

Round Top

Race Way

Cedar Ridge Dr.

Subject Property

****Lot Lines are Approximate****

Offering Memorandum

Exclusively Listed by **Mote and Associates**

1006, 1010, 1014 Cedar Ridge Dr.
Duncanville, TX - Dallas County

Sarah R. Mitchell

Office 972-296-2856 Cell 469-569-3019

sarahm@moteandassociates.com



MOTE & ASSOCIATES

PROPERTY SUMMARY

Address	1006, 1010, 1014 N. Cedar Ridge Dr., Duncanville, TX 75116
Price	\$300,000.00 (\$7.34 SF)
Lot Size	+/- 0.938 Acres (40,859 SF)
Location	Duncanville City Limits Located just south of I-20
Zoning	Local Office/Retail District
Utilities	Not served by water or sewer (see Page 6 for details) Electric available
Proposed Uses	retail, convenience store, office, restaurant, medical, church, school, financial institution, local scale grocery, beauty related shop, and many other retail and office uses *Complete Use Chart list available upon request

- +/-0.938 acre office/retail lot for sale in Duncanville
- Prime frontage at SEQ of I-20 and N. Cedar Ridge Dr. located in the northern portion of Duncanville.
- Exposed to +/-194,683 vehicles per day on I-20 and +/-19,277 vehicles per day on N. Cedar Ridge Dr., per TxDOT
- Property sits across the street from Jefferson Cedar Ridge Apartments, RaceWay, Bilhartz Elementary and is down the street from Duncanville High School.
- +/-276' frontage on Cedar Ridge Dr. with excellent visibility and exposure to retail consumers
- Dense residential populations surrounding property
- Zoned Local Office/Retail District, this property is ideal for retail, convenience store, office, restaurant, medical, church, school, financial institution, local scale grocery, beauty related shop, and many other retail and office uses

Offering Highlights

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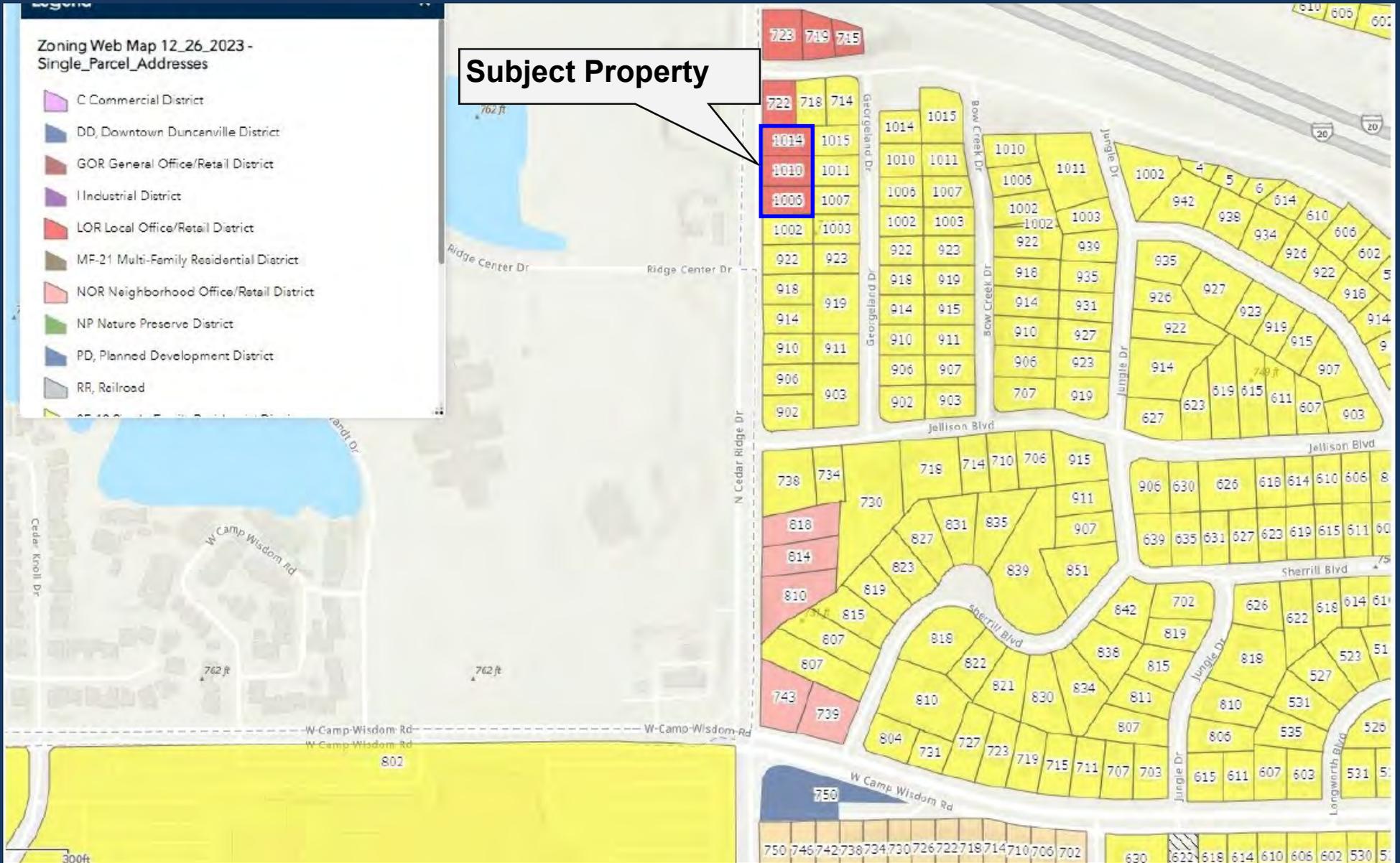
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Zoning Web Map 12_26_2023 -
Single_Parcel_Addresses

- C Commercial District
- DD, Downtown Duncanville District
- GOR General Office/Retail District
- I Industrial District
- LOR Local Office/Retail District
- MF-21 Multi-Family Residential District
- NOR Neighborhood Office/Retail District
- NP Nature Preserve District
- PD, Planned Development District
- RR, Railroad

Subject Property



Zoning

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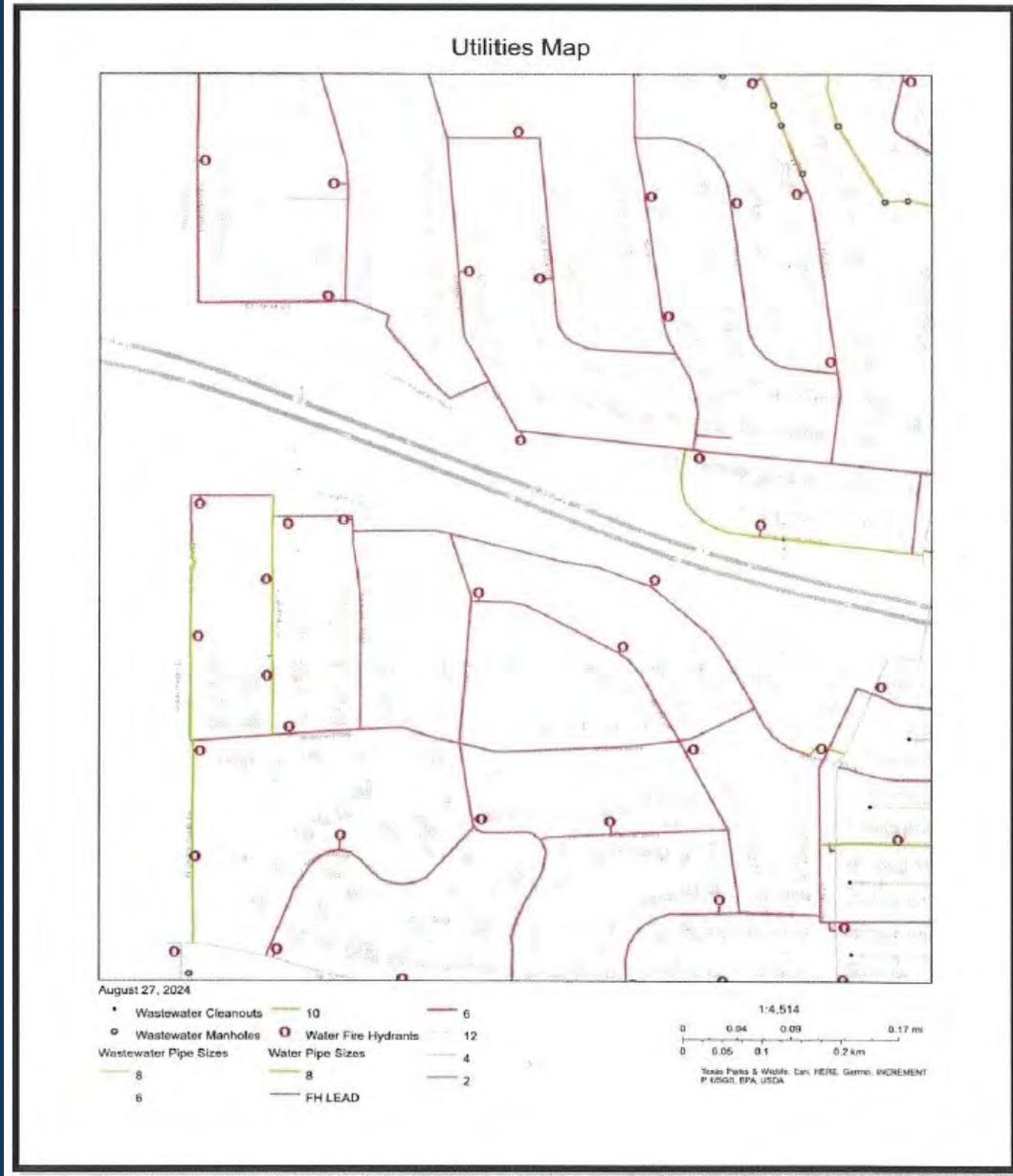
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DUNCANVILLE UTILITIES MAP



Utilities Map

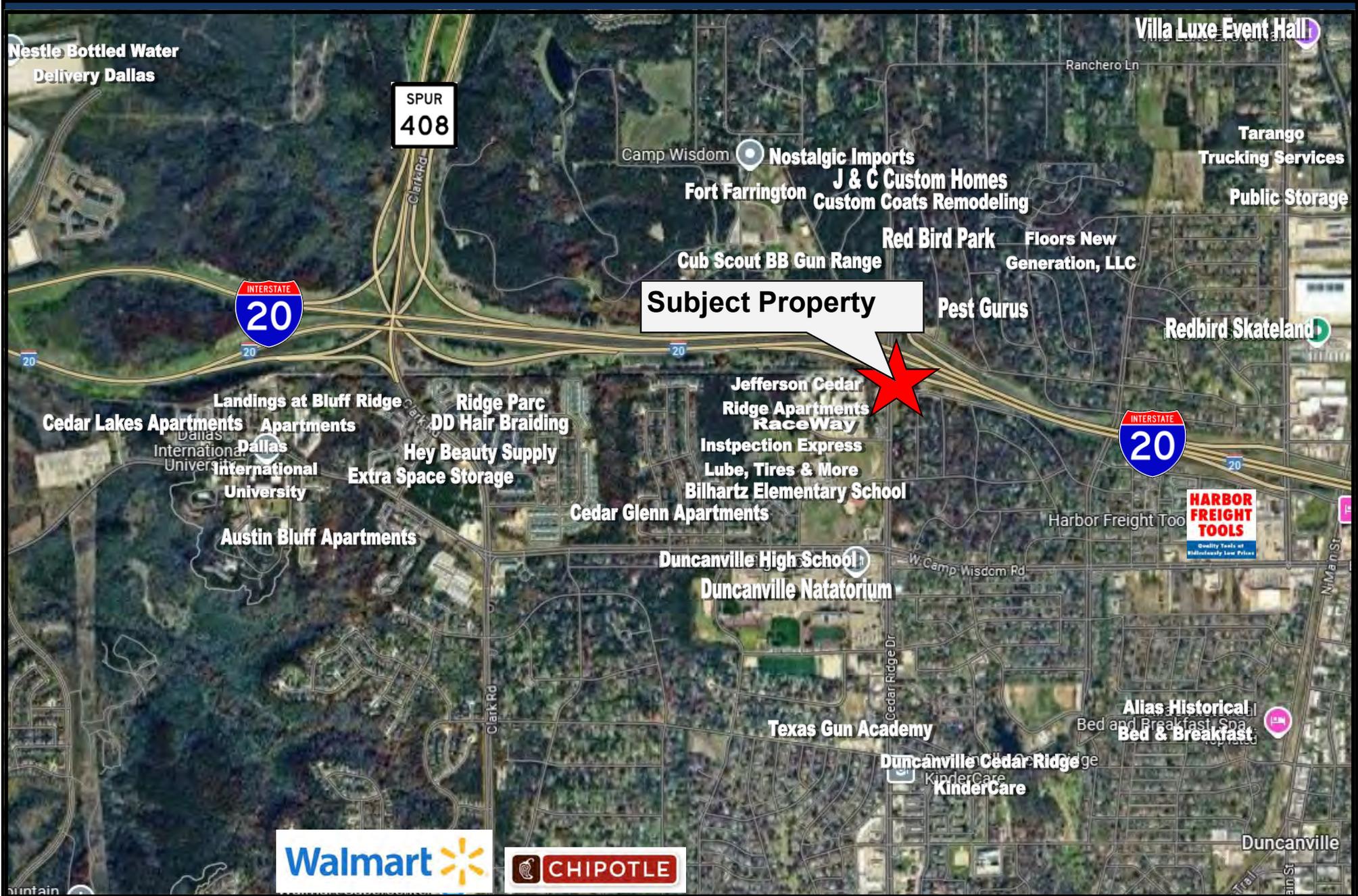
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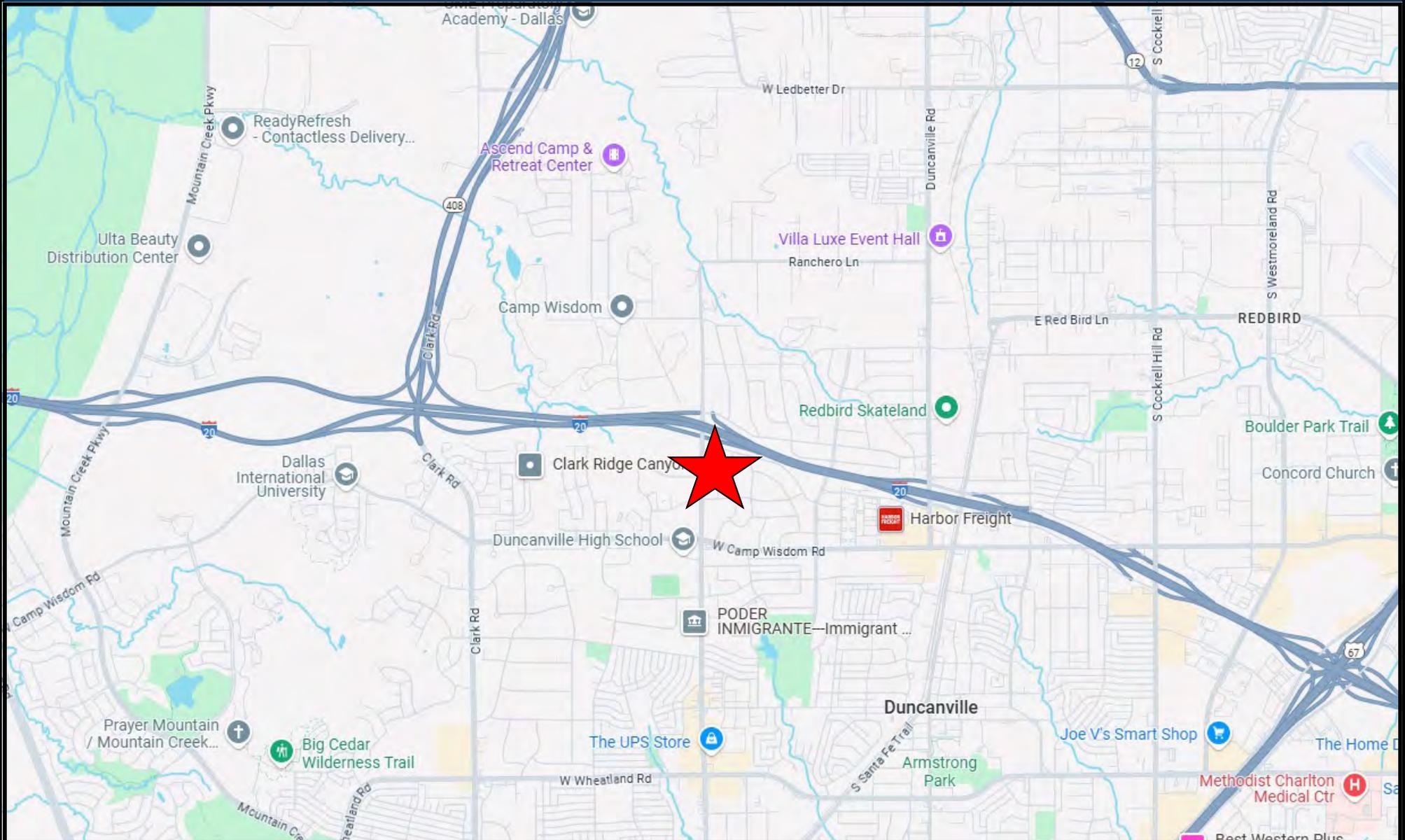
Business Map

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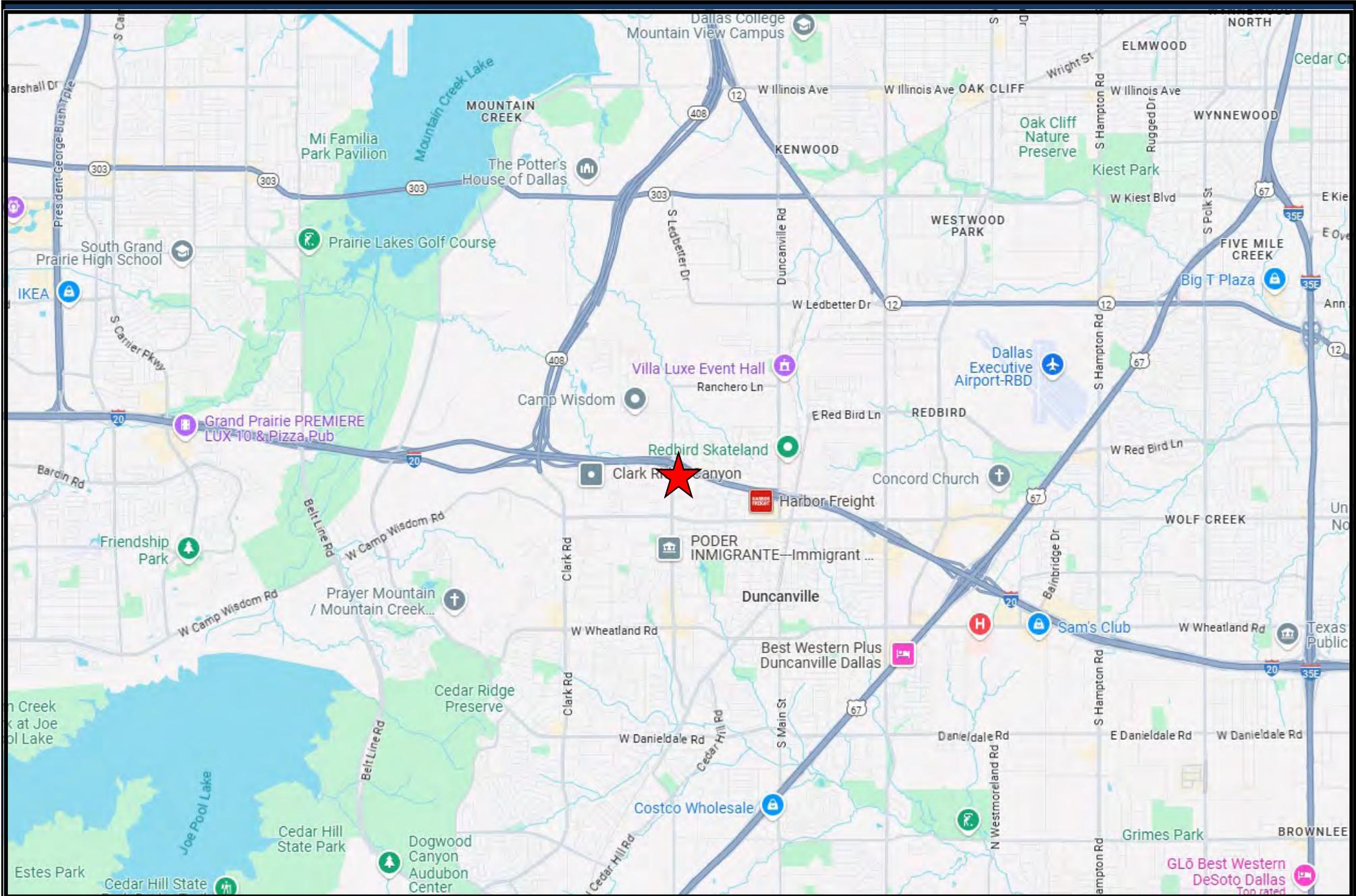
Area Map

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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:
 - 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.

Legacy Commercial Ventures, LLC dba Mote & Associates	9015108	sarahm@moteandassociates.com	(972)296-2856
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sarah R. Mitchell	509548	sarahm@moteandassociates.com	(972)296-2856
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

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

Phone: (972)296-2856

Fax:

IABS 1-0 Date
Legacy Mote IBS

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