

824 E Belt Line Rd suite 100

Cedar Hill, TX 75104



CEDAR HILL VILLAGE

Retail · For Lease



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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Located on E Belt Line Road
- Near the intersection of E Belt Line Road & N Joe Wilson Road
- Convenient access to US-67
- Adjacent to Walmart Neighborhood Market
- Positioned within the E Belt Line Road retail corridor

OFFERING SUMMARY

Lease Rate:	\$30 Per SQFT
Available SF:	2,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	10,822	40,302	78,368
Total Population	31,772	118,470	226,903
Average HH Income	\$111,559	\$112,880	\$103,690



PROPERTY OVERVIEW



ABOUT THE PROPERTY

Located along the E Belt Line Road retail corridor in Cedar Hill, Texas, 824 E Belt Line Rd benefits from a strong commercial trade area serving Cedar Hill and surrounding southern Dallas County communities. The property is adjacent to Walmart Neighborhood Market, providing consistent consumer traffic and strong retail synergy. Cedar Hill has a population of approximately 49,800 residents, a median household income of approximately \$101,900, and recorded more than \$825 million in annual retail sales, demonstrating the market's strong consumer base. The area also benefits from convenient connectivity to US Highway 67, one of Cedar Hill's primary commercial transportation corridors, and is approximately 20 minutes from Downtown Dallas. The combination of established residential density, strong household incomes, nearby national retailers and regional accessibility makes this location well positioned for retail, medical, dental and service-oriented users.

LOCATION

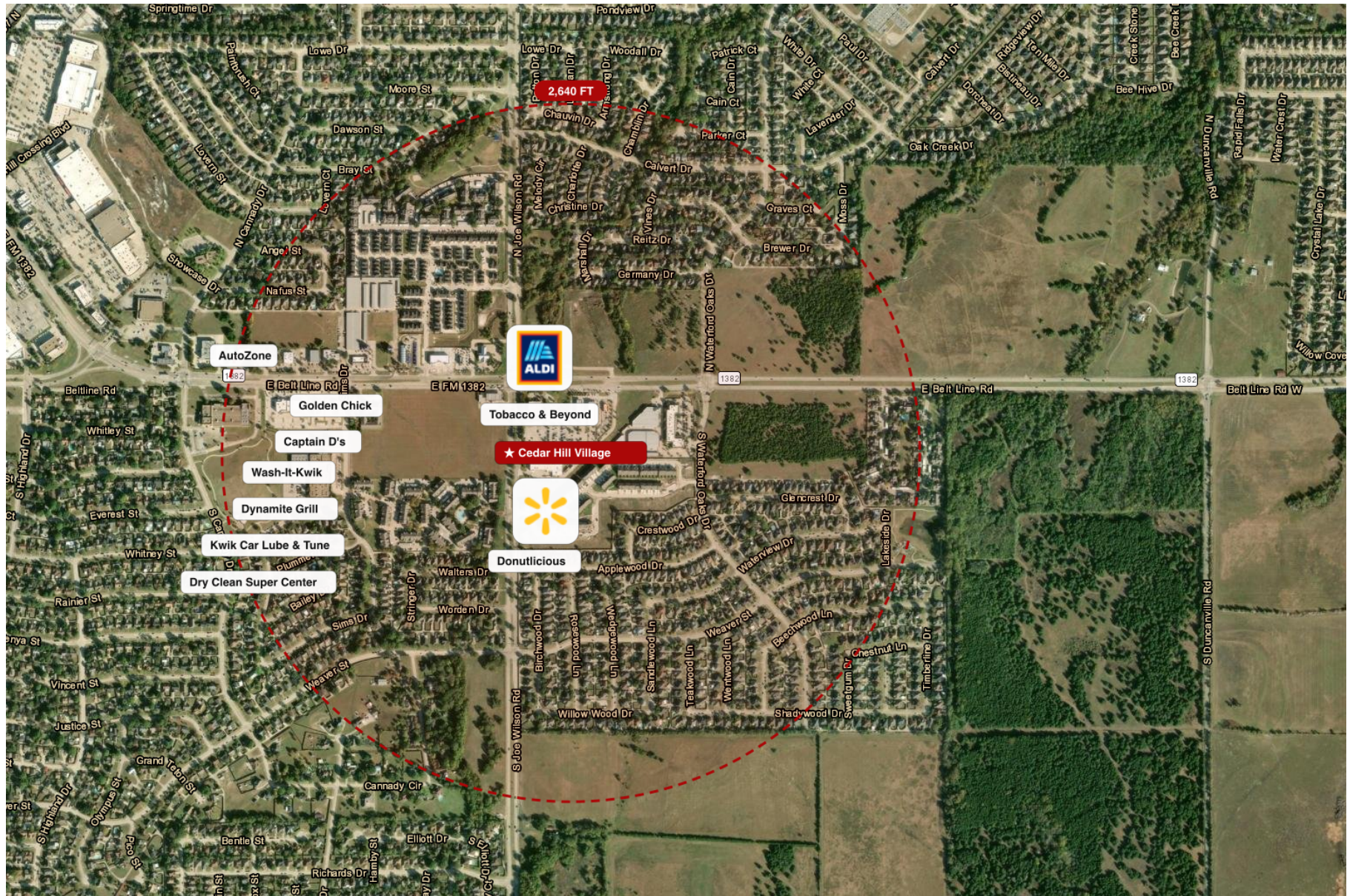
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PROPERTY PHOTOS



AERIAL / RETAILER MAP



CEDAR HILL VILLAGE

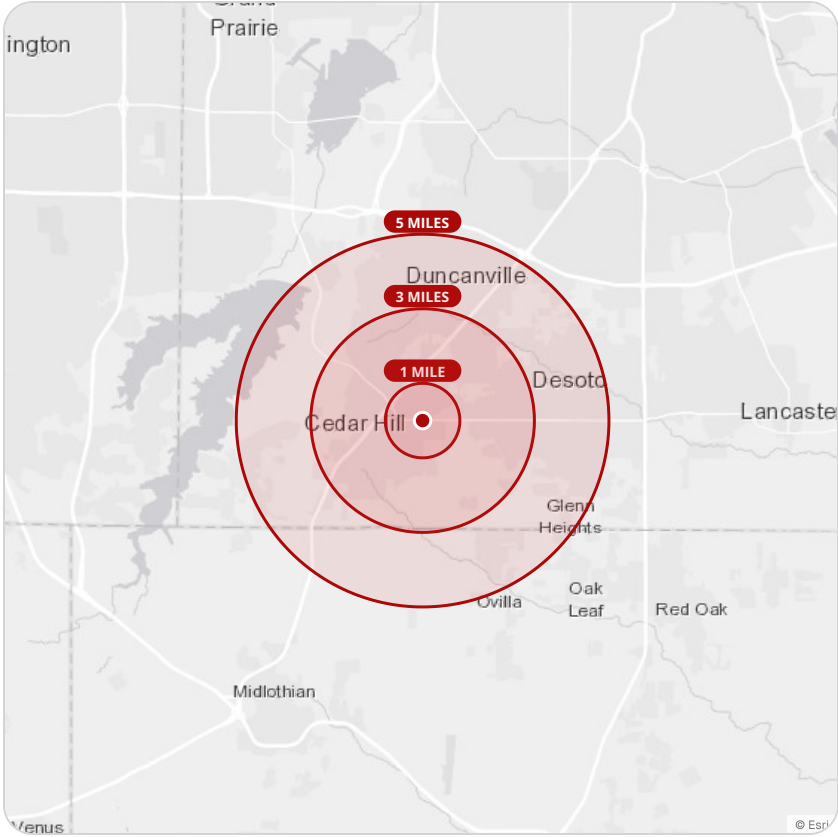
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DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	31,772	118,470	226,903
Households	10,822	40,302	78,368
Median Age	35.1	38.1	37
Median HH Income	\$91,331	\$95,931	\$86,214
Average HH Income	\$111,559	\$112,880	\$103,690
Median Home Value	\$274,266	\$290,683	\$290,916
Median Gross Rent	\$1,888	\$1,845	\$1,650
Bachelor's Degree +	30.3	32.5	30.3
Labor Force	17,270	64,605	121,613
Employed	15,891	60,041	113,368
Avg Commute (min)	32.3	31	30.1
Housing Units	11,477	41,941	82,276
Owner Occupied %	64.5	75	67.6

Source: U.S. Census Bureau, ACS 5-Year Estimates (ACS 2023 5-Year). Ring values aggregate census tracts intersecting each radius; medians are population-weighted estimates.



EXCLUSIVELY REPRESENTED BY



JP Kane

Agent • Primary Contact

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[SEE FULL PROFILE](#)

WHY CREST

Founded in 1995, Crest Commercial Real Estate, Inc. delivers property management, income property sales, project leasing and tenant representation across Texas — fiercely devoted to enhancing the value of every property we touch.

Contact us to schedule a tour, request additional information, or discuss how this property fits your requirements.

Texas law requires all real estate license holders 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.

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Designated Broker of Firm	License No.
Erik Fulkerson	0325490
Licensed Supervisor of Sales Agent/ Associate	License No.
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Buyer/Tenant/Seller/Landlord Initials

Date

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Prospective purchasers are encouraged to conduct their own independent due diligence investigation of the property, including verification of all financial, legal, physical, and operational information. All costs and expenses related to such investigation shall be borne solely by the prospective purchaser.

OFFERED EXCLUSIVELY BY:

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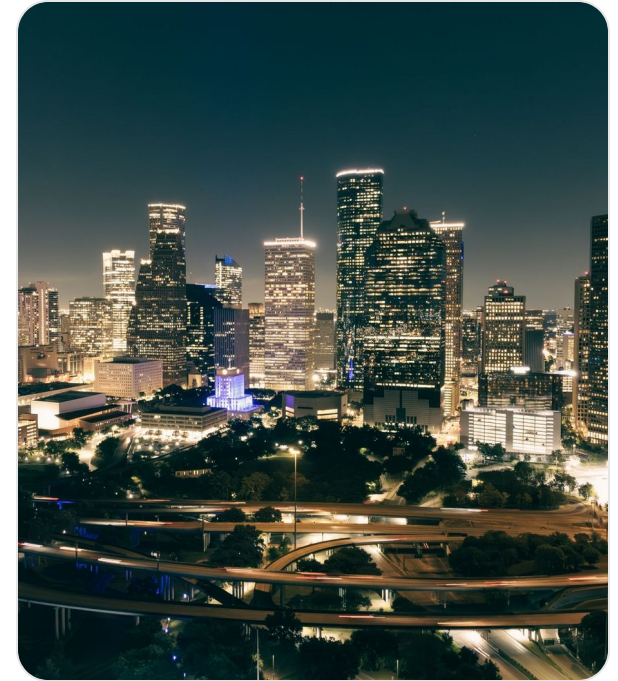
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