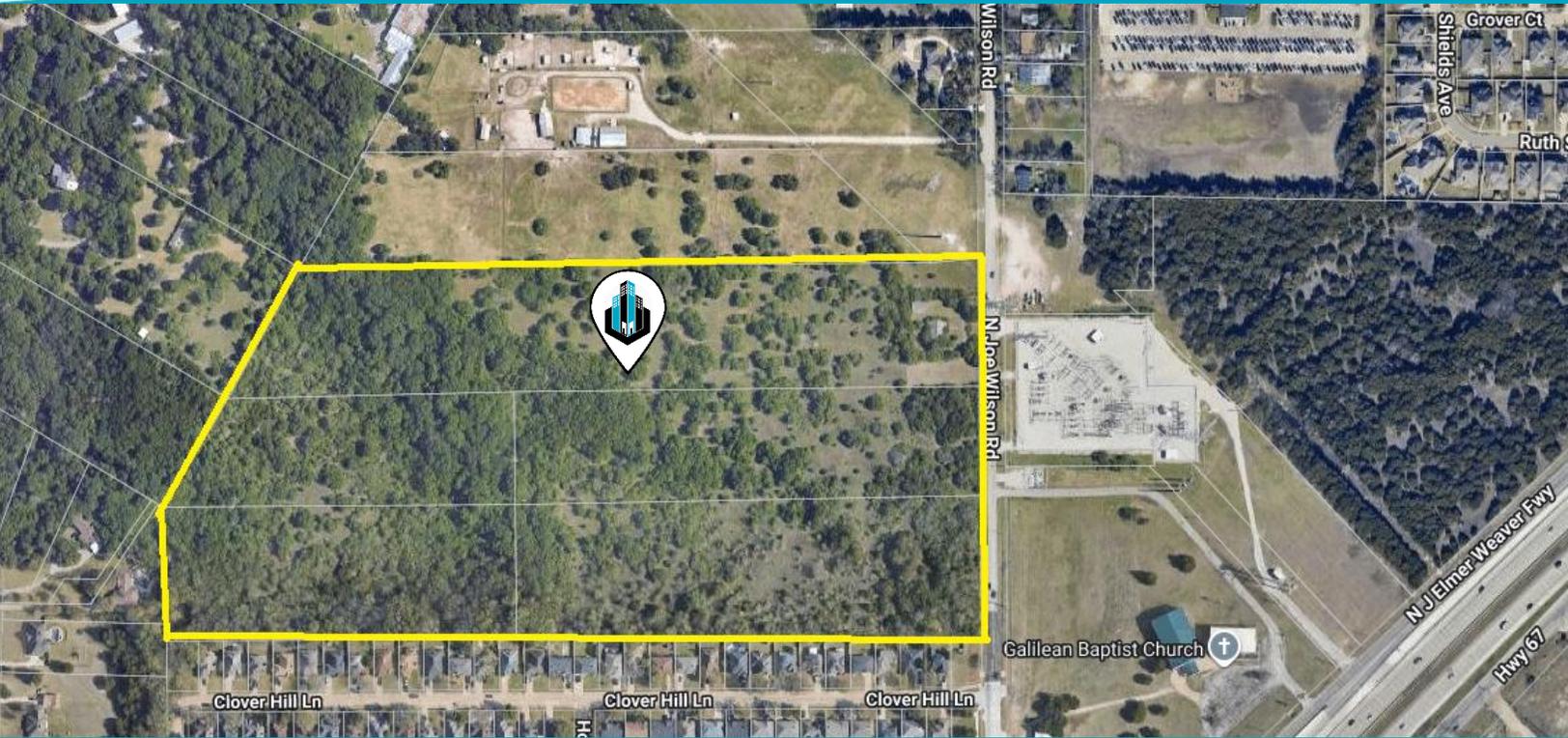


INFORMATION PACKAGE



EBG
EUREKA BUSINESS GROUP



LAND FOR SALE

1317 N. Joe Wilson Rd.
Cedar Hill, Texas 75104

Joseph Gozlan

P: (903) 600-0616

E: Joseph@ebgtexas.com

37.807 AC

Zoned: Residential



Cedar Hill Independent
School District



1317 N. Joe Wilson Rd.
Cedar Hill, Texas 75104

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 25/26 - 029.**

The location and description of the Property is as follows:

DESCRIPTION: The property consists of five parcels (DCAD #16044500000250000, #16044500000240000, #16044500000240100, #16044500000230000, #16044500000230200) with a total site area of **37.807 AC.** Property shall include all improvements to the Property. Property shall not include any personal property not permanently affixed to the land.

LOCATION: 1317 N. Joe Wilson Road Cedar Hill, TX 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:	37.807AC
Type:	Vacant Land
Zoning:	SFE
Location:	North or Pleasant Run Dr. Just West of US-67 Highway
Environment:	Not in a flood zone
DCAD Ids:	16044500000250000, 16044500000240000, 16044500000240100, 16044500000230000, 16044500000230200

Incredible investment opportunity!

- Prime DFW Growing Suburb with a Growth-Oriented City Vision
- Strong Demographics with High Purchasing Power
- Diverse Economic Base with Growing Employment
- Development-Friendly Environment
- **Ideal for residential Subdivision Development or possibly BTR!**

West Midtown



Minimum Bid: \$2.29M

The Opportunity



1317 N. Joe Wilson Rd.
Cedar Hill, Texas 75104

The 37.807-acre tract at 1317 N. Joe Wilson Road presents a rare opportunity for developers to secure a large-scale residential development site in one of DFW's most strategically positioned southern suburbs.

The city has shown openness to **higher-density residential zoning**, giving developers flexibility to pursue townhome, cottage-lot, or traditional single-family configurations. This flexibility could meaningfully increase lot yield and overall project returns. At the \$2.29M minimum bid, the land cost of roughly \$60,000 per acre comes in well below similar development sites across the DFW southern corridor.

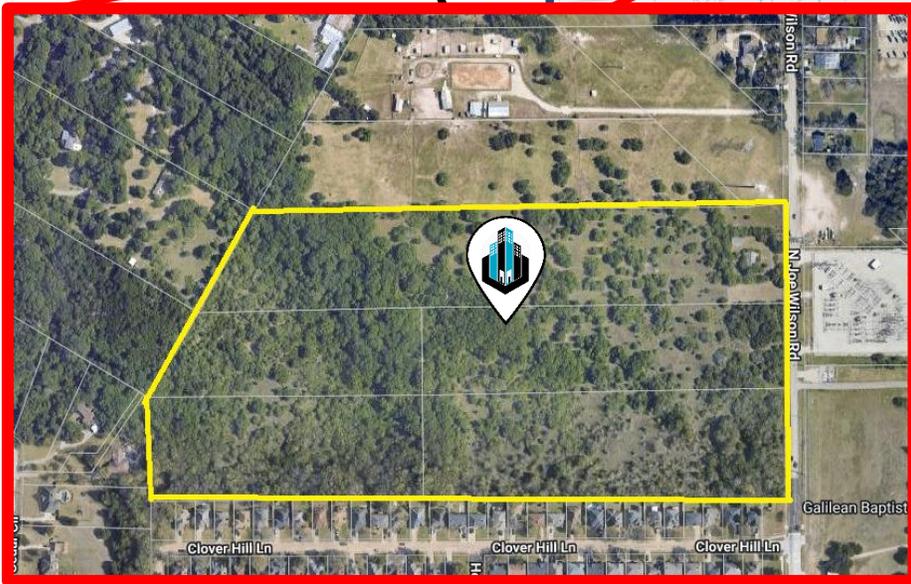
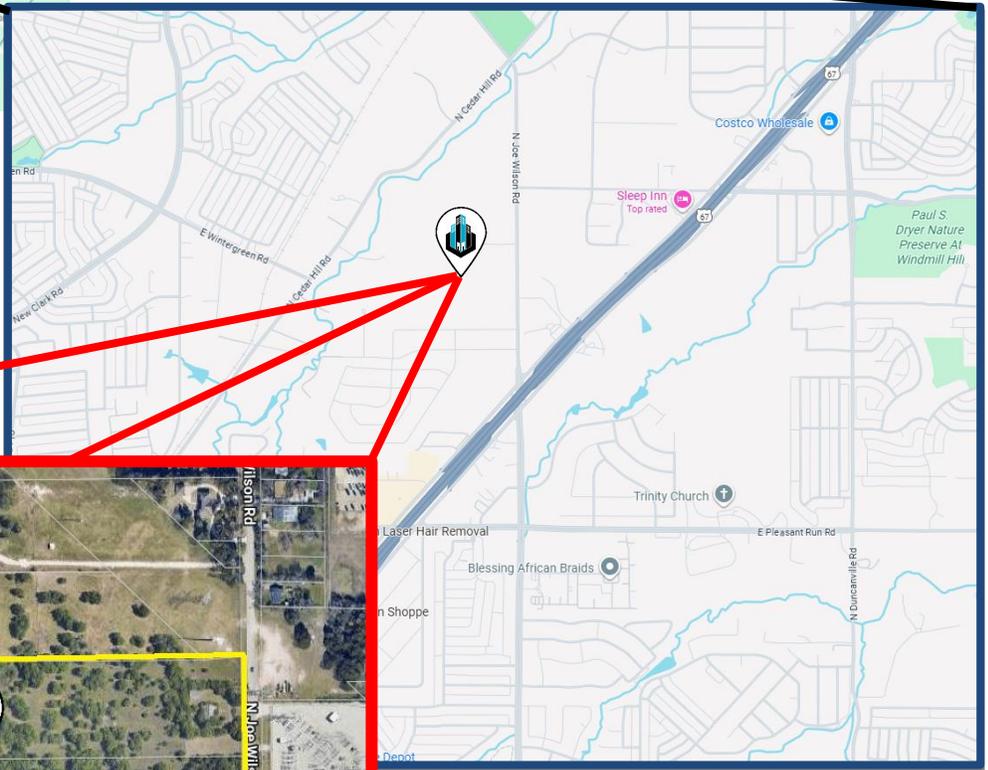
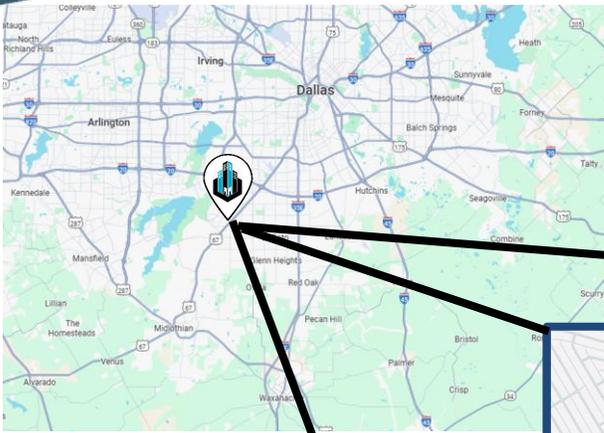
The market fundamentals here support strong sales velocity. Median household income tops \$90,000 within five miles, and Cedar Hill remains only 56% developed despite sitting just 20 minutes from downtown Dallas. The area near Joe Pool Lake and Cedar Hill State Park draws buyers looking for quality of life without giving up easy access to the metro. These buyers tend to stay in the market longer and pay premium prices for the right product.

Land parcels of this size with city support and highway access have grown harder to find as DFW's southern suburbs fill in!



Location

1317 N. Joe Wilson Rd.
Cedar Hill, Texas 75104



1317 N. Joe Wilson Road
→ **Cedar Hill, Texas 75104**

Legal Descriptions

1317 N. Joe Wilson Rd.
Cedar Hill, Texas 75104

- The subject property consist of vacant land located at **1317 N. Joe Wilson Road. Cedar Hill, Texas 75104**
- The subject property is identified by the Dallas Central Appraisal District as Parcels No: **#16044500000250000, #16044500000240000, #16044500000240100, #16044500000230000, #16044500000230200**
- Legal descriptions:
 1. TEN MILE CREEK ESTATES LOT 25 ACS 12.00
 2. TEN MILE CREEK ESTATES LT 24.1 ACS 6.6273 VOL2002249/04307 DD12272002 CO-DA
 3. TEN MILE CREEK ESTATES PT LT 24 ACS 4.544
 4. TEN MILE CREEK ESTATES LT 23.2 ACS 8.3728 CALC VOL2002249/04307 DD12272002 CO-DC
 5. TEN MILE CREEK ESTATES PT LT 23 ACS 6.263
- The subject property is **Not** located within the 100-year flood plain.



Zoning: SF-E

1317 N. Joe Wilson Rd.
Cedar Hill, Texas 75104

DIVISION 3.3. SF-E—SINGLE-FAMILY RESIDENTIAL DISTRICT—ESTATE

Sec. 23-3.3.1. Purpose.

The "SF-E", estate district is designed to create areas of low density, contemporary detached single-family housing to be located on large lots - not less than one (1) acre, with large setbacks, which are protected from excessive noise, illumination, odors, visual clutter and other influences that are generally objectionable or not conducive to family living. This purpose should be achieved through curvilinear, well-landscaped and unified streetscaped streets. The intent of this district is to provide high quality larger single-family housing while maintaining the natural environment and open space in the city.

Sec. 23-3.3.2. Authorized uses.

- (a) Those uses listed for the SF-E—Single-family residential—Estate district in section 23-4.1.2 (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in division 3.20.

Sec. 23-3.3.3. District development standards.

(a)	Lot dimension requirements:	
	Minimum lot area	1 acre (43,560 square feet)
	Minimum lot width	125 feet
	Minimum lot depth	150 feet
(b)	Yard Requirements:	
	Minimum front yard	30 feet
	Minimum side yard (interior)	20 feet
	Minimum side yard (street side)	30 feet
	Minimum rear yard	30 feet
(c)	Structure standards:	
	Maximum lot coverage	40% main and accessory buildings
	Maximum height	35 feet
	Minimum living area	2,500 square feet
	Minimum exterior building materials	100% of the front wall surface area and 80% of each additional wall surface area shall be finished with a primary building material, concrete panel construction or stucco; for additional standards, see division 5.7
(d)	Minimum off-street parking:	2 enclosed parking spaces; for additional standards see division 5.1
(e)	Landscaping requirements:	See division 5.2
(f)	Screening requirements:	See division 5.3
(g)	Supplemental regulations:	See divisions 5.4 through 5.7
(h)	Site plan requirements:	None, except for nonresidential uses allowed within residential districts; see division 2.6
(i)	Special requirements:	None

(Ord. No. 2001-71, § 2, 7-21-01; Ord. No. 2009-377, § 2, 1-13-09; Ord. No. 2018-655, §§ 1, 10, 9-25-18)

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

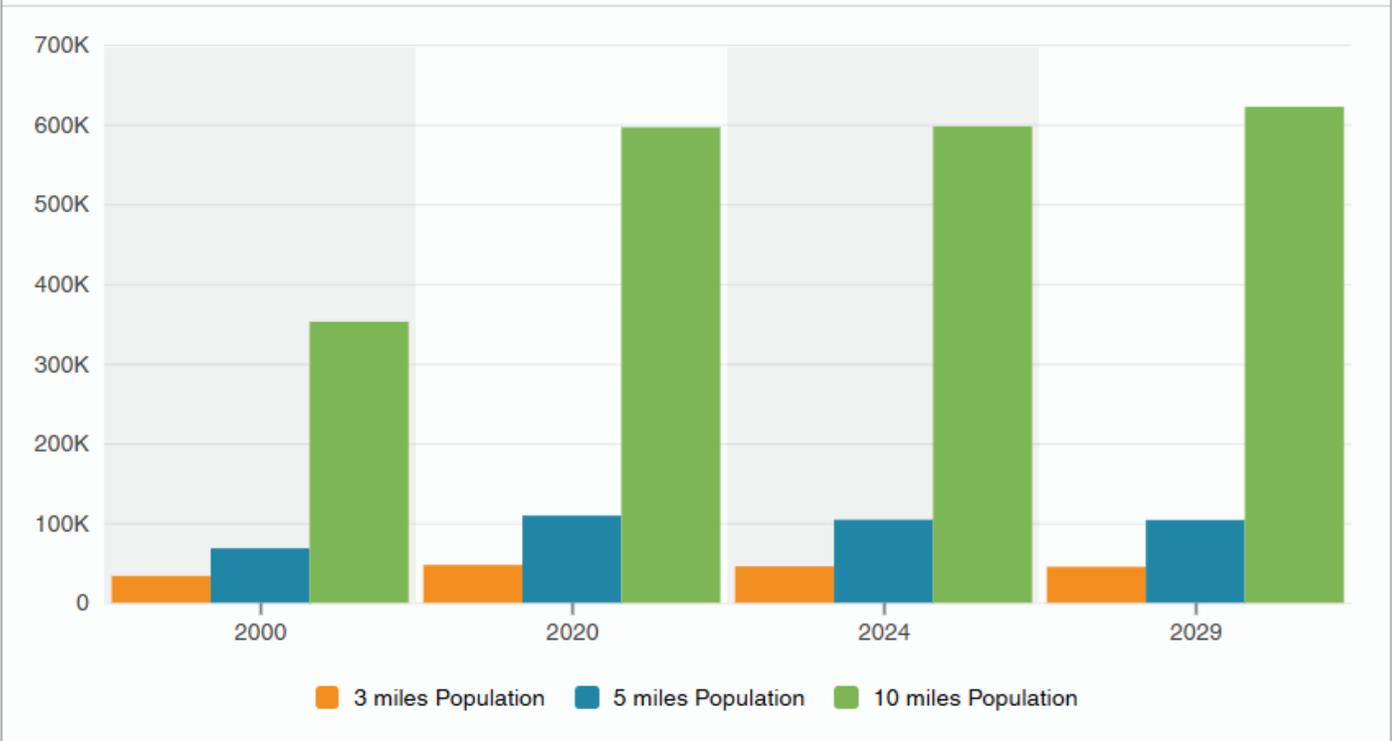
Demographics

1317 N. Joe Wilson Rd.
Cedar Hill, Texas 75104

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

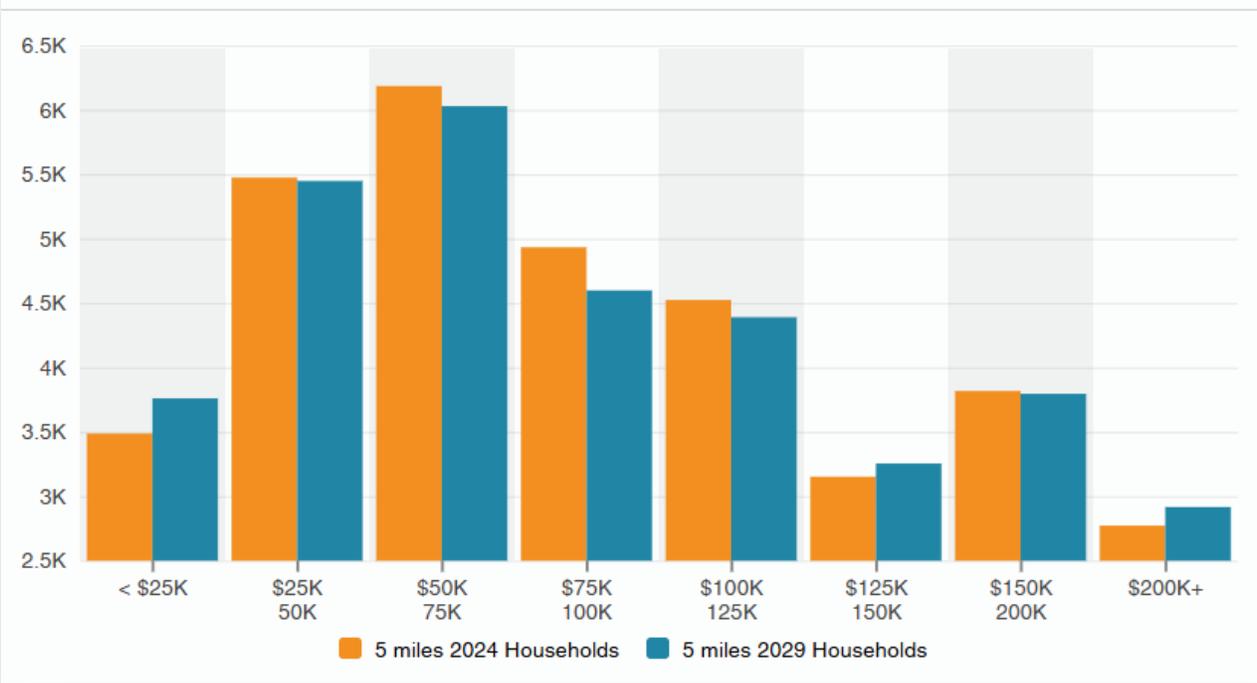
Population



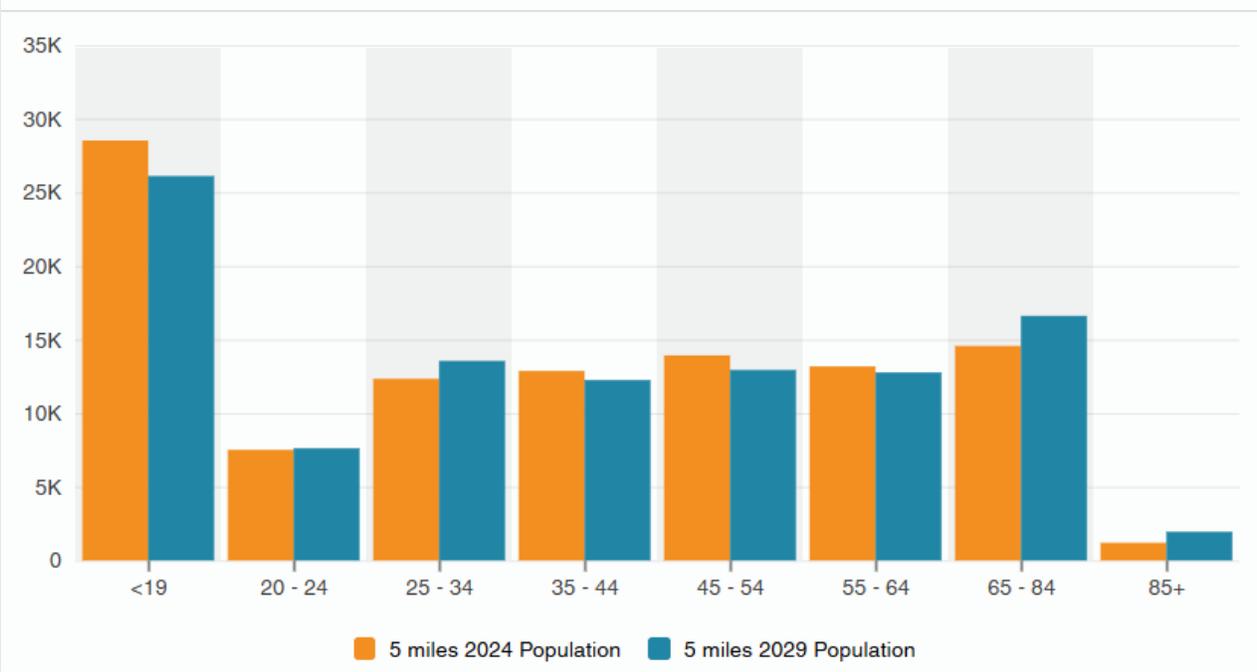
Demographics

1317 N. Joe Wilson Rd.
Cedar Hill, Texas 75104

Household Income

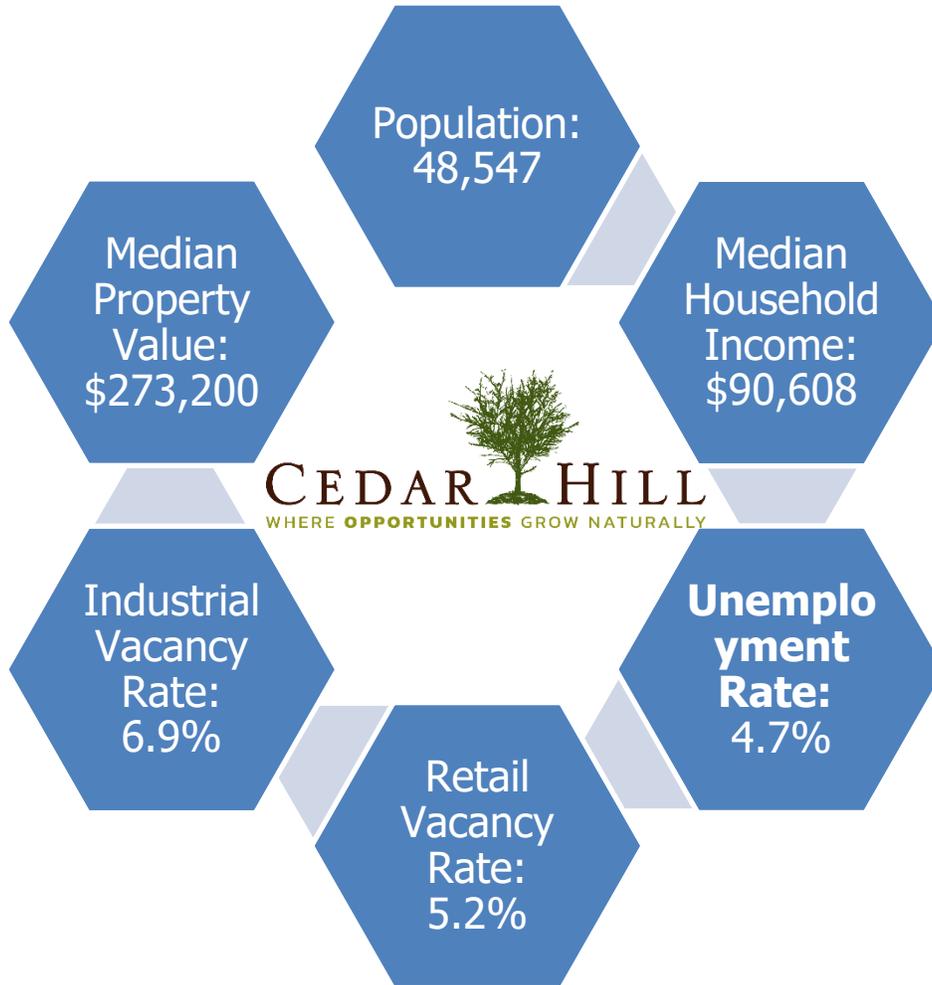


Population By Age



Cedar Hill

1317 N. Joe Wilson Rd.
Cedar Hill, Texas 75104



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>

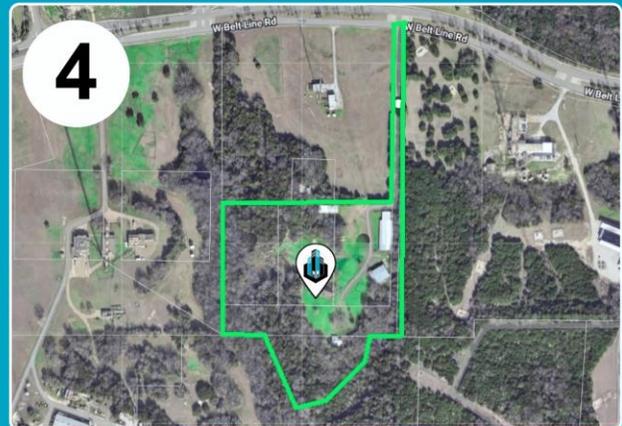
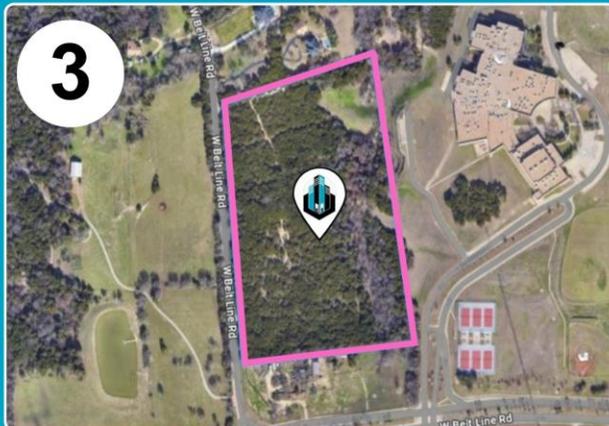
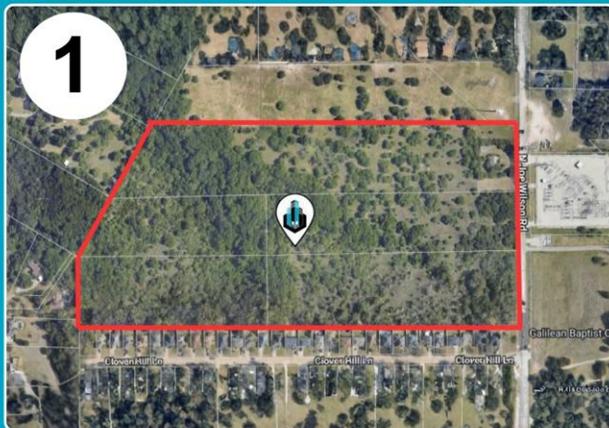
CHISD Portfolio



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

W: www.EBGTX.com



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

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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'SMINIMUMDUTIESREQUIREDBYLAW(Aclientisthepersonorpartythatthebrokerrepresents):

- 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	LicenseNo.	Email	Phone
<u>Designated Broker of Firm</u>	<u>LicenseNo.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>LicenseNo.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	



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