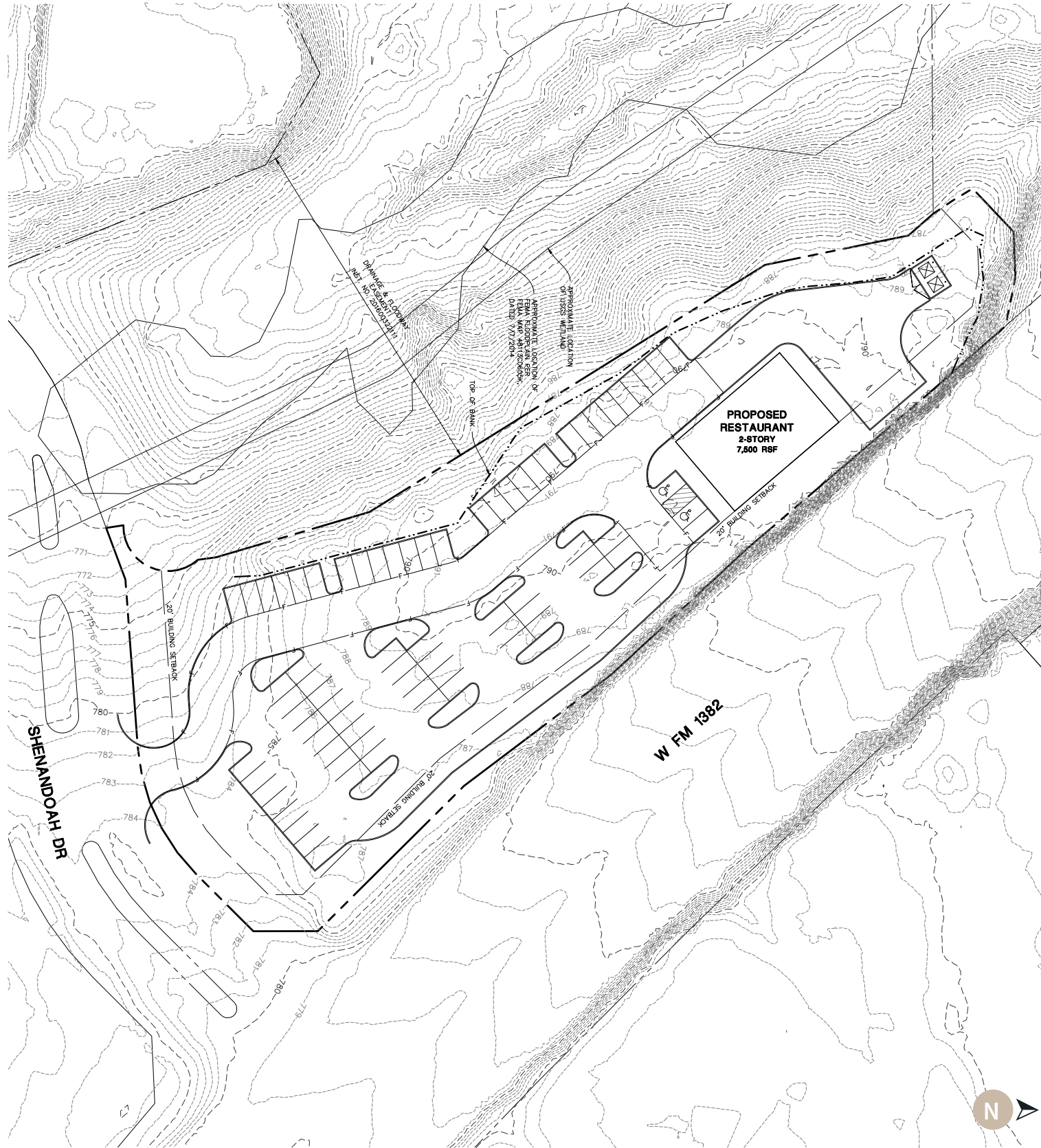
 27,740 Vehicles Per Day Past Site



PROPOSED SITE PLAN —

7,500 SF OVER TWO LEVELS

1.812 AC PARCEL



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CEDAR HILL, TX

HILLSIDE VILLAGE SHOPPING MALL

AMERICAN EAGLE
DICK'S SPORTING GOODS
chico's
H&M
Finish Line
HOLLISTER
Papaya
Dillard's
charming CHARLIE
EXPRESS
VICTORIA'S SECRET
LANE BRYANT
claire's
BARNES & NOBLE
AÉROPOSTALE
Foot Locker
TORRID
OLD NAVY

PLEASANT RUN TOWNE CROSSING

CVS pharmacy
JOE'S CRAB SHACK
BEST BUY
BILLY BOOKS
five BELOW
BUFFALO WILD WINGS
SALTGRASS STEAK & BREWERY
Batteries + Bulbs
BED BATH & BEYOND
Party City
TARGET
Sleep Experts
Vitamin Shoppe
Panera
Michaels
REGIONS

MATTRESS FIRM
SHERWIN WILLIAMS
Sprint
sleep + number by REACT COMPANY

Jason's deli

CEDAR HILL TOWN CENTER

DUNKIN' DONUTS
metroPCS
CITIZENS National BANK
PrimaCare
PALM BEACH TAN
Taco Bueno
Sprint
SUZUSHII SUSHI & GRILL
Coca-Cola Fanta

KFC
Krispy Kreme DOUGHNUTS
TACO BELL
POPEYES
SONIC America's Drive-In
Chicken Express
WELLS FARGO

HAVERTY'S FURNITURE
FRIDAYS

JCPenney

CINEMARK

PLATO'S Sport Clips
24 HOURS

Little Caesars
DISCOUNT TIRE
Shell

enterprise

LAKERIDGE VILLAGE

BANK OF AMERICA
WINGS
metroPCS
WILLIAMS CHICKEN
BURGER KING
OTTON PATCH CAFE
FAMILY DOLLAR
H&R BLOCK
PAPA JOHN'S

Advance Auto Parts
AVIS

Applebees
verizon

Walmart
Allstate
Edible Arrangements

HOOTERS

CHASE

Red Robin GOURMET BURGERS & BEERS

TEXAS TRUST CREDIT UNION

THE MARKET AT CEDAR HILL

SUBWAY
Kroger
IHOP
GNC LIVE WELL
PROSPERITY BANK
McDonald's
FIREY'S
SALLY BEAUTY SUPPLY
Schlotzsky's
WINGSTOCKER
Burlington

KOHL'S
OLD CHICAGO
MUSIC ARTS
Jack in the box

THE HOME DEPOT
ups
Albertsons
K
DOLLAR TREE
Chick-fil-A
McALISTER'S DELI

UNITED STATES POSTAL SERVICE

AutoZone

Wal-Mart

Shell

THE PLAZA AT CEDAR HILL

CVS pharmacy
Marshalls
Wendy's
chili's
M
CROPO
HOBBS
Macaroni GRILL
LifeStorage
dressbarn
HOBBY LOBBY
PAPA JOHN'S
DSW
SPROUTS
HomeGoods
ROSS DRESS FOR LESS
Pier 1 imports

W PLEASANT RUN ROAD

E FARM 1382

E BELT LINE ROAD

STRAUS ROAD

1382

30,996 VPD






34,861 VPD



ABOUT CEDAR HILL —

Nestled in the rolling hills south of Dallas, Cedar Hill combines natural beauty with modern amenities in a unique suburban setting. This active community is built around outdoor living, featuring Joe Pool Lake recreation, extensive hiking and biking trails, and a welcoming atmosphere that draws both locals and visitors to its dining and shopping destinations.

5 MILE DEMOGRAPHICS

	POPULATION	140,261
	DAYTIME POPULATION	115,306
	MEDIAN AGE	37.9
	AVG. HOUSEHOLD INCOME	\$113,195
	FOOD & BEVERAGE ANNUAL SPENDING	227.1M+

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