

45 ACRES OF RESIDENTIAL ZONED LAND AVAILABLE



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1198 S Clark Rd.
Cedar Hills, TX 75104

Aerial Map



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Overview

Property Information

\$3,500,000 (~\$1.79/ft²)

44.9 Acres of Land

Zoned Single Family Residential (SF-22/RR)

Estimated 53-59 Lots For Development

Average of three active listings within 1 mile is \$470K

18 miles from Downtown Dallas

Market Information

Average Listing Home Value: \$375,000

Average Listing Home Price/Sq Ft: \$168

Average Annual Population Growth: .82%

Median House Income: \$75,715

*Data from MLS

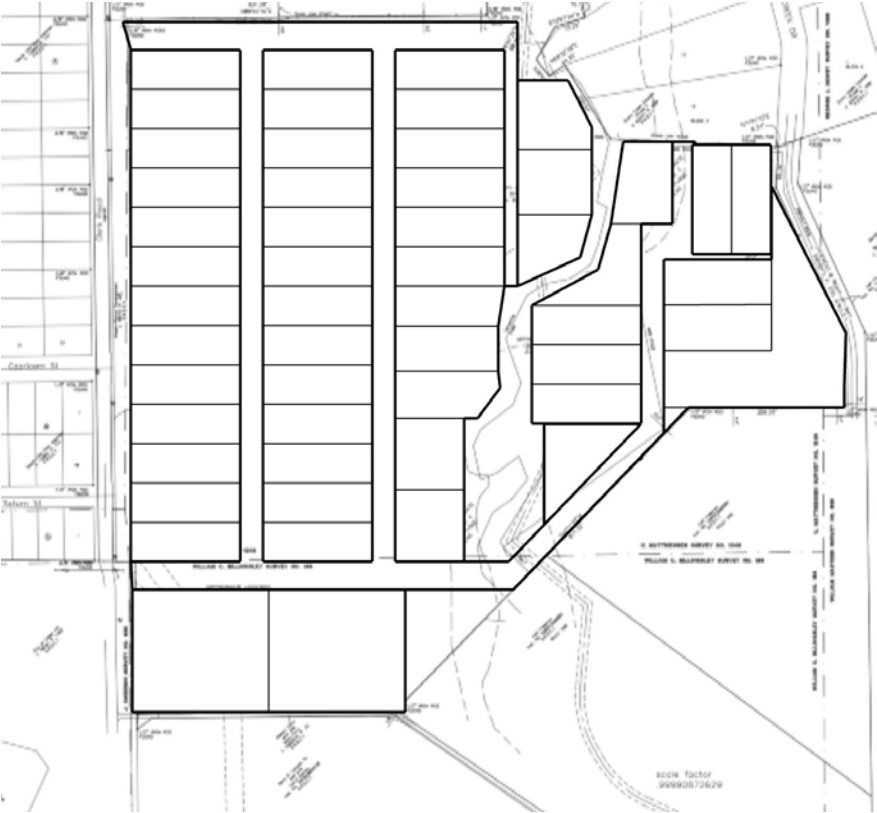


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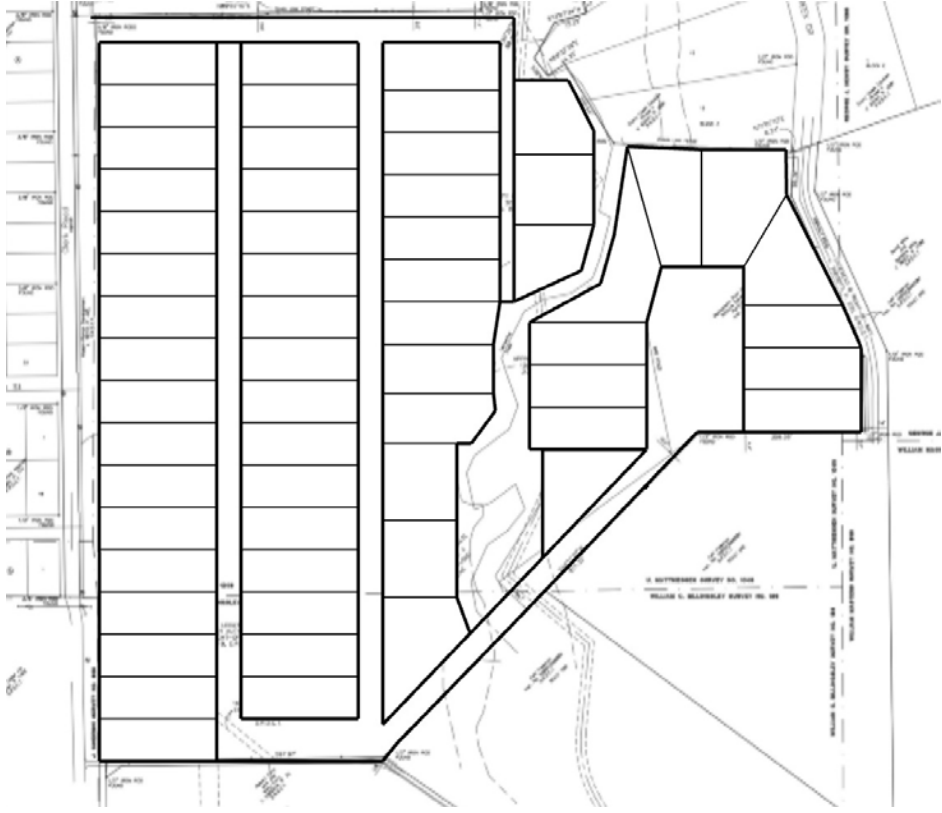
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Proposed Siting

Entitled Development – Estimate 53 Lots



Rezoned Development – Estimate 59 Lots



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Zoning Information

3.4.1 Purpose (Ord. No. 01-71 § 18, 07-21-01)

The “SF – 22”, Single family residential district is intended to provide for development of contemporary detached single family housing of highest quality with large dwelling unit sizes and lot areas of not less than 22,000 square feet and generous widths. Its purpose is to provide a peaceful, low density setting for quality housing in the city, which is protected from excessive noise, illumination, odors, visual clutter and other influences that are generally objectionable or not conducive to family living.

3.4.2 Authorized Uses

- A. Those uses listed for the SF-22 – Single-Family Residential—22,000 district in Section 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 Section 3.20.

3.4.3 District Development Standards

A. Lot Dimension Requirements

Minimum Lot Area	—22,000 square feet
Minimum Lot Width	—90 feet
Minimum Lot Depth	—120 feet

3.2.1 Purpose:

“RR”, Rural Residential District is designed to preserve open spaces in the city by permitting the use of land for propagation and cultivation of crops and similar low intensity / density uses. Large lot single family use may be appropriate for this district. It is anticipated that all annexed areas will be initially zoned “RR” and later may be changed to other suitable zoning classifications in accordance to the comprehensive plan.

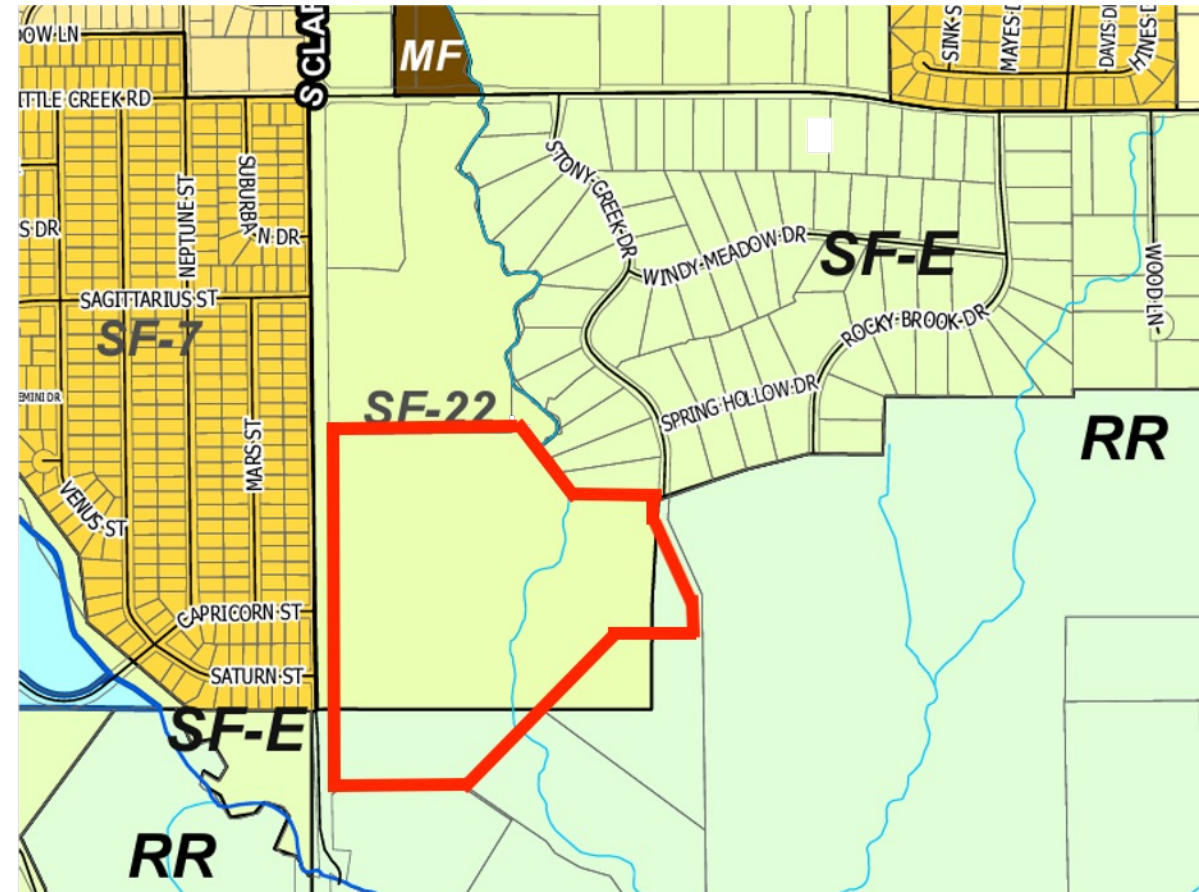
3.2.2 Authorized Uses:

- A. Those uses listed for the RR – Rural Residential district in Section 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 Section 3.20.

3.2.3 District Development Standards:

A. Lot Dimension Requirements

Minimum Lot Area	—2 acres
Minimum Lot Width	—200 feet
Minimum Lot Depth	—200 feet



*Red line is the approximate property line



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Utility Information

- 15" VCP Sewer Line Running on property
- 8" Water Main Running down S Clark Dr.
- Gas Line and Internet installed in 2022



RHONDA PAUL

Utility Services Manager

[Email Rhonda Paul](#)

Phone: 972-291-5100 ext. 1029

[More Information](#)

UTILITY SERVICES

[Email Utility Billing](#)

Physical Address

285 Uptown Boulevard

1st Floor

Cedar Hill, TX 75104

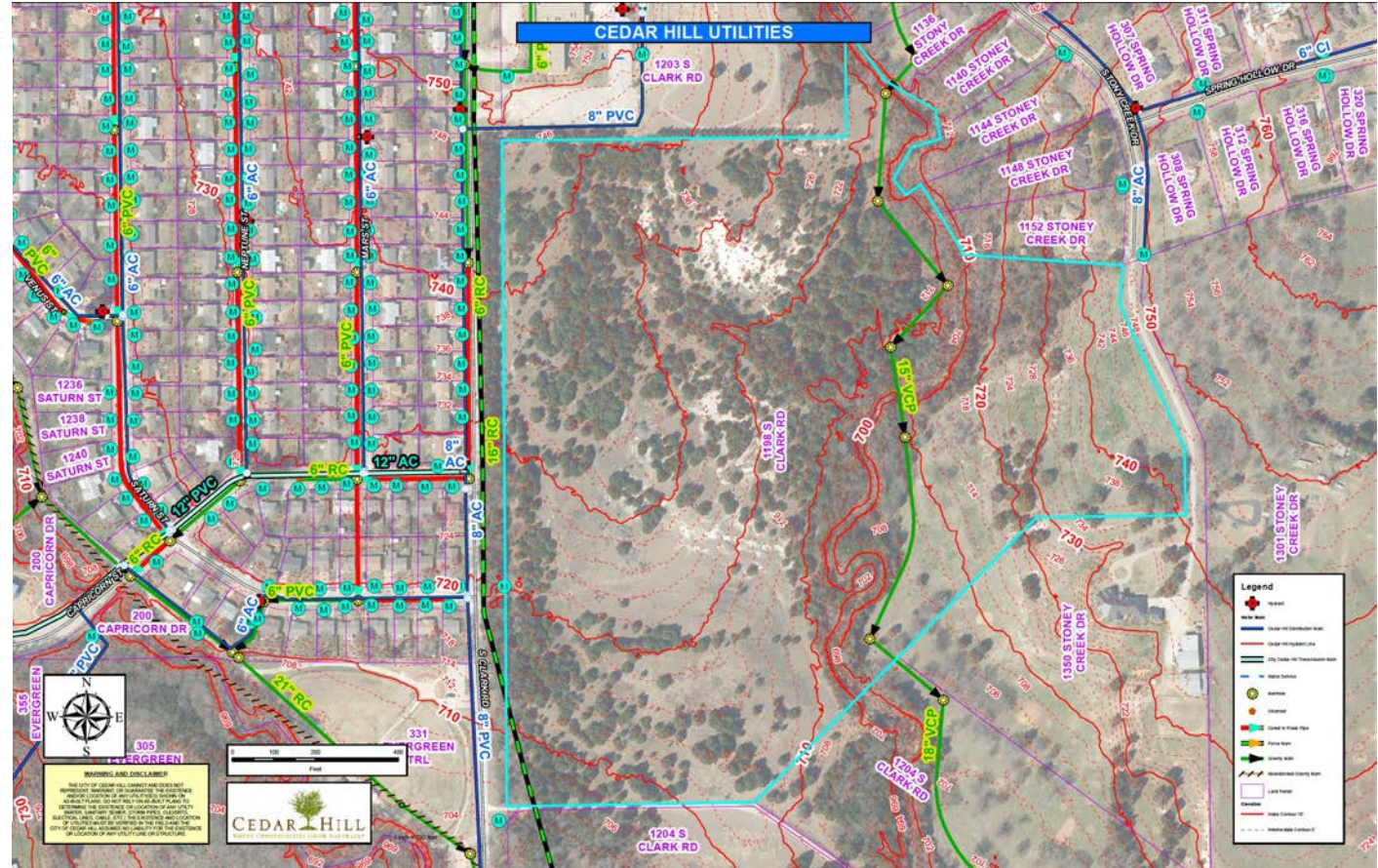
Phone: : 469-272-2931

Fax: : 972-291-5110

Emergency (After Hours) Water
/ Sewer Service: 972-780-6643

HOURS

Monday through Friday
8 a.m. to 5 p.m.



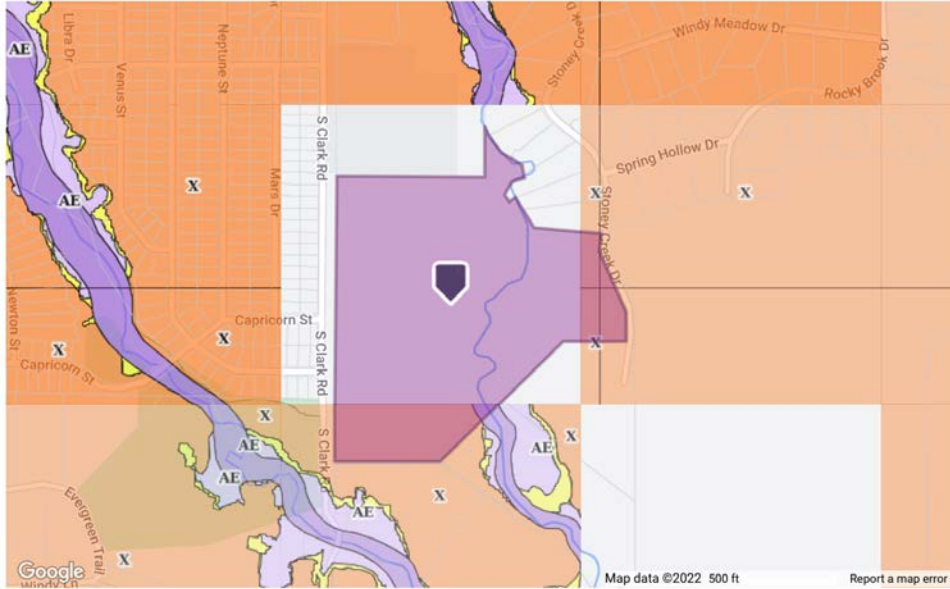
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Floodplain Map

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Flood Zone Code: AE **Special Flood Hazard Area (SFHA):** In
Flood Zone Date: 07/07/2014
Flood Zone Panel: 48113C0605K
Flood Code Description: Zone Ae-An Area Inundated By 100-Year Flooding



■ Coastal 100-Year Floodway ■ Coastal 100-year Floodplain ■ 100-year Floodway ■ 100-year Floodplain
■ Undetermined ■ 500-year Floodplain incl. levee protected area ■ Out of Special Flood Hazard Area

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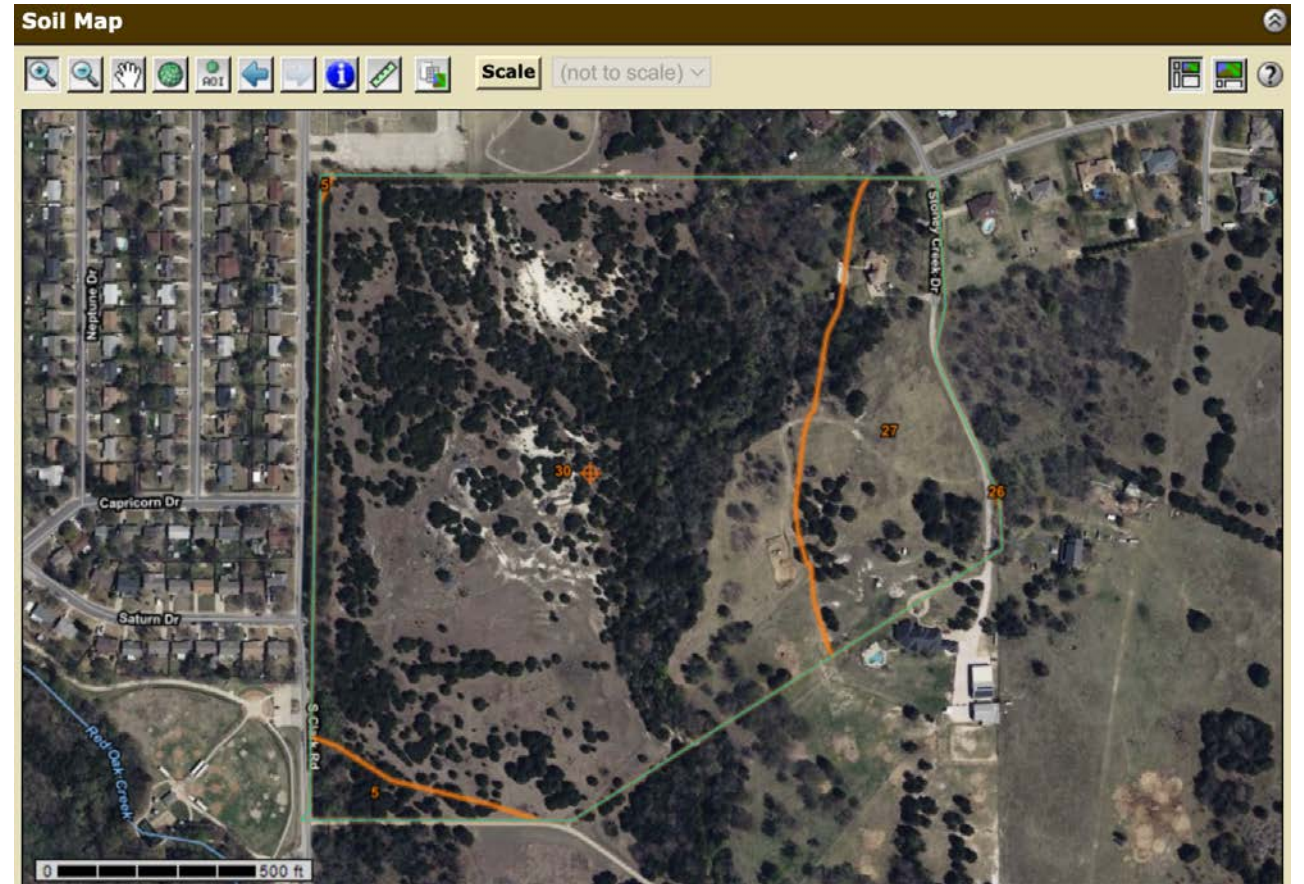


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Soils Information

Search			
Map Unit Legend			
Dallas County, Texas (TX113)			
Dallas County, Texas (TX113)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Austin silty clay, 1 to 3 percent slopes	1.3	2.3%
26	Eddy clay loam, 1 to 3 percent slopes	0.0	0.0%
27	Eddy clay loam, 3 to 8 percent slopes	8.9	16.5%
30	Eddy-Stephen complex, 1 to 5 percent slopes	43.8	81.1%
Totals for Area of Interest		54.0	100.0%



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