

Belt Line & Highway 67 Retail

CEDAR HILL, TEXAS

NEQ Hwy 67 & Belt Line Rd
Cedar Hill, Texas 75104

DALLAS/FT. WORTH MARKET

Dallas/Ft. Worth has the 4th largest MSA in the U.S. | 6.9 M population | #2 in the U.S for job growth



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overview

Belt Line & Highway 67 Retail is a 7,500 shallow depth retail center located on an out parcel to Home Depot at the bull's-eye of the regions dynamic retail hub in Cedar Hill, Texas. Fast growing Cedar Hill is located less than 20 minutes from downtown Dallas and boasts an expansive trade area of over 600,000 people.

traffic counts

Hwy 67: 64,952 VPD (TXDOT, 2014)

Belt Line Rd: 27,569 VPD (TXDOT, 2014)



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demographics

	1 MILE	3 MILE	5 MILE	7 MILE
2015 Population	11,937	63,353	135,290	253,861
Daytime Population	14,158	46,521	108,633	190,224
Average HH Income	\$74,125	\$83,814	\$78,751	\$76,404

area retail



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AREA HIGHLIGHTS

- Expansive Trade Area with over 600,000 resident population.
- Four 2-4 year Colleges/Universities nearby
- City of Cedar Hill has doubled in size since 1990 with a population today of 50,000.
- Cedar Hill State Park nearby attracts 2M visitors annually.



HERMANSEN
LAND DEVELOPMENT, INC.

for more information:

kirk hermansen - 214.373.4202

kirk@hermansenlanddevelopment.com

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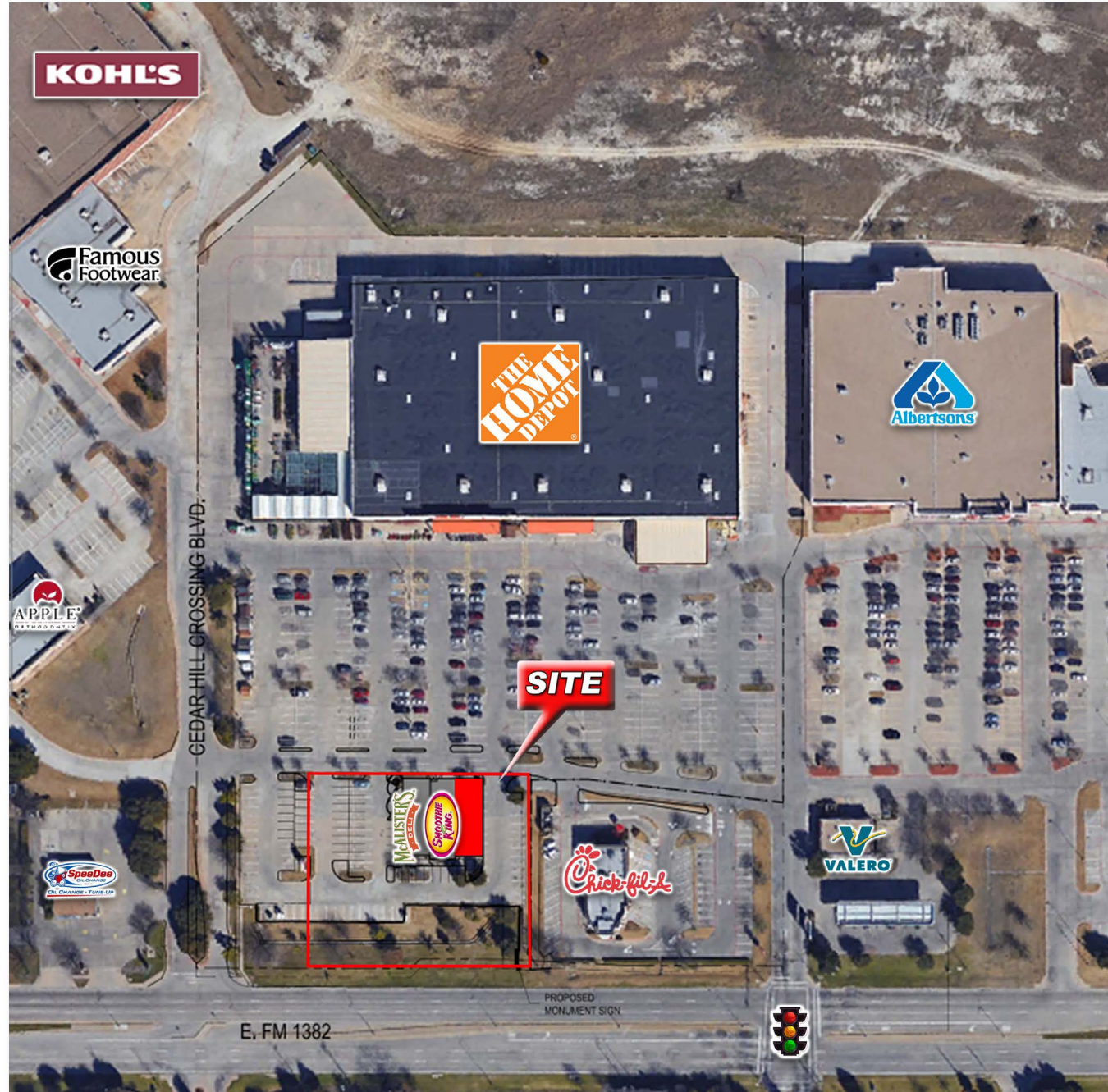


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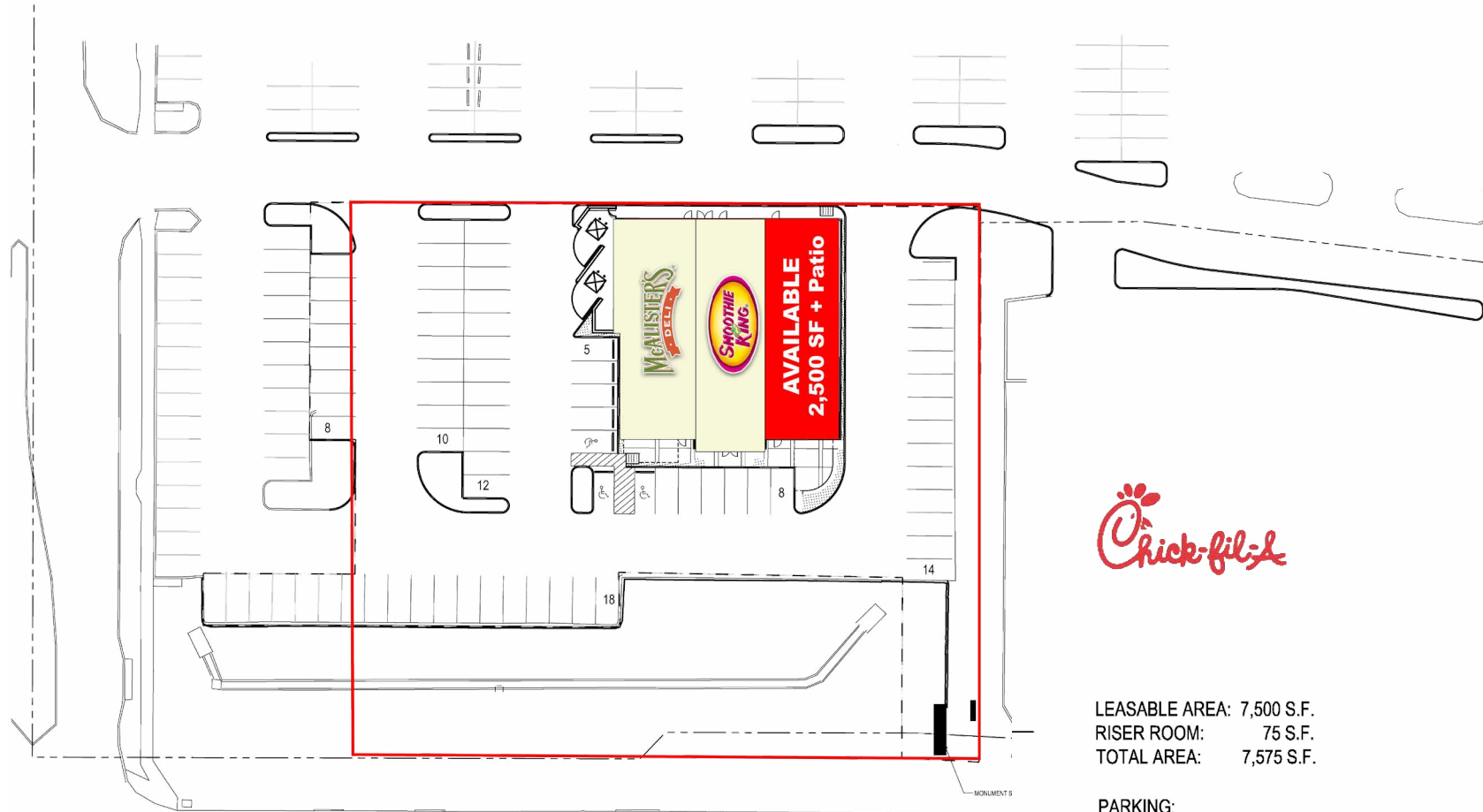
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LEASABLE AREA: 7,500 S.F.
RISER ROOM: 75 S.F.
TOTAL AREA: 7,575 S.F.

PARKING:
7,500/ 100

75 PARKING REQUIRED
75 PARKING PROVIDED



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