



MOTE & ASSOCIATES

Restaurant For Sale and Lease

316 Cooper St., Cedar Hill



- +/-3,598 SF turnkey freestanding restaurant on +/-0.878 AC for sale in Cedar Hill, TX.
- Remodeled in 1956, this former home features electrical and plumbing that has been redone to commercial standards, vaulted ceilings, 4 entrances, 3 restrooms, an office, a small seating area inside with a bar, and a ton of seating outside, and a large kitchen that includes fiberglass wall coverings, 1,000 gallon grease trap, hot water heater, 2 vent hood with blower system, water filter system for drink station and ice machine, numerous tables, hand sinks, and a 3-compartment sink. (See photos)
- Exterior features tons of seating with an outdoor bar, a water feature, and a fireplace. Parking lot includes 36 parking spots.
- Security system with cameras inside and outside. (Note: Leaning on the windows may set off alarm!)
- Roof was replaced in 2025.
- 2 HVAC units. (One for kitchen and one for seating area.)

Price:

\$575,000.00 (\$159.81 SF)

Lease Rate:

\$4,800.00 Mo. (NNN Lease) plus utilities

Location:

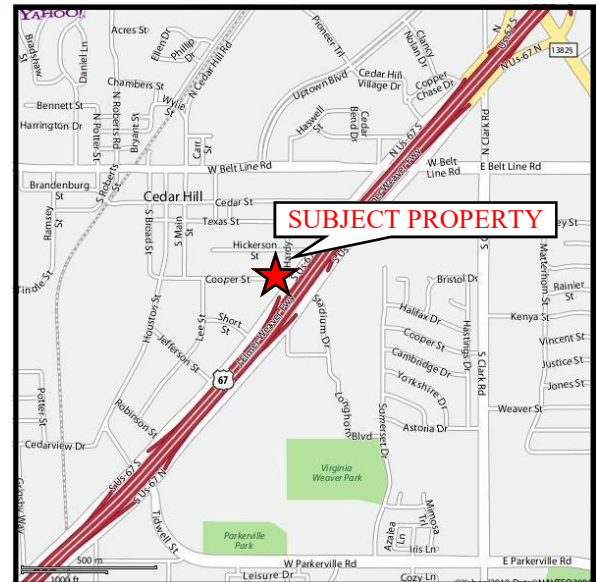
Corner of Hwy 67 and Cooper St.

Use:

Restaurant

Zoning:

Old Town District



Offered for sale & lease exclusively by:

Mote & Associates
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326 Cooper Street, Suite A1
Cedar Hill, TX 75104

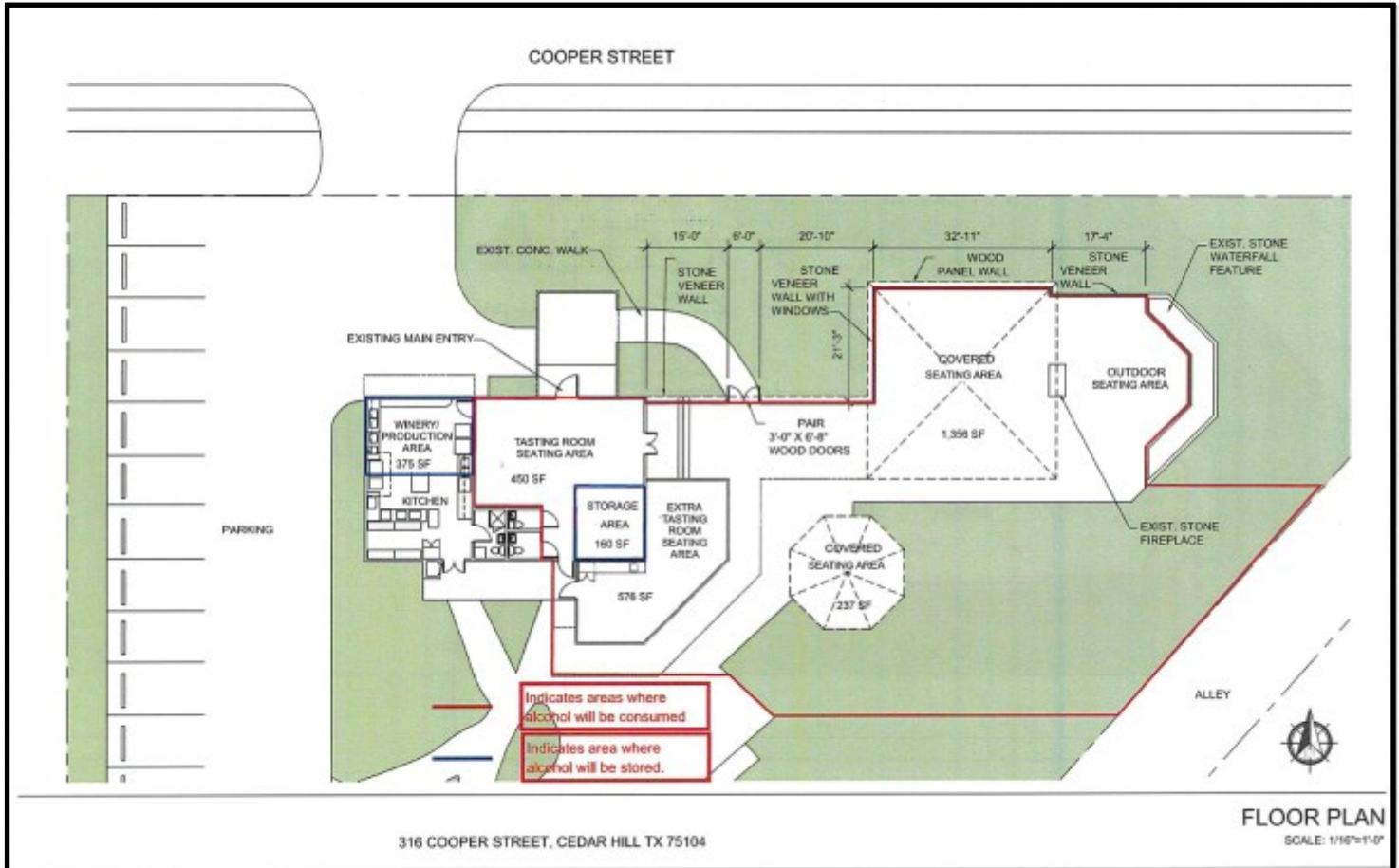
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Floor Plan

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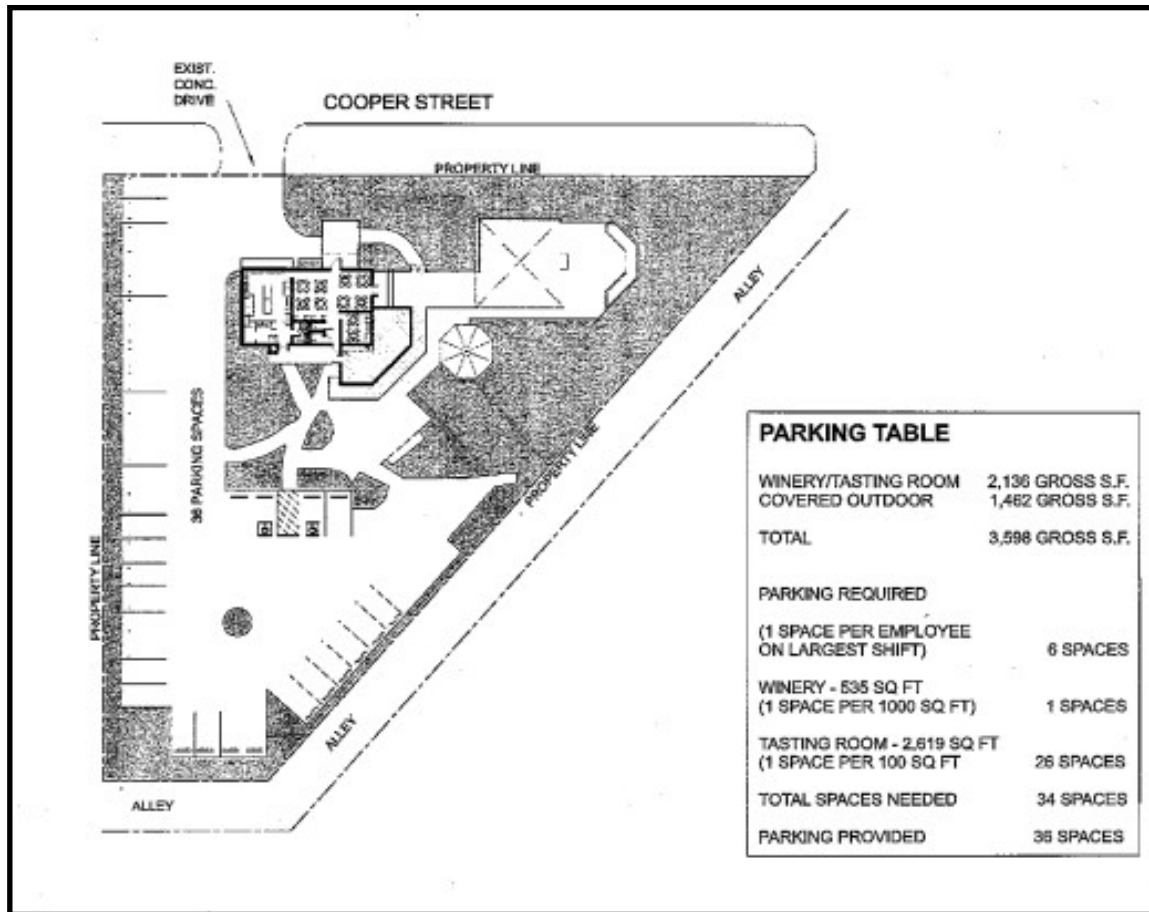
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Parking Table

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Exterior Photos

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Parking Lot



Parking Lot



Outdoor Bar



Outdoor Seating



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Interior Photos

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Interior Kitchen

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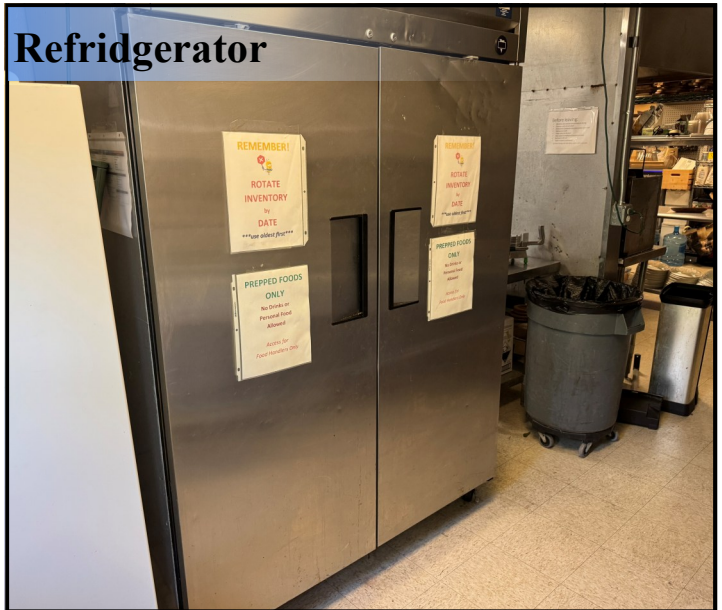
Interior Kitchen

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3-Compartment Sink



Refridgerator



Grease Trap



Fireplace



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Aerial View

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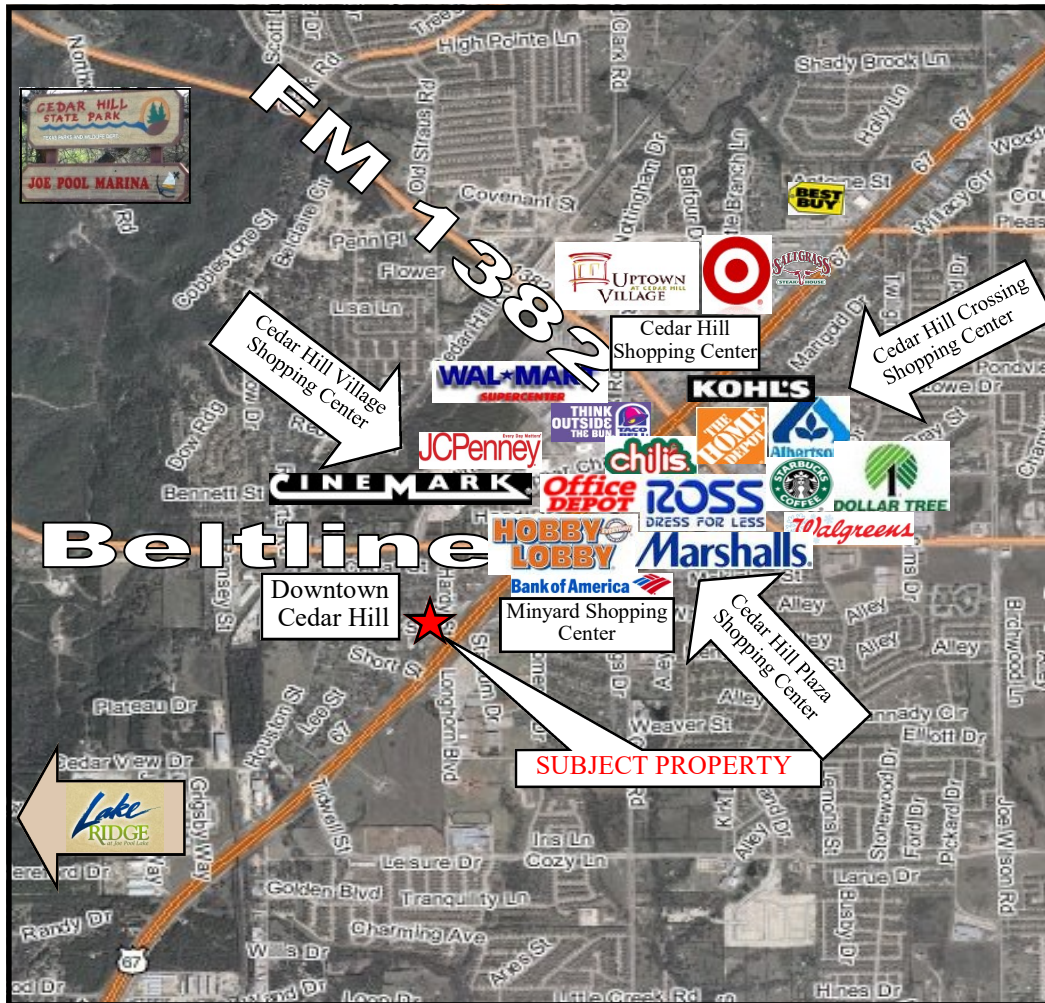
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Business Map

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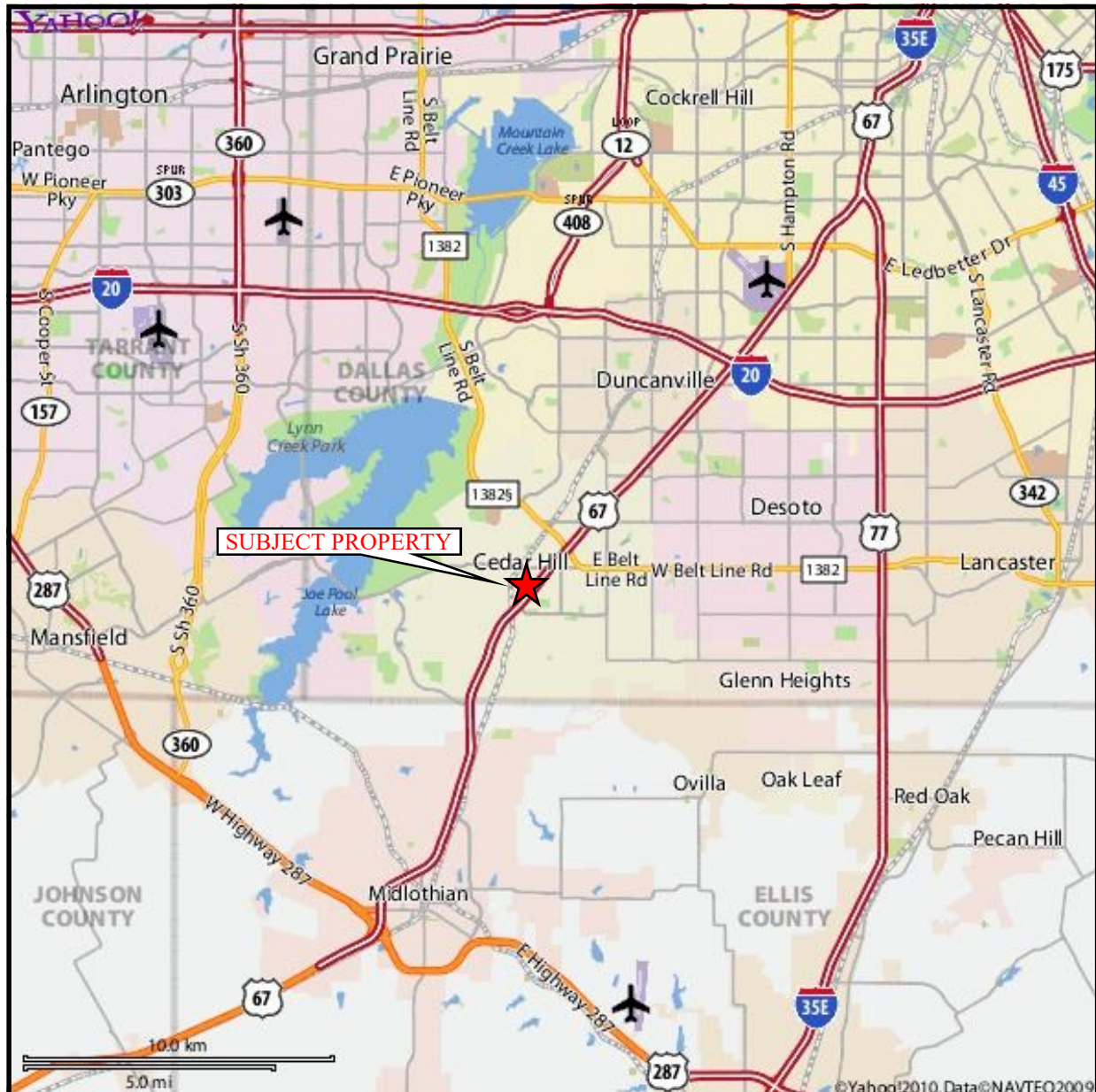
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Area Map

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