

# MOTE & ASSOCIATES, INC

Commercial Real Estate for Southwest Dallas

## For Sale

±3.988 Acre  
Retail Lot

### 1232 J. Elmer Weaver, Cedar Hill



#### SALES PRICE:

\$651,439.00  
\$3.75 SF

#### ZONING:

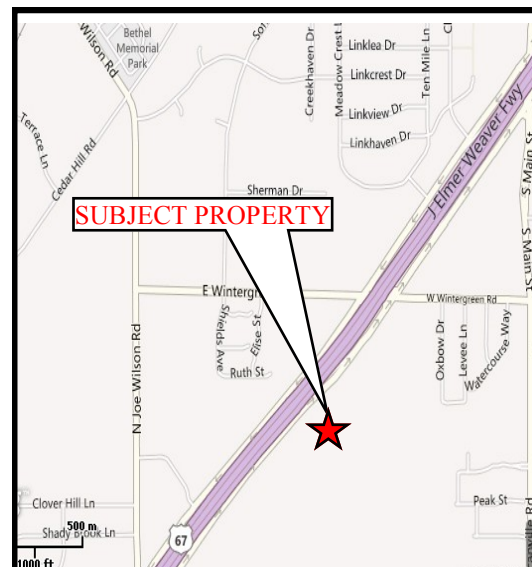
RETAIL

#### LOCATION:

MAPSCO 72-S  
HWY 67  
FRONTAGE ROAD

#### PROPERTY FEATURES:

- ±3.988 ACRE LOT
- APROX. 596' HWY 67 FRONTAGE
- EASY ACCESS TO HWY 67, I-20, I-35E AND HWY 287
- CLOSE TO SHOPPING, BANKS, RESTAURANTS AND RESIDENTIAL
- TRAFFIC COUNT: 74,000 VEHICLES PER DAY HWY 67 (2004 AADT PER TXDOT)
- SEQ OF HWY 67 AND WINTERGREEN RD.
- CURRENTLY ON SEPTIC SYSTEM
- WATER AND ELECTRICITY AVAILABLE
- INCLUDES BILL BOARD LEASE



Offered for sale exclusively by:

**Mote & Associates, Inc.**

Contact: Sarah Zafarano

515 N. Cedar Ridge, Suite 9 • Duncanville, Texas 75116

972-296-2856 • fax 972-709-4170

sarahz@moteandassociates.com

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/acreage is based on information obtained from county data records. Price subject to change without notice.

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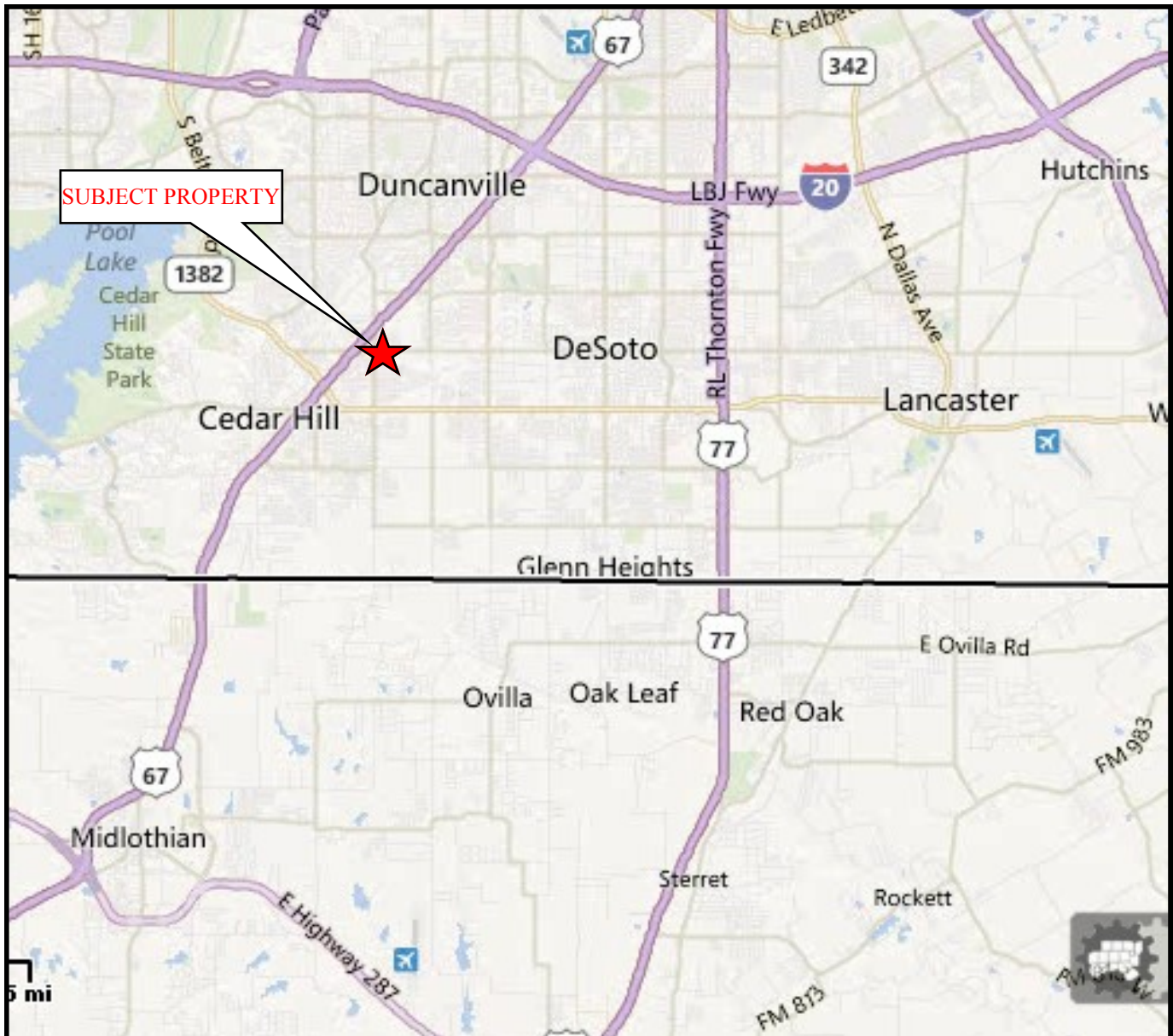
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## Area Road Map

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## Area Map

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