

FAQ SHEET

PROPERTY: 1198 S CLARK ROAD | CEDAR HILL, TX

Q: What is the current zoning for the property?

A: The 45-acre tract is primarily zoned SF-22 (Single Family Residential), with a smaller portion designated as RR (Rural Residential). This allows for large-lot residential development, typically suited for luxury or custom homes.

Q: How many homes can be built on this site?

A: Based on current zoning and preliminary site layouts, the property is estimated to support between 53 and 59 residential lots, depending on the final engineering and infrastructure design.

Q: Are utilities already available at the site?

A: Yes, the property is well-positioned for development with the following infrastructure:

- Water: An 8-inch water main is located at the South Clark entrance.
- Sewer: A 15-inch sewer line runs through the property.
- Other: Gas and high-speed internet are already installed along the road frontage.

Q: Does the property have any tax exemptions?

A: The land currently holds an Agricultural (AG) Exemption for cattle grazing. This reduces the holding costs significantly, with recent annual taxes reported at less than \$100.

Q: What are the unique geographical features of the land?

A: The site is situated along the Balcones Escarpment, providing significant elevation changes and scenic views. It is also directly adjacent to a planned 200+ acre city park, ensuring permanent green space and privacy for future residents.

Q: What schools and amenities are nearby?

A: The property is located near Plummer Elementary School and several local horse stables. Its proximity to Highway 67 provides quick access to the shopping and dining hubs of Cedar Hill.

Q: What exactly is the Loop 9 project?

A: Loop 9 is a major regional highway expansion designed to connect US 67 in Cedar Hill to I-35E in Red Oak. Segment A, which is the first phase, creates a high-capacity east-west artery that will function as a "southern George Bush Turnpike," drastically improving regional mobility.

Q: How does this alignment impact the value of 1198 S Clark Rd?

A: It shifts the 45-acre property from a "hidden gem" to a strategically positioned development hub. By providing a direct link to two of North Texas's busiest North-South corridors (US 67 and I-35E), the property should be more attractive to developers looking for high-end residential sites with easy commuter access to Dallas and Ellis County.

Q: Will the new highway ruin the "Hill Country" feel of the 45-acre lot?

A: No. The current alignment is close enough to provide convenient access but far enough to preserve the privacy and natural beauty of the site. Because 1198 S Clark sits at one of the highest elevations in the region, future homes will retain their panoramic views of the Balcones Escarpment while benefiting from the nearby infrastructure.

Q: What is the development potential for a buyer right now?

A: The property is currently suited for 53-59 luxury residential lots under its current zoning. The Loop 9 alignment makes this "yield" much more feasible, as the improved road network will easily handle the traffic flow of a new master-planned community.

TOP FIVE

ACTIVITIES & ATTRACTIONS NEAR THIS HOME

1. Cedar Hill State Park:

The Ultimate Outdoor Escape Experience over 1,800 acres of rugged beauty on the shores of Joe Pool Lake.

- Activities: Camping, mountain biking, and bird-watching.
- Water Fun: Prime spots for fishing, boating, and swimming.

2. Dogwood Canyon Audubon Center:

Where Nature Meets Discovery A stunning 200-acre preserve where east meets west in a unique fusion of ecosystems.

- Highlights: Scenic hiking trails and designated bird-viewing windows.
- Pet Friendly: Check for specific dog-walking hours to bring your furry friend.

3. Cedar Mountain Nature Preserve:

A Hiker's Hidden Gem Tucked away in the Dallas County hills, this preserve offers some of the best elevation changes in the region.

- The View: Breathtaking scenic overlooks and tranquil walking paths.
- The Vibe: A quiet, protected landscape perfect for a peaceful morning trek.

4. Virginia Weaver Park:

Community, Sports, and Play A 28-acre hub for active families and local athletes.

- Amenities: Basketball courts, softball fields, and a modern playground.
- Relaxation: Large pavilions for gatherings and a paved trail for a light jog.

5. Cedar Hill Museum of History:

Step Back in Time Uncover the stories and events that shaped Cedar Hill from a small settlement into the vibrant city it is today.

- Exhibits: Local artifacts and vintage photography.
- History: Educational insights into the legendary "Tornado of 1856" and beyond.
- Boasts a 35-foot glass-enclosed outdoor escalator that provides a unique view of the Dallas skyline as you ascend.