



Offering Memorandum

Exclusively Listed by **Mote and Associates, Inc.**

100 Lake Ridge Pkwy. & 1313 Anderson Rd.
Cedar Hill, TX 75104 (Dallas County)

Justin J. Clark
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All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. All square footage and acreage is based on information obtained from county data records.

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100 Lake Ridge Pkwy. & 1313 Anderson Rd.

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MOTE & ASSOCIATES

PROPERTY SUMMARY

Address	100 Lake Ridge Parkway, Cedar Hill, TX 75104 and 1313 Anderson Road, Cedar Hill, TX 75104
Price	100 Lake Ridge Parkway: \$422,698.50 (\$2.25 SF) 1313 Anderson Road: \$1,172,440.50 (\$1.75 SF)
Property Specs	100 Lake Ridge Parkway—+/-4.31 acres 1313 Anderson Road—+/-15.38 acres
Location	Located on Mansfield Road at the intersection of Lake Ridge Parkway. Approximately 3.5 miles from Highway 67
Utilities:	Utilities available, see utility map on page 6. Please confirm with the City of Cedar Hill
Zoning	Planned Development (details on following pages)

Mote & Associates is pleased to offer the opportunity to acquire two parcels of land located in Cedar Hill near Joe Pool Lake, and adjacent to arguably the most prominent neighborhood in the city, Lake Ridge at Joe Pool Lake, with median household income within 1 mile of subject property at \$116,071, per CoStar. Both Parcels are zoned Planned Development and feature frontage on Lake Ridge Parkway/Mansfield Road (+/-7,923 vehs/day). There is not a current site plan submitted to the city. 1313 Anderson is a +/-15.38 acre tract and a 100 Lake Ridge is a +/-4.31 acre tract of land. The tracts can be purchased together or separately.

See the following pages for regulations and restrictions regarding the planned development. The full Planned Development ordinance can be obtained from the listing agent. Ideal use for these parcels will most likely be for upscale office development and select retail developments. After conversations with the city, we believe that select single family developments may be possible as well. Please contact the city of Cedar Hill to schedule a meeting with any questions.

Both tracts have utilities available, as shown on the attached utility map. See the attached surveys for lot lines and easements affecting the property. High quality survey can be obtained from the listing agent.

Cedar Hill is located Southwest of Dallas, also known as “Best Southwest,” which includes Duncanville, Cedar Hill, DeSoto, and Lancaster. Southwest Dallas’s vacancy rate compares favorably to submarkets with a similarly heavy concentration of 1 & 2 Star and 3 Star inventory, such as Grand Prairie and Garland.

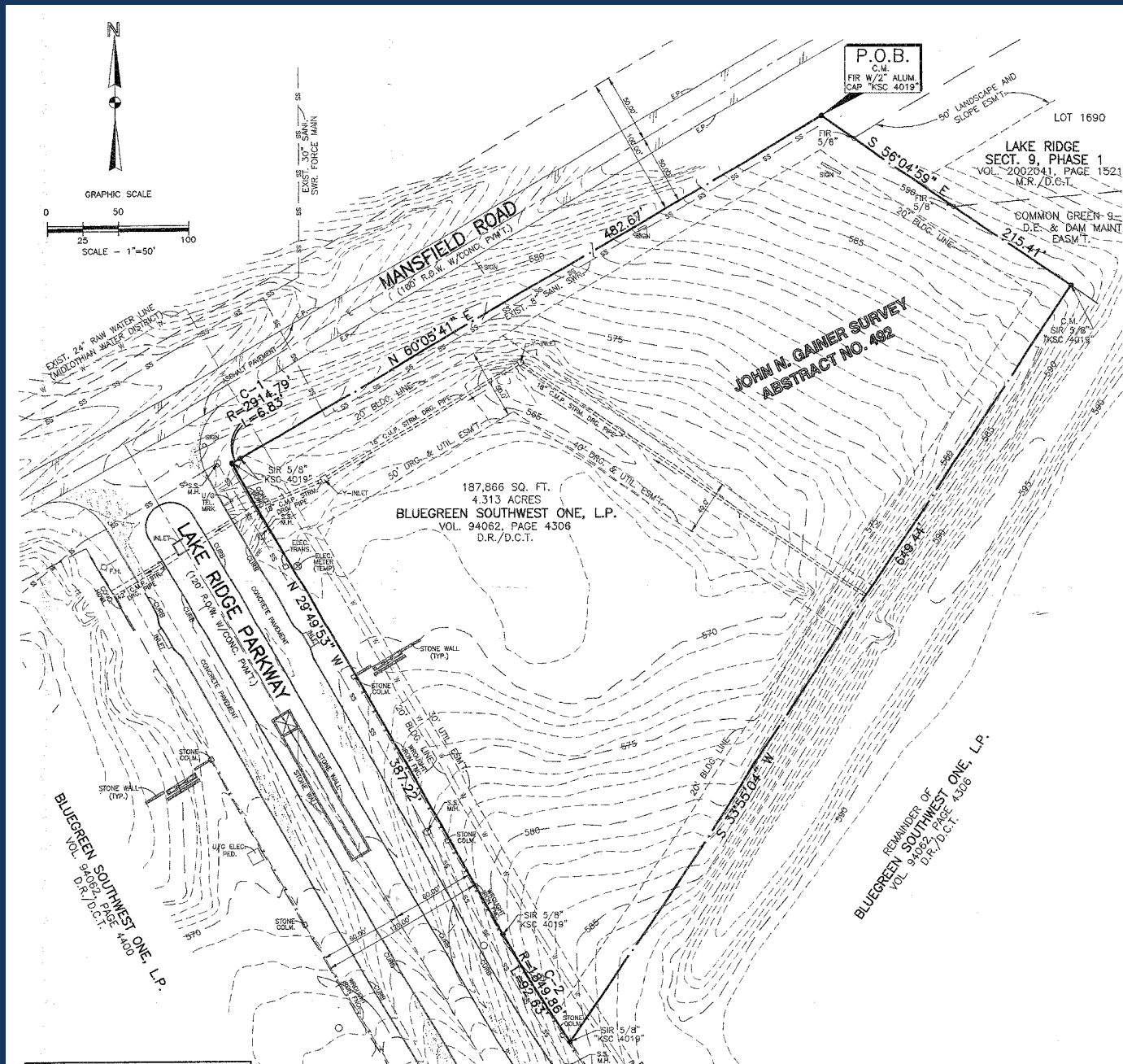
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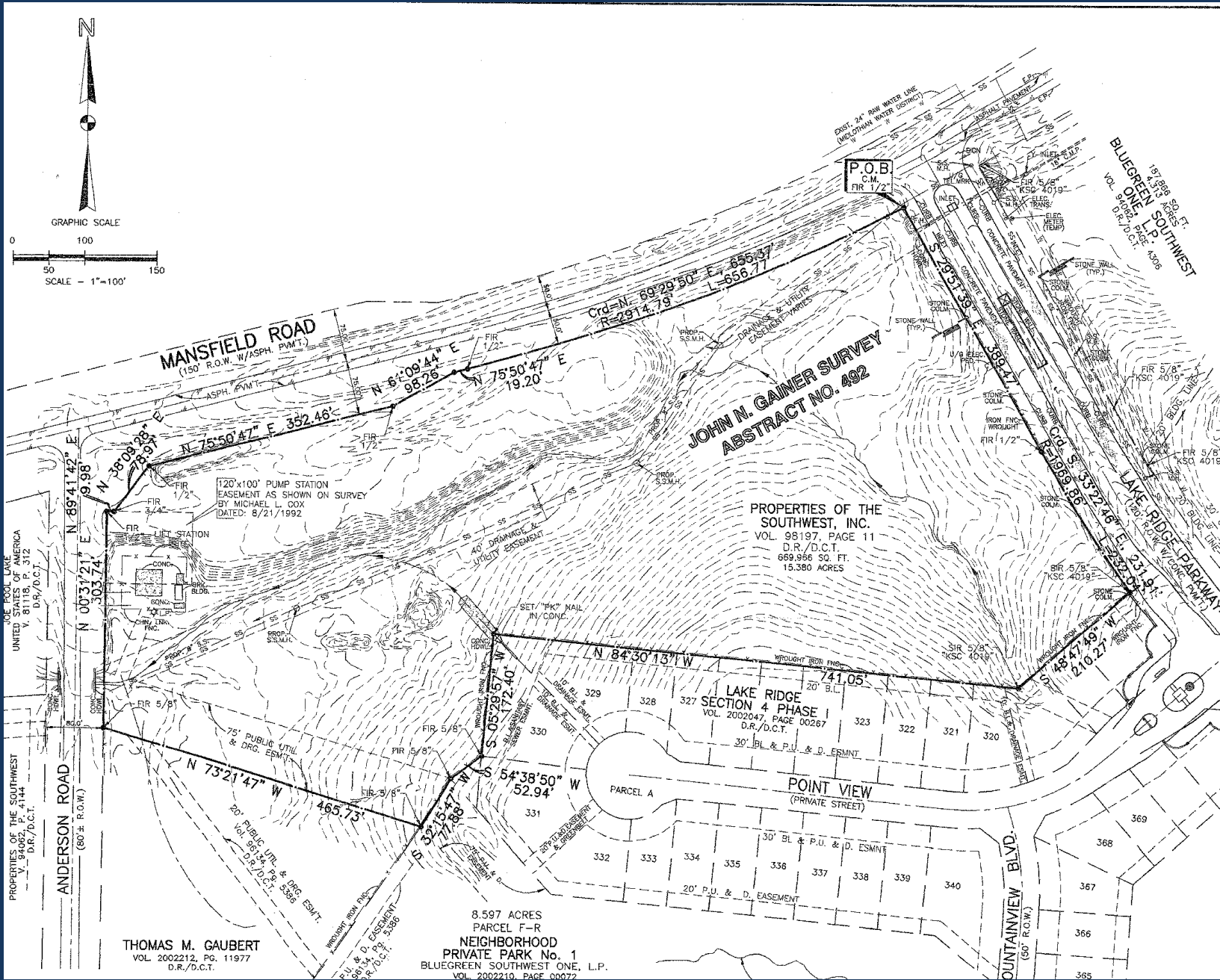
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100 Lake Ridge Survey

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1313 Anderson Survey
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Utility Map

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SECTION 5. SITE PLAN

A Site Plan shall be submitted and approved by the Planning & Zoning Commission before or with the approval of a preliminary or final plat of property within the Planned Development. Said site plan shall, at a minimum, contain the information required by section 3.19.8 of the Cedar Hill Zoning Code. Unless waived by the City Council, an application for Site Plan approval shall be accompanied by a letter from an Architectural Review Committee created by the City Council stating that the Committee has reviewed the proposed site plan, building design and architecture. The report shall also state whether the Committee supports the design as shown and what alterations, if any, the Committee is seeking.

SECTION 6. AUTHORIZED LAND USES

The land uses authorized within this planned development are limited to only those uses specified in Exhibit "A".

SECTION 7. MAXIMUM INTENSITY

The maximum floor area on any lot within this Planned Development District shall not be greater than 35% of the lot area.

SECTION 8. DEVELOPMENT STANDARDS

The site plan shall, at a minimum, contain the information required by section 3.19.8 of the Cedar Hill Zoning Code and shall comply with all the standards and requirements contained in Exhibit "A" attached hereto.

SECTION 9. CURRENT ZONING DISTRICT STANDARDS

Except for the standards specifically stated in Exhibit "A" contained herein, all the zoning standards of the City of Cedar Hill, as here and after may be amended, shall apply to this Planned Development.

SECTION 10. VARIABLE STANDARDS

1. The City Council may, upon the recommendation from the Planning and Zoning Commission, require a Traffic Impact Analysis.
2. No development plan shall be required.

SECTION 11. OPEN SPACE

Consolidated open space shall be required in the form of buffering adjacent to platted single-family developable lots and as buffering between the street right-of-way and off-street parking areas as specifically stated in Exhibit "A".

SECTION 12. AMENITIES

Amenities shall be provided in the form of enhanced architecture, pitched roofs and landscaping as specifically stated in Exhibit "A".

SECTION 13. ADDITIONAL CONDITIONS

No additional conditions shall be required with this Planned Development provided the subject property is developed in accordance with the concept plan and standards contained here.

- (d) Yard, lot, and space regulations.
 - (1) Front yard. The minimum front yard is 20 feet.
 - (2) Side and rear yard. The minimum side and rear yard is 10 feet.
 - (3) Floor area. No single building may contain more than 30,000 square feet of floor area. Excluded from the calculation of floor area are all areas within omitted wall lines that are used solely for the following:
 - (i) pedestrian traffic wherever located, including plazas and seating areas (no portion of this area, however, may be used for storage or sales); and
 - (ii) outside dining.
- (e) Height. No structure shall exceed 35 feet, as measured from the grade of the structure to one-half of the height of the gable or parapet (excluding architectural features).
- (f) Hours of operation. The hours of operation for all uses except restaurants, convenience stores and gasoline and fueling stations are limited to the hours between 6:00 a.m. and 10:00 p.m. The hours of operation for restaurants, convenience stores and gasoline and fueling stations shall be between 6:00 a.m. and midnight.
- (g) Masonry Requirement. All new buildings in this PD District shall have a similar finish. Ninety percent (90%) of all street facing facades of all new buildings (excluding doors and windows) shall be finished in one or more of the following (or similar) materials:
 - (1) Brick, stone, cast stone, rock, stucco, marble, granite or similar simulated masonry materials.
 - (2) Glass with less than twenty percent (20%) reflectance. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass.
- (h) Stone Requirement. The preference is that the facades of all buildings in the PD consist of Austin stone or a similar stone material. However, at least a minimum of 15% of the front facade must be finished in stone, Austin stone or simulated stone materials in order to establish a local architectural theme for the area.
- (i) Accent Materials. In addition, the following accent materials may be allowed up to 10% of the masonry requirement of a facade, excluding all windows, doors, and glass construction materials:
 - (1) Standing seam metal,
 - (2) Tile,
 - (3) Split-face block.
- (j) Side and Rear Facades. Side and rear facades shall be finished in a similar color and texture as the main front facade of the building.

*Full ordinance can be obtained from listing agent or from the CoStar listing.

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Planned Development Ordinance

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(c) Main uses permitted. All uses shown below are authorized uses within this PD District. Uses marked with a "C" are authorized uses with this Planned Development District provided a Conditional Use Permit is first issued by the City Council; pursuant to Section 3.20 of the Cedar Hill Zoning Code.

- Accessory Building Structure (Non-residential)
- Agricultural
- Alcoholic Beverage Sales & Consumption (C)
- Animal Boarding (Indoor)
- Antenna (Non-Commercial)
- Antique Shop
- Any Incidental and/or Occasional Uses (C)
- Appliance Repair
- Aquarium
- Armed Services Recruiting Center
- Art Dealer
- Art Gallery
- Artist Studio
- Auto Financing & Leasing (Indoor) (C)
- Auto Supply Store for New & Rebuilt Parts
- Automatic Teller Machines (ATM's)
- Automobile Driving School
- Bakery (Retail)
- Bank
- Barber Shop (Non-College)
- Batching Plant (Temporary)
- Beauty Shop (Non-College)
- Bed & Breakfast Inn or Facility
- Bike Sales and/or Repair
- Book or Stationery Store
- Building Material Sales (C)
- Cabinet Shop (C)
- Cafeteria
- Candy, Cigars and Tobaccos, Retail Sales Only
- Child Day Care (Business)
- Church/Place of Worship
- Civic Club
- Clinic
- College and/or University
- Communication Equip. Install and/or Repair – No Ou
- Community Center
- Computer Sales
- Confectionery Store (Retail)
- Consignment Shop
- Contractor's Temporary On-Site Construction Office
- Convenience Store with or without Gas Sales
- Credit Agency
- Credit Unions
- Curtain cleaning shop having an area of not more tha
- Dance/Drama/Music Schools (Performing Arts)
- Day Camp (C)
- Department Store
- Dinner Theater
- Drapery Shop
- Drug, Drug Proprietors, Druggist, Sundries
- Earth Satellite Dish (3'>10' in diameter) Sales (C)
- Earth Satellite Dish (Private, less than 3' in diameter)
- Electric Substation
- Electrical Goods, Retail Sales Only
- Electrical Transmission Line (C)
- Emergency Care Clinic
- Exterminating Company, Retail
- Film Developing and Printing
- Financial Services (Advice/Invest)
- Fire Station
- Florist
- Food or Grocery Store
- Franchised Private Utility
- Fraternal Organization
- Funeral Home (C)
- Furniture Sales (Indoor)
- Garden Shop (Inside Storage)
- Gasoline and Fuel Sales
- Gas Transmission Line (C)
- Governmental Building
- Groceries/Related Products
- Group Day Care Home (C)
- Handicraft Shop
- Hardware Store
- Health Club (Physical Fitness)
- Home Improvement Center
- Hotel or Motel (C)
- Insurance agency offices
- Karate School
- Laundry/Dry Cleaning (Drop Off/Pick Up)
- Library
- Loan Agency
- Locksmith
- Mailing Service (Private)
- Major Appliance Sales (Indoor)
- Meat Market, Retail Sales Only
- Membership Sports
- Micro Brewery (Onsite Mfg. & Sales) (C)
- Monastery/Convent (C)
- Motorcycle Shop
- Museum
- Needlework Shop
- Non-Profit Activities by Church
- Office for all professions and businesses
- Park and/or Playground
- Pet Shop
- Philanthropic Organization
- Phone Exchange/Switching Station (C)
- Photo Studio
- Photocopying/Duplicating
- Photographers or Artists Studio
- Piano and Musical Instruments, Retail Sales Only
- Plant Nursery (Retail Sales/Outdoors)
- Plumbing shop, retail sales only
- Police Station
- Post Office (Governmental)
- Real Estate Offices
- Recreational Club (Members Only) (C)
- Rectory/Parsonage
- Restaurant
- Retail store other than listed (C)
- Retail store with gasoline as an associated use (C)
- Sales Center for Residential Subdivisions
- Savings and Loan
- School, K through 12 (Private)
- School, K through 12 (Public)
- Security Systems Installation Company (C)
- Seed Store (C)
- Shoe Repair
- Skating Rink (C)
- Snack Bars/Vending Machines on land (outside) (C)
- Studios for dance, music, drama, health
- Swimming Pool (Public/Private)
- Tailor Shop
- Telemarketing Agency (C)
- Temporary Outdoor Retail Sales/Commercial Promotion (C)
- Theater (C)
- Tool Rental (Indoor Storage) (C)
- Travel Agency
- Travel Bureau or Travel Consultant
- Utility Distribution Line
- Vacuum Cleaner Sales and Repair
- Laundry/Dry Cleaning (Drop Off/Pick Up)
- Library
- Loan Agency
- Locksmith
- Mailing Service (Private)
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- Swimming Pool (Public/Private)
- Tailor Shop
- Telemarketing Agency (C)
- Temporary Outdoor Retail Sales/Commercial Promotion (C)
- Theater (C)
- Tool Rental (Indoor Storage) (C)
- Travel Agency
- Travel Bureau or Travel Consultant
- Utility Distribution Line
- Vacuum Cleaner Sales a

- Variety Store
- Veterinarian (Indoor Kennels) (C)
- Video Rental/Sales

Permitted uses

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Joe Pool Lake

**Lake Ridge
at Joe Pool Lake**

**Tangle Ridge
Golf Course**

Pleasant Valley Park

Google

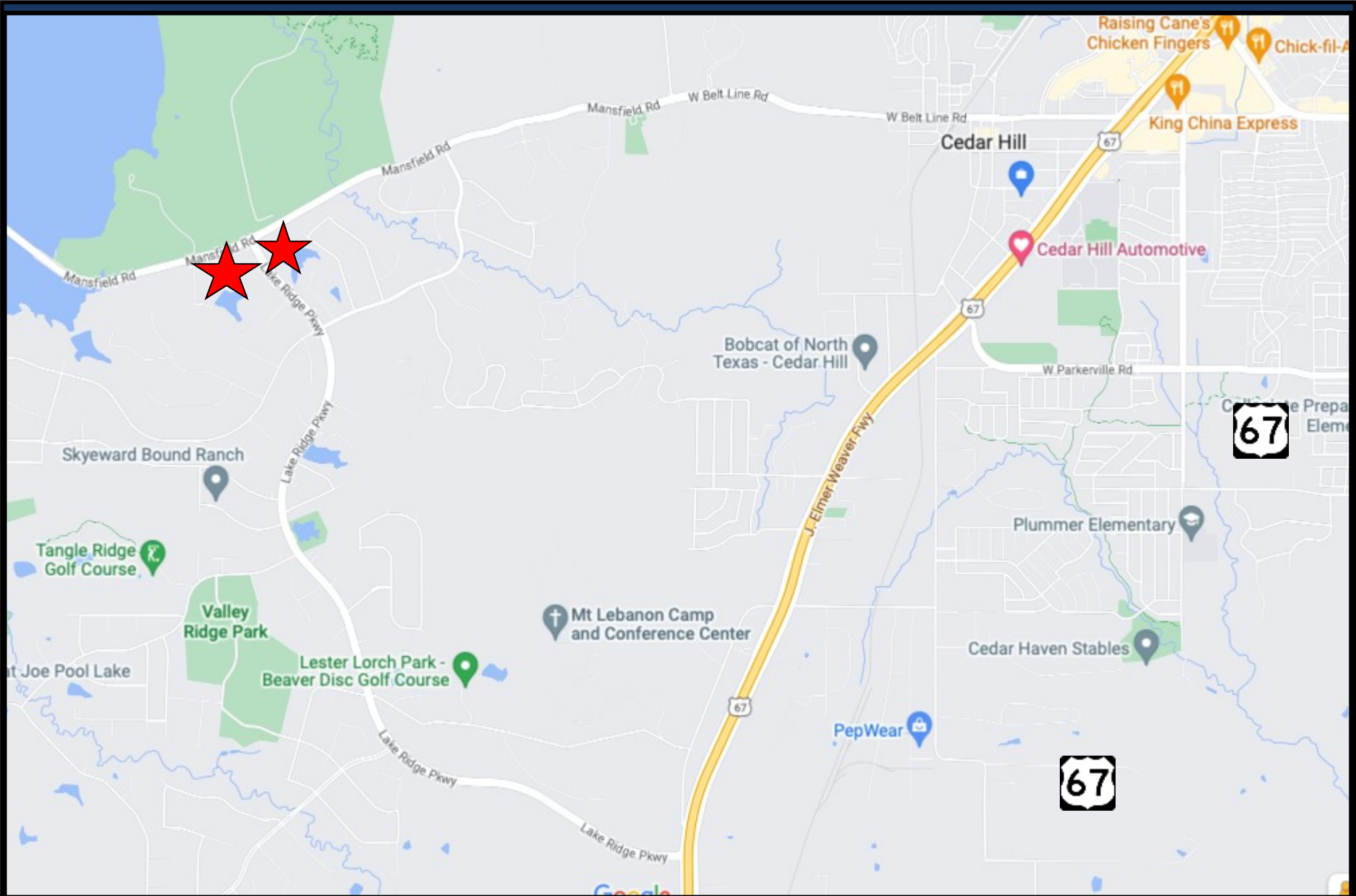
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Satellite Map

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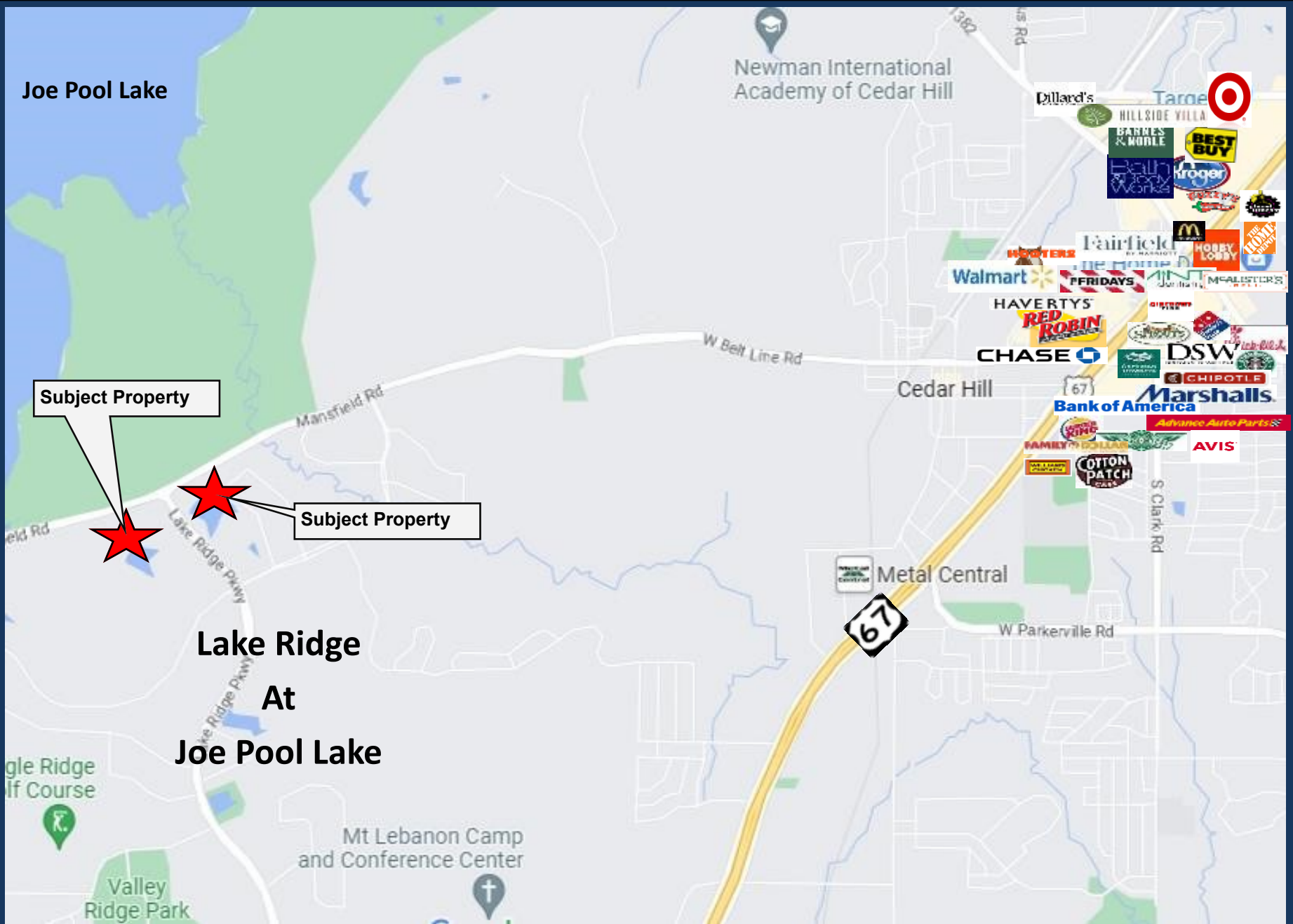
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Road Map

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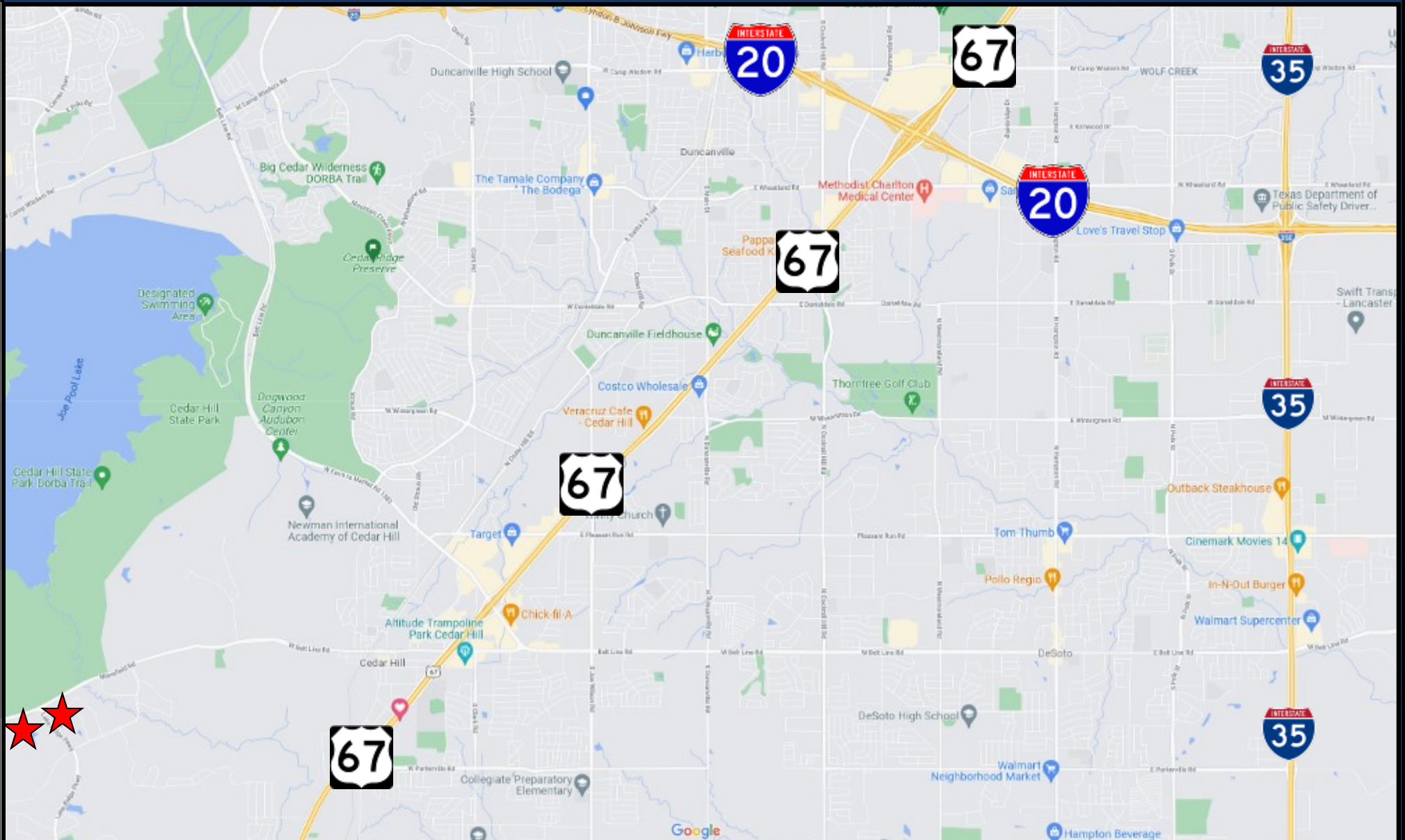
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Business Map

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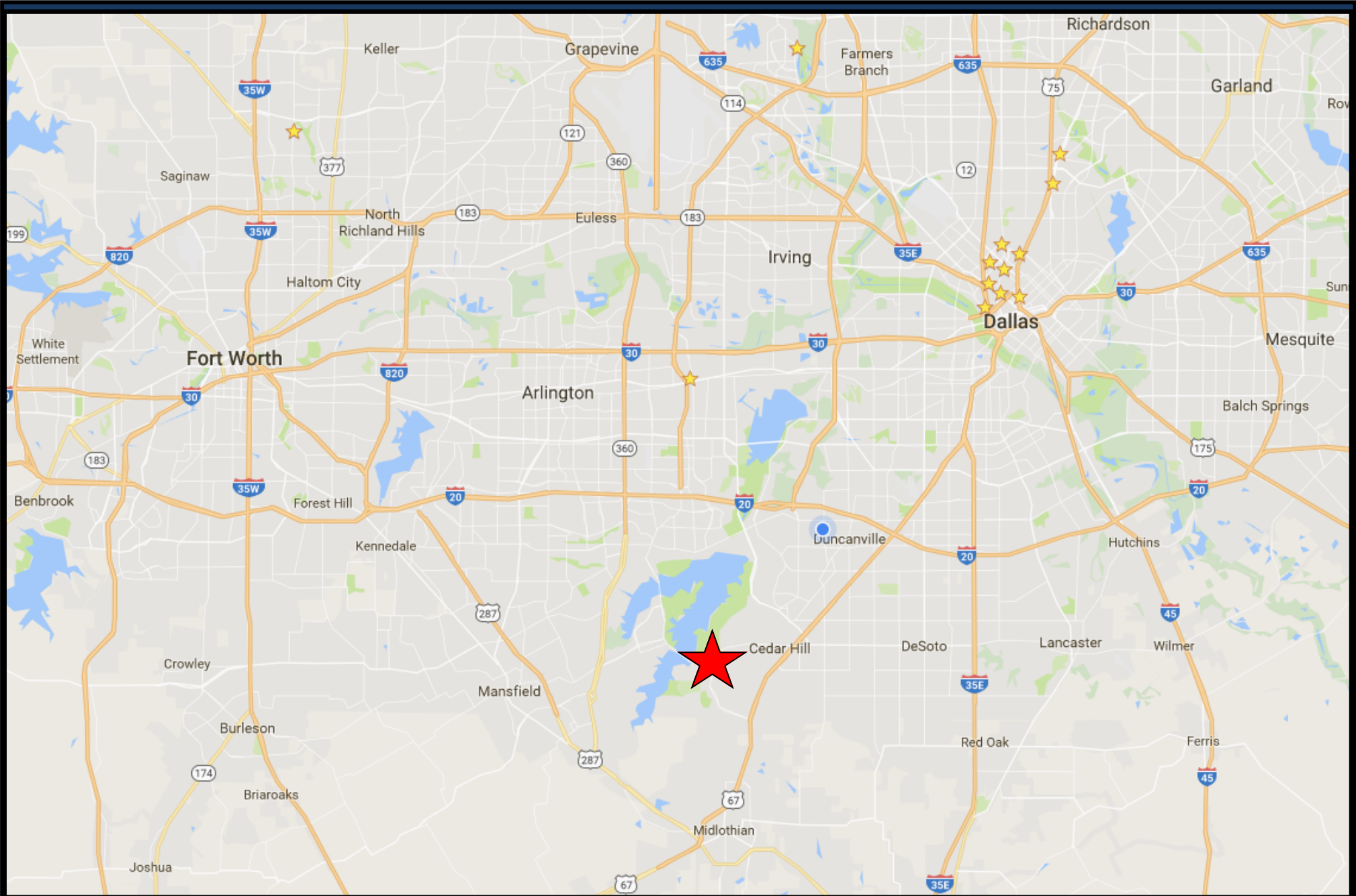
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Area Map

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Households

	1 mile	5 mile	10 mile
2010 Households	443	25,668	173,840
2022 Households	515	33,231	202,119
2027 Household Projection	526	35,111	213,767
Annual Growth 2010-2022	1.1%	2.5%	1.4%
Annual Growth 2022-2027	0.4%	1.1%	1.2%
Owner Occupied Households	487	28,054	148,561
Renter Occupied Households	39	7,057	65,206
Avg Household Size	2.9	3	3
Avg Household Vehicles	3	2	2
Total Specified Consumer Spen...	\$23.2M	\$1.3B	\$6.8B

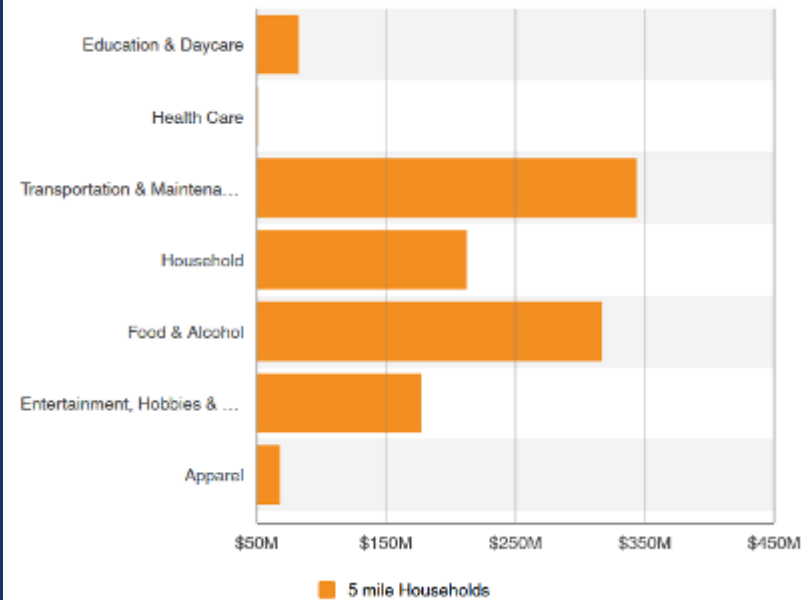
Income

	1 mile	5 mile	10 mile
Avg Household Income	\$146,914	\$110,267	\$92,193
Median Household Income	\$116,071	\$91,844	\$73,572
< \$25,000	19	2,626	25,695
\$25,000 - 50,000	59	4,766	38,897
\$50,000 - 75,000	79	5,804	38,696
\$75,000 - 100,000	68	5,075	30,231
\$100,000 - 125,000	49	4,038	22,183
\$125,000 - 150,000	37	3,668	16,636
\$150,000 - 200,000	87	4,253	16,864
\$200,000+	115	3,001	12,917

Population

	1 mile	5 mile	10 mile
2010 Population	1,283	78,083	522,729
2022 Population	1,497	101,415	610,179
2027 Population Projection	1,527	107,268	646,018
Annual Growth 2010-2022	1.4%	2.5%	1.4%
Annual Growth 2022-2027	0.4%	1.2%	1.2%
Median Age	42.6	34.4	34.2
Bachelor's Degree or Higher	43%	35%	27%
U.S. Armed Forces	0	162	399

Consumer Spending



Demographics

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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:

- 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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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>Mote and Associates, Inc.</u>	<u>365221</u>	<u>bmote@moteandassociates.com</u>	<u>(972)296-2856</u>
Justin J. Clark /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William A. Mote</u>	<u>142195</u>	<u>bmote@moteandassociates.com</u>	<u>(972)296-2856</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Same as above</u>			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Justin J. Clark</u>	<u>663653</u>	<u>justinc@moteandassociates.com</u>	<u>(972)296-2856</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Information About Brokerage Services

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