

1 SHENANDOAH DR CEDAR HILL, TX

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



CONCEPTUAL RENDERING

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.

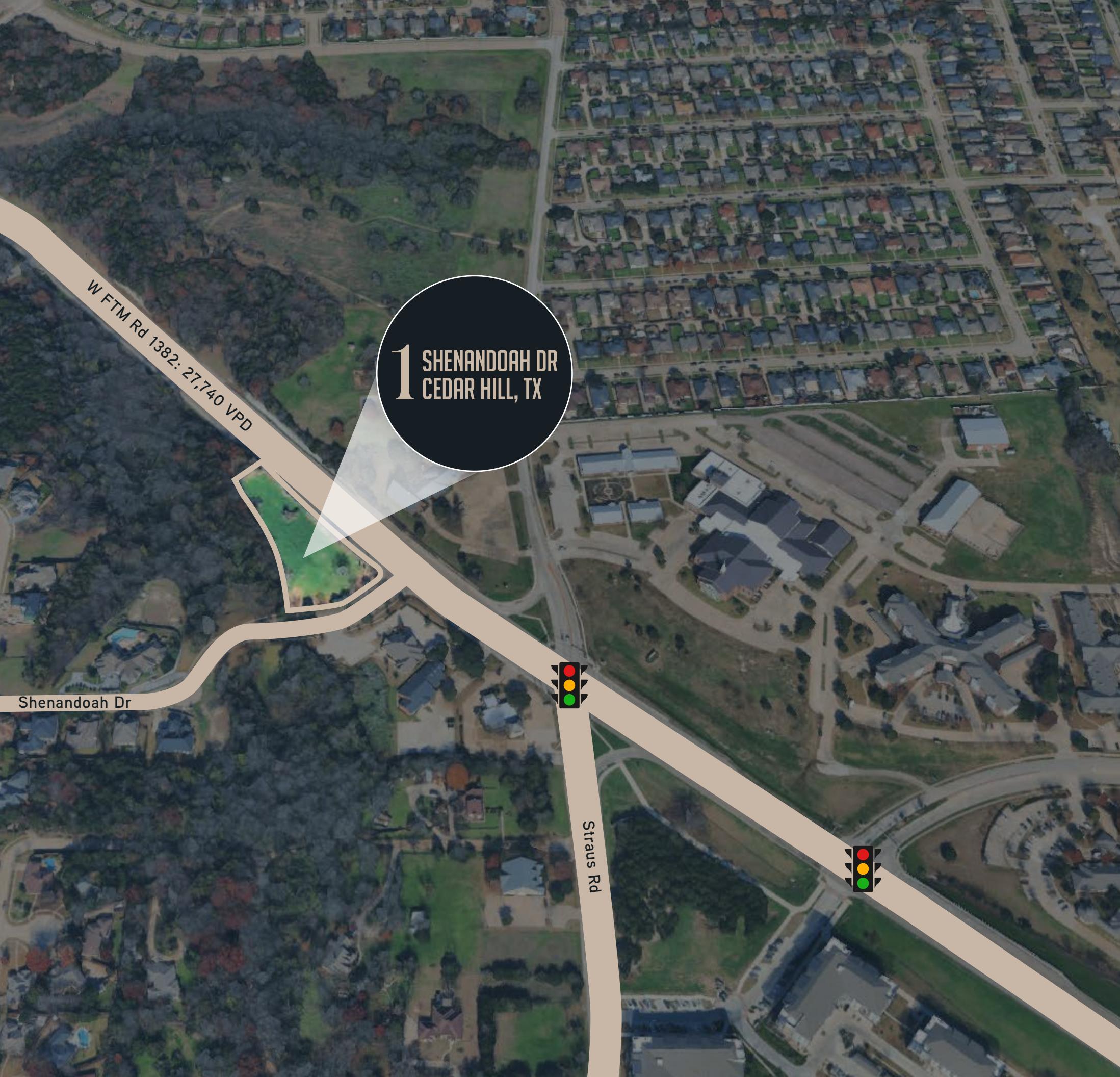
HIGHLIGHTS —

 7,500 SF – Proposed 2-Story Restaurant

 75 Proposed Parking Spots

 Current Zoning: PD 02-114

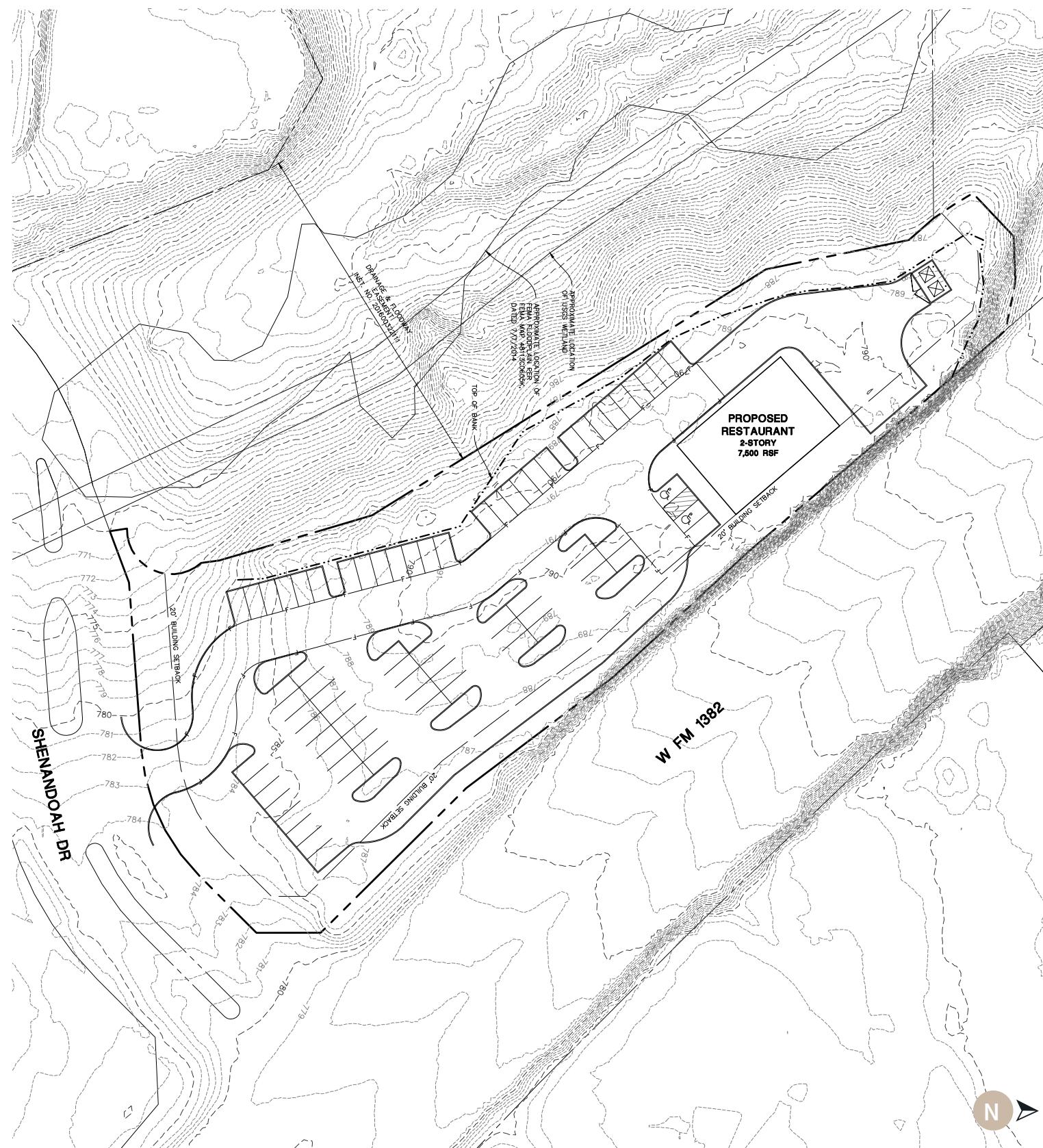
 27,740 Vehicles Per Day Past Site



PROPOSED SITE PLAN —

7,500 SF OVER TWO LEVELS

1.812 AC PARCEL





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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