

13720 - 13830 CF Hawn Fwy, Dallas, TX



1.11 Acres for Sale
All Utilities On-Site
Zoned Hwy Com Retail
High Traffic Area
Highway 175 Frontage

Main Contact

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Property Overview

M&D CRE is pleased to present this prime 1.11-acre retail land opportunity in Dallas, TX.

Listed By:
Shane Hendrix | 214.460.8926



Property Overview

M&D CRE is pleased to present this prime 1.11-acre retail land opportunity in Dallas, TX. Strategically positioned along CF Hawn Freeway (Highway 175), the property offers outstanding visibility and accessibility, with over 150 feet of highway frontage and exposure to more than 77,000 vehicles per day. This high-traffic corridor provides an ideal setting for developers and investors looking to establish a strong retail or service-focused presence in a growing Dallas submarket.

The site is fully equipped for development, with all major utilities available on-site—including city water, city sewer, electric, and gas. Dual access points further enhance circulation and site usability, making it suitable for a variety of retail, restaurant, or drive-thru concepts. The surrounding area is anchored by national retailers such as McDonald's, QuikTrip, Dairy Queen, and Dollar General, all of which help drive consistent consumer traffic and support long-term retail success.

With flexible Highway Commercial Retail zoning, excellent visibility, full utility availability, and strong neighboring retail synergy, this property presents an exceptional opportunity for both immediate development and long-term investment.

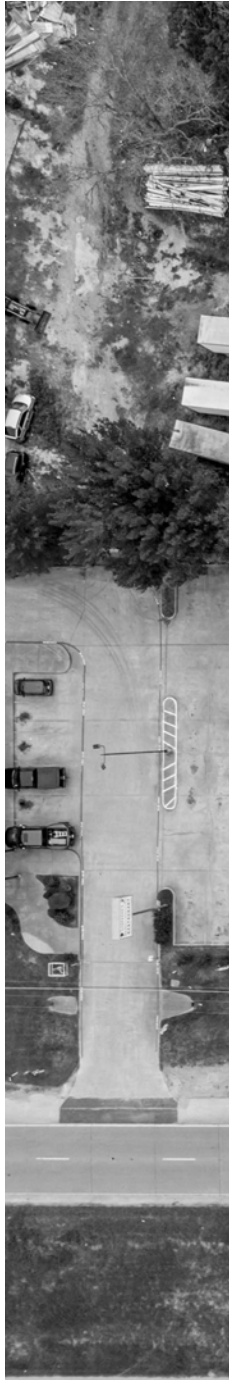
Contact Shane Hendrix for more information: 214.460.8926

Size	1.11 Acres
Zoning	Com. Hwy. Retail
Topography	Level
Grading	Raw Land
Utilities	All On-Site
Access	Dual Access
Flood Plain	None
Easements	Access



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Property Highlights

1.11 Acres

Zoned for Highway Retail

Raw, Level Land

Dual Access Points

All Utilities On-Site



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Location Overview

Dallas is defined by its skilled and educated labor force, strong economic foundation, diverse population, thriving international commerce, competitive real estate landscape, and appealing cost of living.

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Dallas, TX: The Business Capital Of North Texas

Dallas, TX Overview

Dallas stands out as a premier destination for business, offering a pro-growth climate, a highly skilled workforce, and direct access to national and global markets. With no state income tax, streamlined regulatory processes, and strong economic incentives, Dallas continues to attract Fortune 500 headquarters and sustained corporate investment. The region's workforce of over 4 million is both diverse and well-educated, supported by a network of top-tier universities and ongoing job creation across multiple sectors. Centrally located in the U.S., Dallas offers unmatched logistical advantages, with access to major highways, two major airports, and extensive rail infrastructure—connecting companies to nearly half the U.S. population within a day's drive. The area also benefits from a lower cost of living compared to other major metros, along with high-quality schools, cultural diversity, and vibrant urban amenities.

1,300,239

City of Dallas
Total Residents
(Dallas EDC)

7,543,340

DFWA MSA
Total Residents
(Dallas EDC)

735,868

City of Dallas
Labor Force
(Dallas EDC)

4,345,551

DFWA MSA
Labor Force
(Dallas EDC)

Downtown
Dallas

Dallas County
Fire Rescue

ExxonMobil SONIC

Woodside Flats
311 Units

QT

DQ

7
ELEVEN

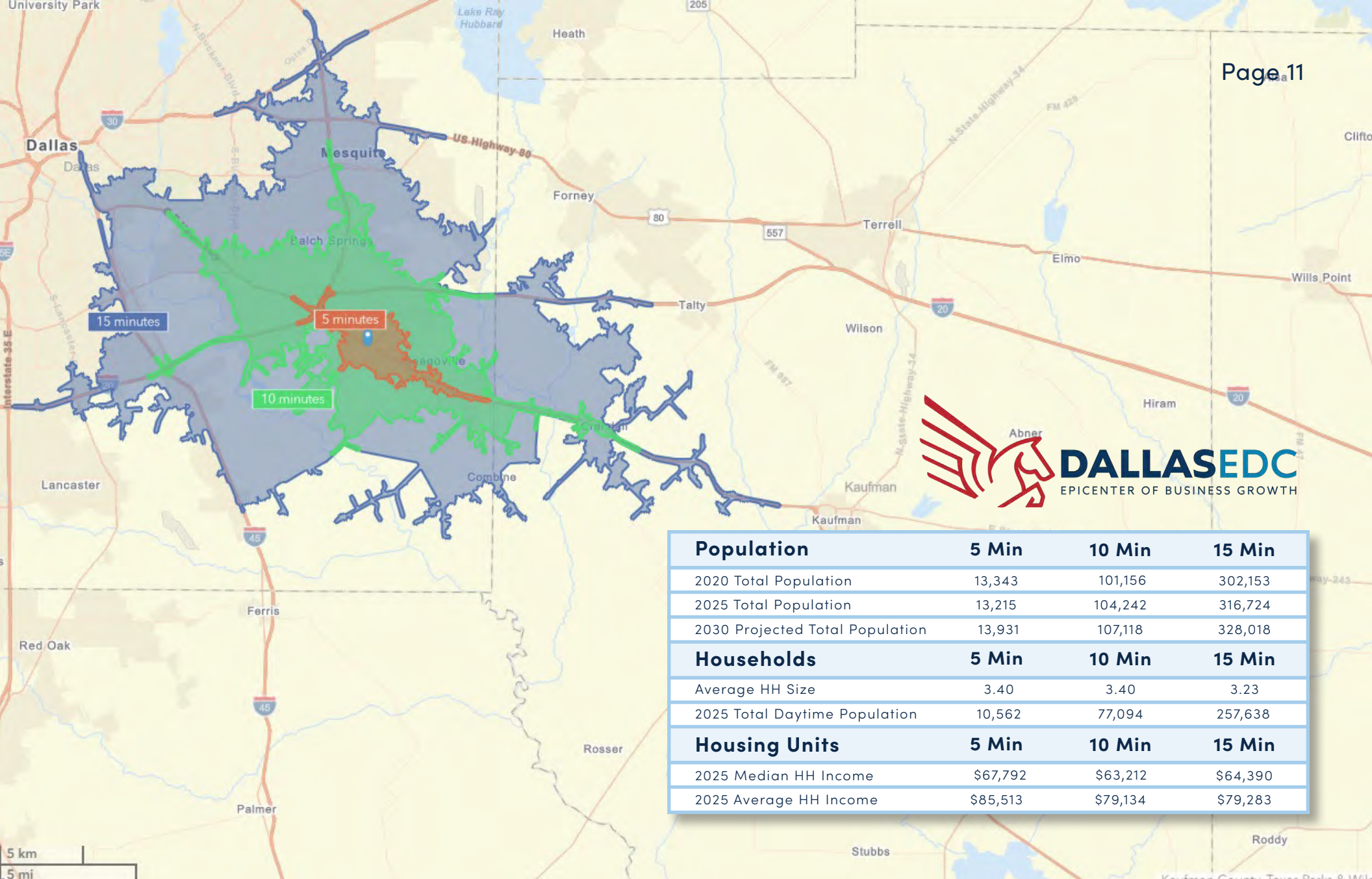
McDonald's

DOLLAR
GENERAL

LEONARDO'S
TEX - MEX RESTAURANT

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MDCRE



Population	5 Min	10 Min	15 Min
2020 Total Population	13,343	101,156	302,153
2025 Total Population	13,215	104,242	316,724
2030 Projected Total Population	13,931	107,118	328,018
Households	5 Min	10 Min	15 Min
Average HH Size	3.40	3.40	3.23
2025 Total Daytime Population	10,562	77,094	257,638
Housing Units	5 Min	10 Min	15 Min
2025 Median HH Income	\$67,792	\$63,212	\$64,390
2025 Average HH Income	\$85,513	\$79,134	\$79,283

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Information About Brokerage Services

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

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

- Put the interests 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 to 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Sales Agent/Associate's Name	License No.	Email	Phone
<div></div> <div></div> <div></div> <div></div>	Date		
Buyer/Tenant/Seller/Landlord Initials			