

# INFORMATION PACKAGE



**EBG**  
EUREKA BUSINESS GROUP



# FOR SALE

**700 Bennett Street**  
**Cedar Hill, Texas 75104**

**Joseph Gozlan**

P: (903) 600-0616

E: [Joseph@ebgtexas.com](mailto:Joseph@ebgtexas.com)

**33,886SF / 5.585AC**

**Zoned: OT-Res**



Cedar Hill Independent  
School District



# Cedar Hill ISD Assets Sale

Pursuant to § 272.001(a) of the Texas Local Government Code, Cedar Hill Independent School District, a political subdivision of the State of Texas (hereafter "Seller") provides the public notice of the sale of real property and invitation to bid on real property owned by the Seller, Sale of Real Property, **RFP 24/25-016**.

**The location and description of the Property is as follows:**

**DESCRIPTION:** The property, known as bray Elementary school, is located at **700 Bennett Street, Cedar Hill, Dallas County, Texas 75104**. The property consists of four parcels (**DCAD #16000500140010000, 16000500180020000, 16000500180010200, 16000500180010100**) with a total building area of **33,886SF situated on a 5.585AC lot**. Property shall include all improvements to the Property. Property shall not include any personal property not permanently affixed to the land. **Minimum Bid: \$800,000**

**LOCATION:** 700 Bennett Street, Cedar Hill, Dallas County, Texas 75104

Seller reserves the right to accept or reject any or all bids as Seller may decide or as provided by the Texas Government Code. Seller reserves the right to extend the deadline or cancel the sale of real property at any time.

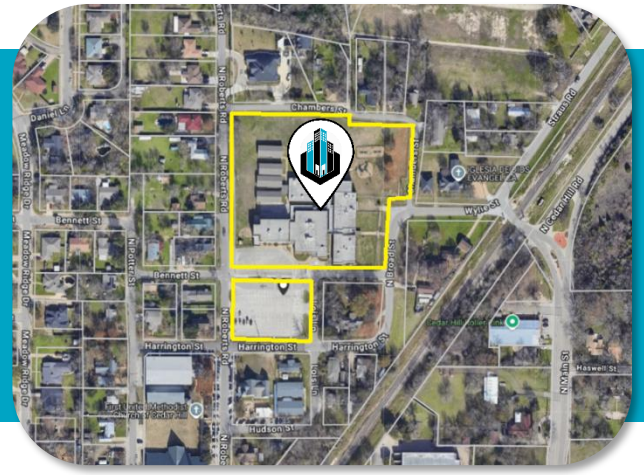
**Bidding instructions are available at:**

**[HTTPS://CHISD.EBGTX.COM](https://CHISD.EBGTX.COM)**





# Executive Summary



## Property Profile

Lot Size:	33,886SF / 5.585AC
Type:	School Building with land
Zoning:	OT-Res (Old Town - Residential)
Environment:	NOT in a flood zone
Address:	700 Bennett Street, Cedar Hill, Dallas County, Texas 75104
DCAD Id:	16000500140010000, 16000500180020000, 16000500180010200, 16000500180010100

## Incredible investment opportunity!

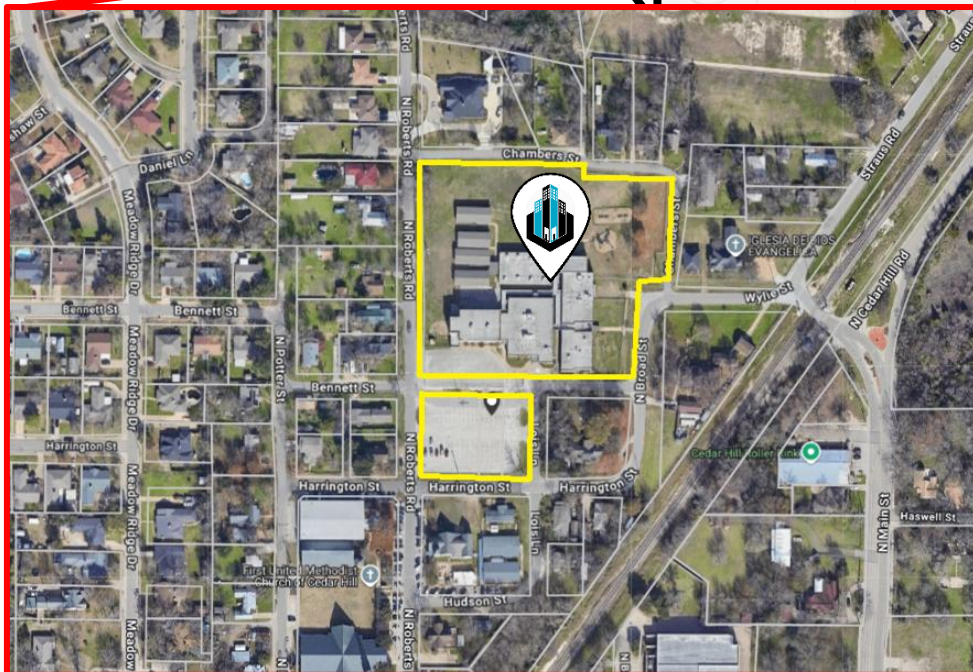
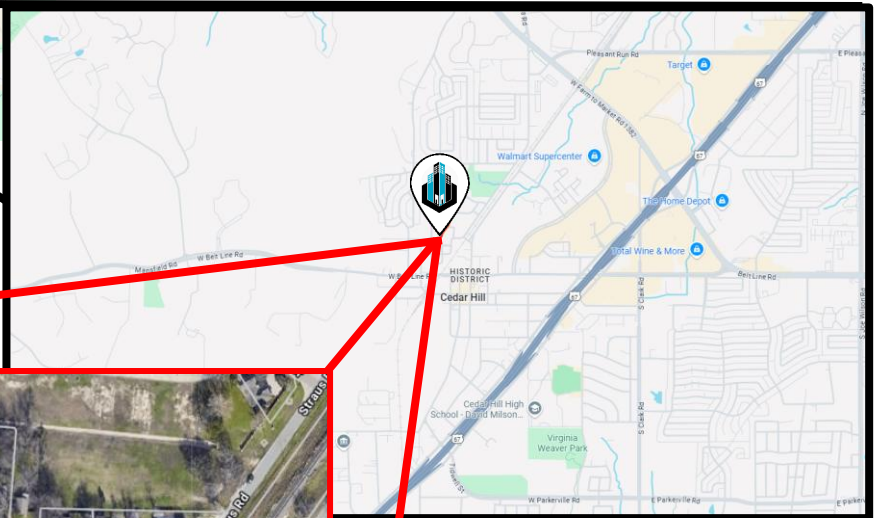
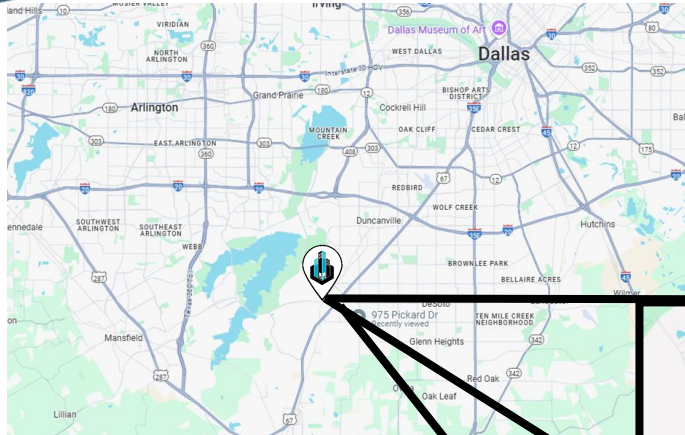
- **Located In The Heart Of Cedar Hill Future Growth Path!**
- Prime DFW Growing Suburb
- Growth-Oriented City Vision
- Strong Demographics with High Purchasing Power
- Diverse Economic Base with Growing Employment
- Retail Demand & Underserved Market
- Development-Friendly Environment
- **Mixed-Use & Vertical Development Potential**



→ **Tour Schedules will be announced on IonWave**

Your Retail Navigator in DFW;  
Charting the Course for Retail Growth!

# Location

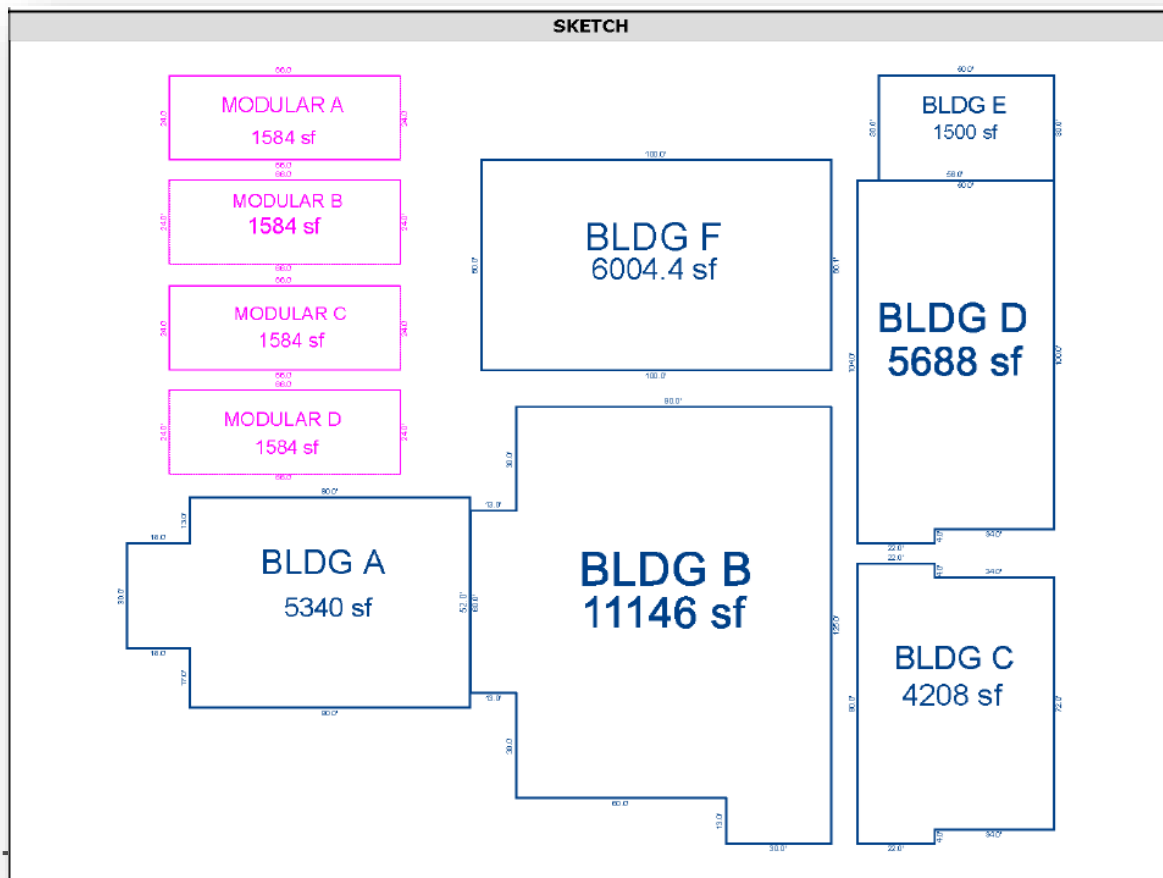


**700 Bennett Street,  
Cedar Hill, Texas 75104**



# Legal Description

- ❑ The subject property, known as bray Elementary school, is located at 700 Bennett Street, Cedar Hill, Dallas County, Texas 75104. The property consists of four parcels with a total building area of 33,886SF situated on a 5.585AC lot. The subject property is identified by the Dallas Central Appraisal District as Parcels No. **16000500140010000, 16000500180020000, 16000500180010200, 16000500180010100**
- ❑ Legal description: **5.585 Acres, Block 14 & 15, and Lots 1-4 & Part Alley, Block 18, Dallas County, Texas**
- ❑ The subject property is **Not** located within the 100-year flood plain.
- ❑ The property has a multiple structures on it. Condition not guaranteed.



# Pictures



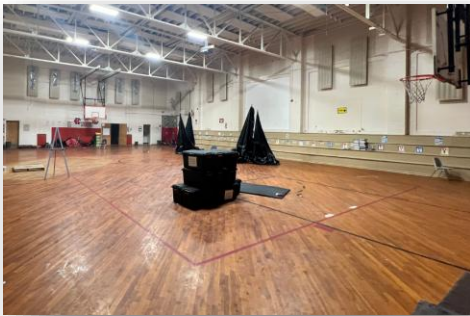
Parking Lot



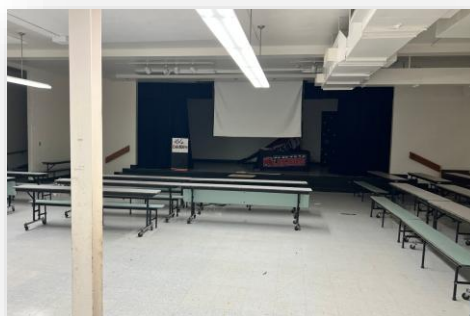
Gym Exterior



Front Entrance



Gym Interior



Cafeteria



Kitchen



Exterior Walkway



Back Yard



Playground



# Zoning: OT-Res

## Sec. 23-3.13.8. Old Town residential subdistrict.

- (a) *Purpose:* This subdistrict is intended primarily for residential uses that provide a buffer between the nonresidential uses of the Old Town district and lower density residential uses around it. Certain nonresidential uses that are compatible to the residential uses may be allowed in this subdistrict through an approved conditional use permit. The boundaries of this subdistrict shall be established through the zoning map.
- (b) *Authorized uses:*
- (1) Those uses listed for the OT-Old Town district in section 23-4.1.2 (Use Charts) as "P" or "C" are authorized uses; however, any non-residential use within the OT-R-Old Town residential subdistrict shall first obtain a conditional use permit as set forth in division 3.20.
  - (2) In case of new or unlisted uses, a determination of appropriate classification of the form of land use shall be made by the planning and zoning commission by considering the nature and described performance of the proposed use and its compatibility with the uses permitted in the subdistrict and the Old Town district in general.
  - (3) Existing buildings shall be allowed to be established with both residential and business uses in a live/work arrangement in this district only through the conditional use permit approval process unless authorized as a home-based business in accordance with section 23-4.1.5.
- (c) *Old Town residential subdistrict development standards:*
- General site orientation and layout:*
- (1) Buildings in Old Town residential sub-district shall provide sidewalks or other pedestrian oriented environments.

<b>Area requirements:</b>	
Maximum density	14 units per acre
Minimum lot area	3,000 square feet
Minimum lot width	25 feet
Minimum lot depth	100 feet
<b>Yard requirements</b>	
a) Townhouses	None required (0')
b) Townhouse building separation	10 feet
c) All other buildings	5 feet
Minimum front yard	20 feet
Minimum side yard (interior)	None required (0') for townhouses;
Minimum side yard (street side)	
a) Townhouses	10 feet
b) All other buildings	15 feet
Minimum rear yard	15 feet
Minimum exterior masonry	Approved through design review
Maximum building height	2 stories
<b>Architectural style requirements:</b>	
Exterior color	Approved through design review
Building materials	Approved through design review
Building façade or elevation	Shall reflect the rhythm of existing historical structures in the area by maintaining similar building widths and exterior façade treatments to the extent possible.
Openings	Reflective glass shall not be allowed in this district.
Awnings	Approved through design review
<b>Landscaping requirements</b>	See requirements for residential developments in division 5.2.

(Ord. No. 2006-276, § 6, 1-10-06)

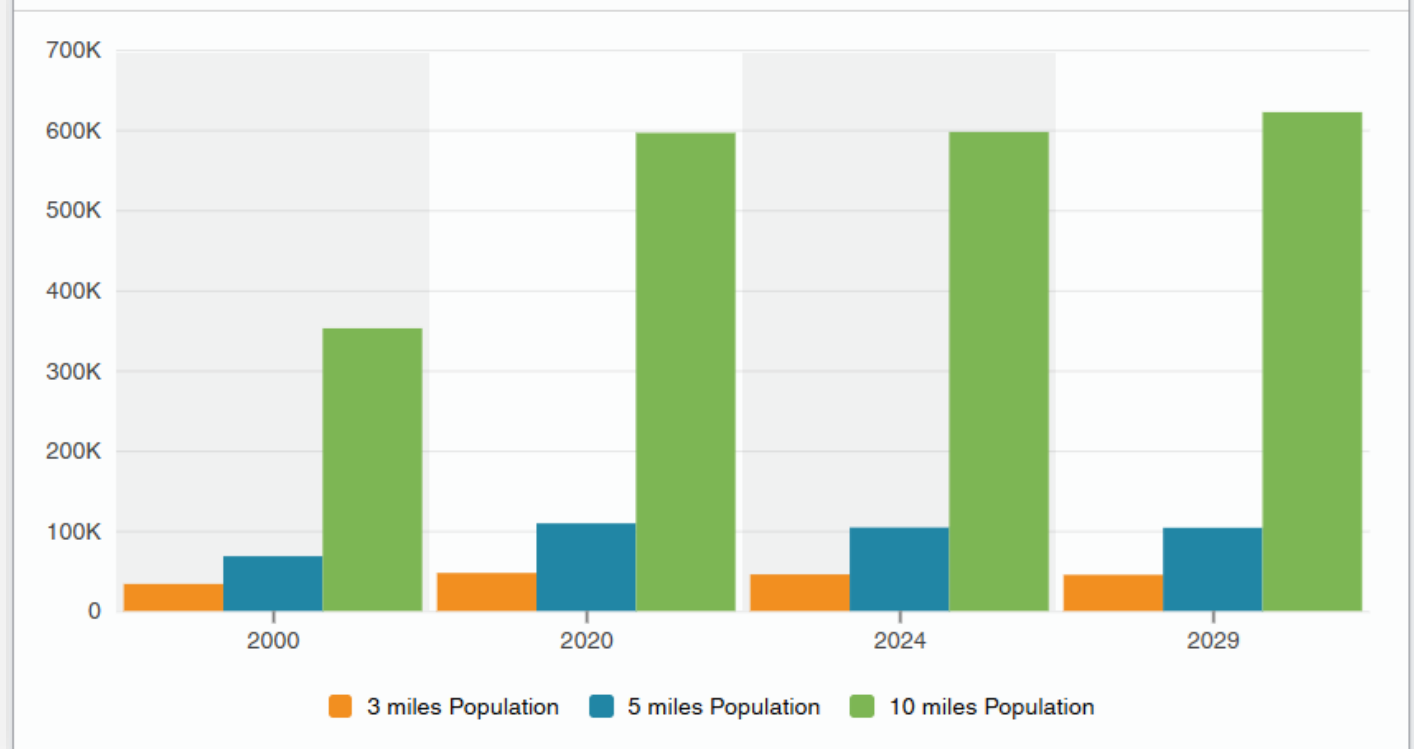
[Click here to see the full District development standards for OT-Res](#)

# Demographics

## Population

	3 miles	5 miles	10 miles
2020 Population	47,443	109,358	596,369
2024 Population	45,669	104,155	597,494
2029 Population Projection	45,152	103,823	622,240

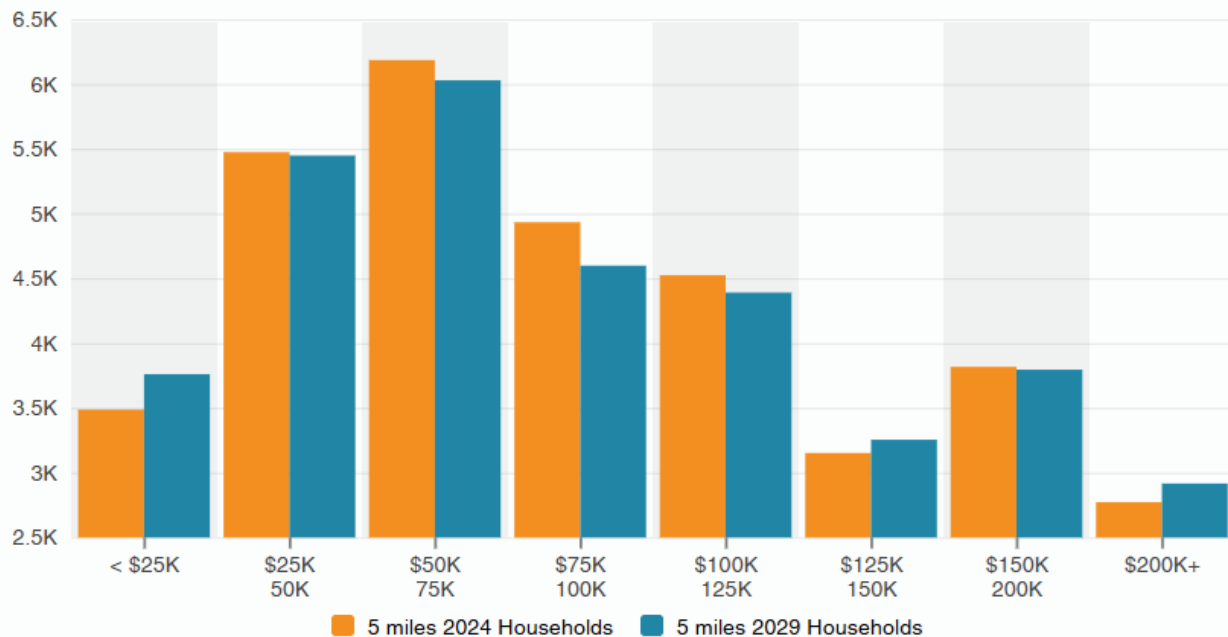
## Population



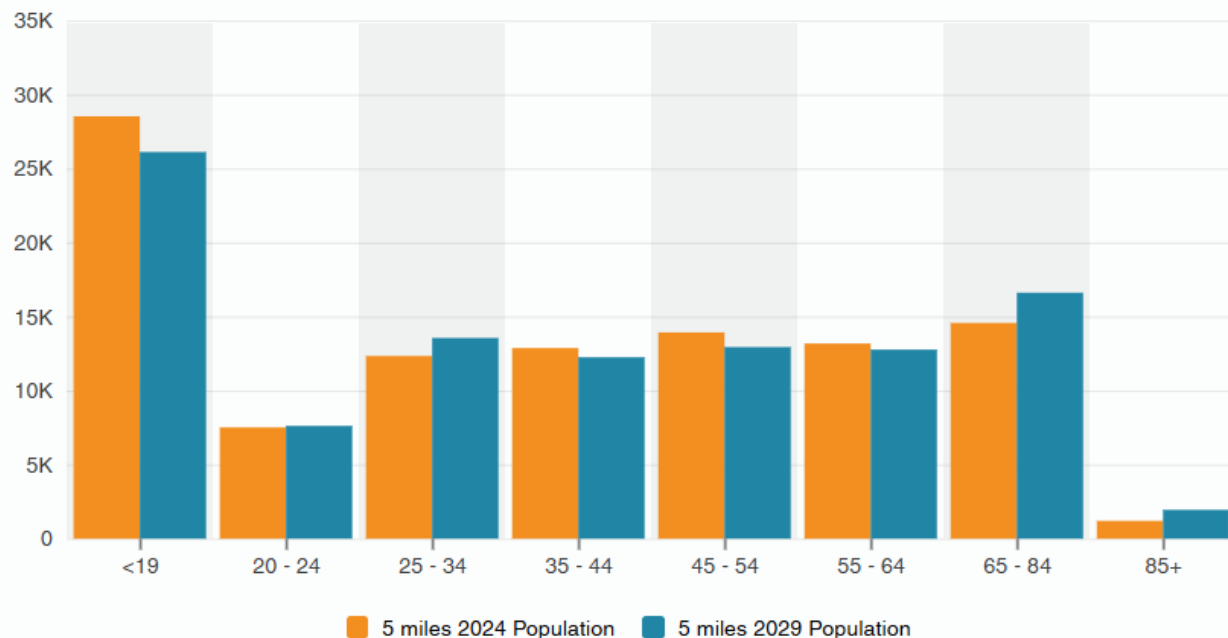


# Demographics

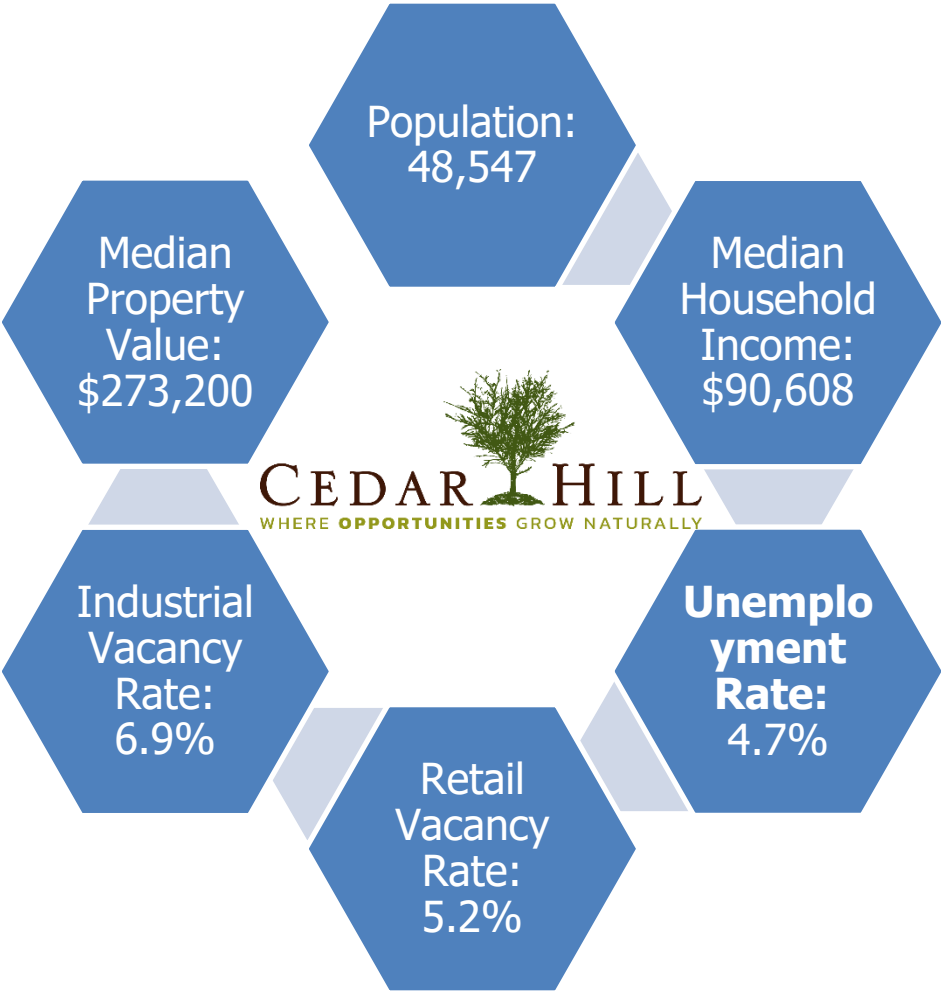
Household Income



Population By Age



# Cedar Hill



## EMPLOYMENT

### Occupations

**24.4k**  
2023 VALUE  
± 1,412

**2.25%**  
1 YEAR GROWTH  
± 7.85%

From 2022 to 2023, employment in Cedar Hill, TX grew at a rate of 2.25%, from 23.8k employees to 24.4k employees.

The most common job groups, by number of people living in Cedar Hill, TX, are Office & Administrative Support Occupations (4,001 people), Management Occupations (2,231 people), and Sales & Related Occupations (1,934 people). This chart illustrates the share breakdown of the primary jobs held by residents of Cedar Hill, TX.

Data from the Census Bureau ACS 5-year Estimate



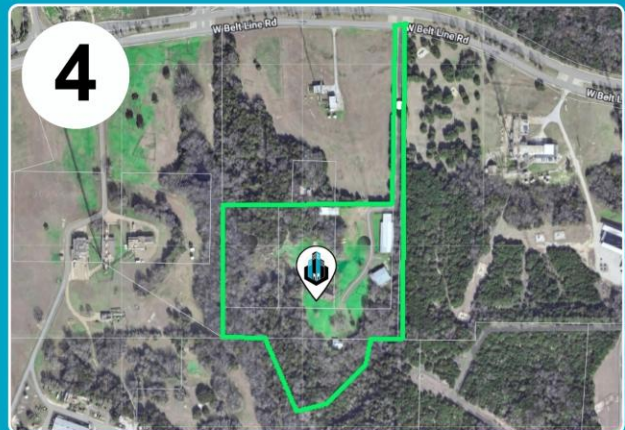
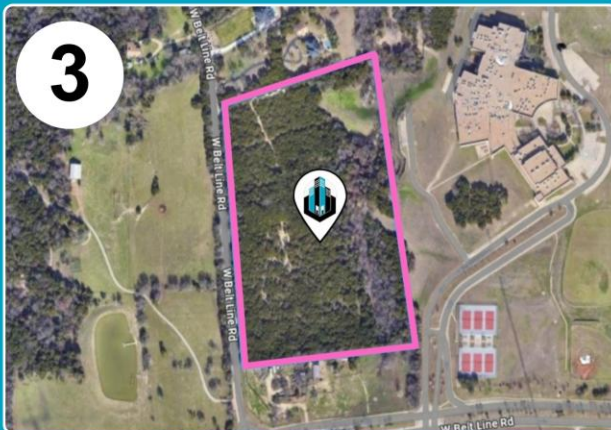
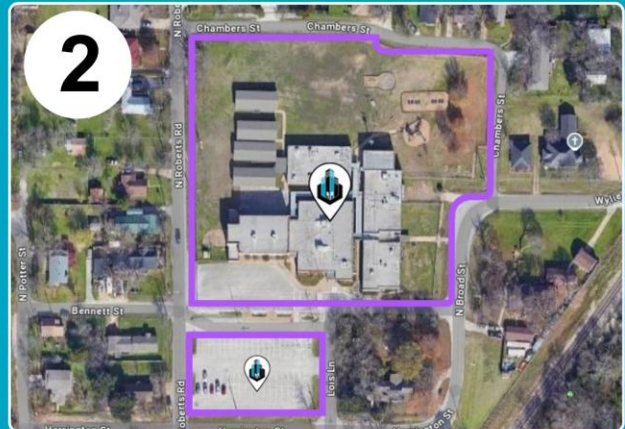
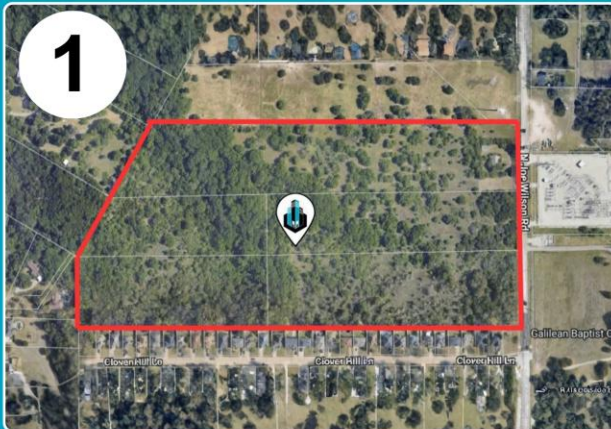
\* Sources: CoStar & <https://datausa.io>

# CHISD Portfolio

Eureka business group is currently offering 4 additional properties on behalf of Cedar Hill ISD. If you'd like to see the other properties offered, please visit our website at: <http://chisd.ebgtx.com>

# Sealed Bid

Visit: <https://chisd.ebgtx.com>



## Cedar Hill, TX



# Broker Contact

**For property inquiries:**



**Joseph Gozlan**  
**Managing Principal**

M: (903) 600-0616

E: [Joseph@EBGTexas.com](mailto:Joseph@EBGTexas.com)

W: [www.EBGTX.com](http://www.EBGTX.com)



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# Legal Disclaimer



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## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eureka Business Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Eureka Business Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.





# Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## ABROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Joseph Gozlan</u>	<u>0593483</u>	<u>Joseph@EBGTexas.com</u>	<u>(903)600-0616</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	

Regulated by the Texas Real Estate Commission

Eureka Business Group, 5760 Legacy Dr, Suite B3-127 Plano TX 75024  
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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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