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## **+/- 53 ACRES DALLAS COUNTY**

**1415 SOUTH JOE WILSON RD • CEDAR HILL, TX**  
**GREAT INVESTOR PROPERTY**

+/- 53 acres located in Dallas County, Texas in the growing community of Cedar Hill. This property features .4 miles of Joe Wilson Rd frontage, rolling to flat terrain, scattered trees to heavy trees, open pastures, a large pond and creek, a 2500 sf house with pool, barn, arena and several outbuildings.

With the tremendous growth moving south this is sure to be a good investment and future development tract. The property is less than 1/4 mile from the proposed Loop 9 highway project.

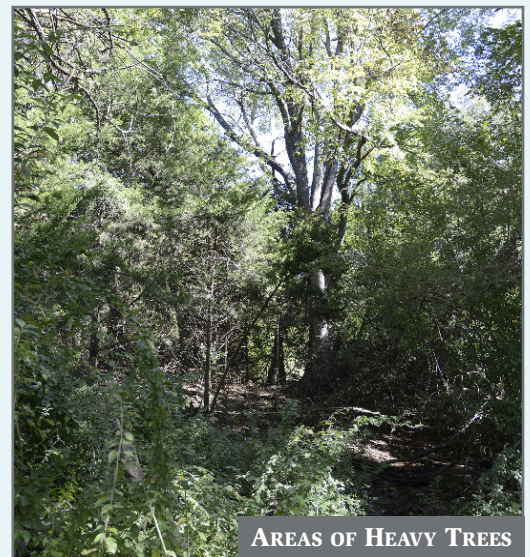
### **Summary:**

- +/- 53 Acres
- Sloping to Flat Terrain
- Good Grass/Grazing
- Open Pasture to Heavy Trees
- Large Pond & Creek
- Over 1000' Paved Road Frontage
- 2500 sf House w/ Pool (Leased)
- Rental Income
- Ag Exemption in Place
- Price: \$1,112,735 (\$20,995/acre)
- MLS #13274594

**Location:** Property is located 16 miles southwest of downtown Dallas and 6 miles northeast of Midlothian. Near the major thoroughfares of Hwy 67, I-35E, Hwy 287 and I-20.



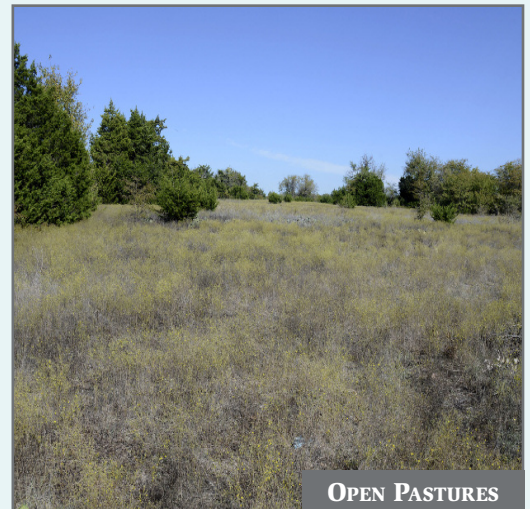
**AERIAL OVERVIEW**



**AREAS OF HEAVY TREES**

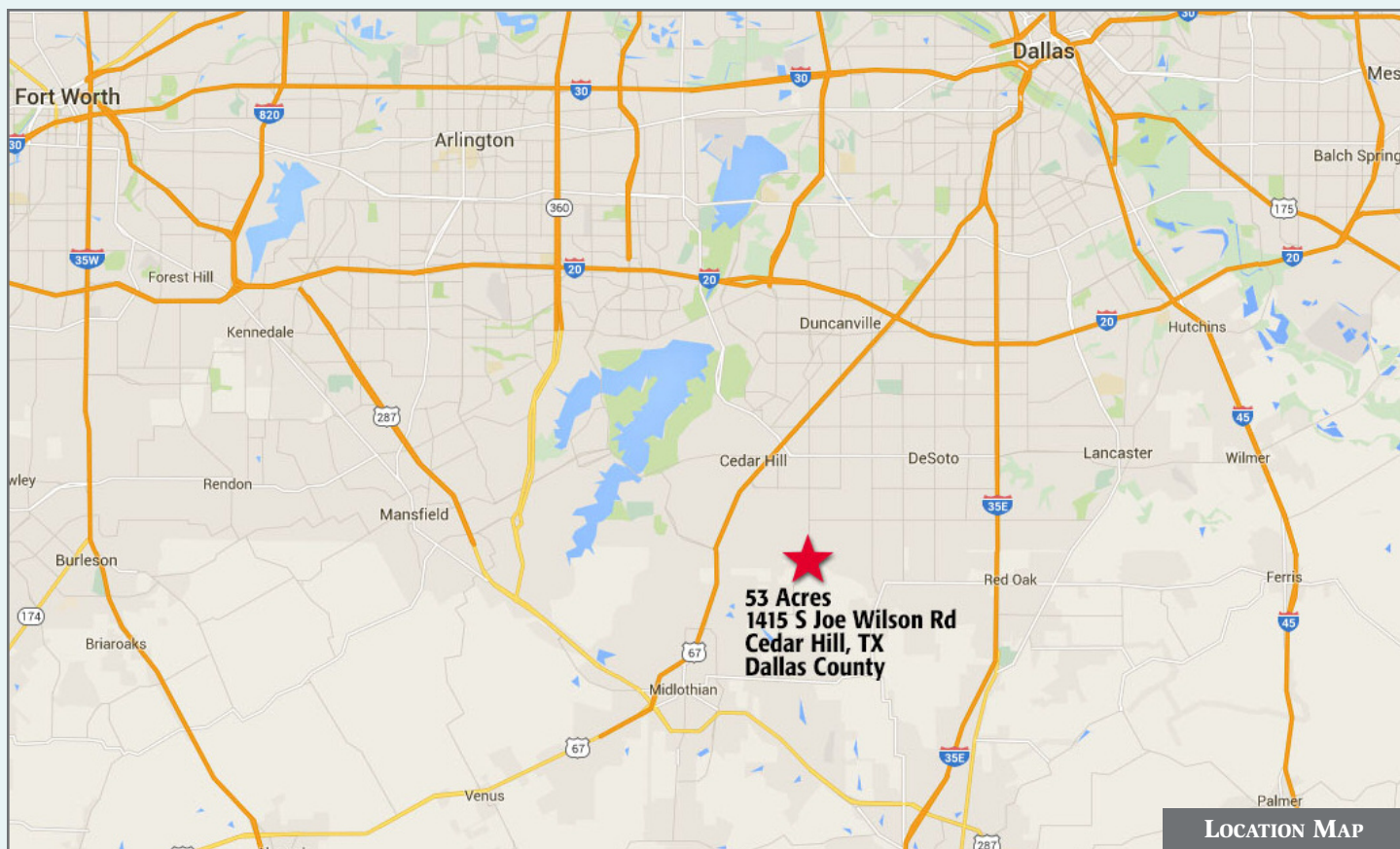


**LARGE POND**



**OPEN PASTURES**





Located near Hwy 67, Hwy 287, I-35E and I-20. Call for showing and property access instructions.



**BEN THOMAS COMPANIES**

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# FACT SHEET

**PROPERTY INFORMATION:** +/- 53 Acres located in Dallas County, Texas

**LOCATION:** Property is located in rapidly growing Cedar Hill, Texas just off Hwy 67 on Joe Wilson Rd, a busy north-south thoroughfare. Cedar Hill is located approximately 16 miles southwest of Dallas and it situated along the eastern shore of Joe Pool Lake and scenic Cedar Hill State Park. The property is less than 1/4 mile north of the proposed Loop 9 highway project.

**LEGAL:** (3) contiguous tracts totaling +/- 53 acres. Tracts are situated in the Williams Master Abstract 925, Page 740. All 3 tracts are located in Dallas County.

<u>Dallas County</u>	<u>Tract Size</u>	<u>DCAD Account No.</u>
Tract #1:	50.98 Acres	65092574010010000
Tract #2:	2.00 Acres	65092574010010100
Tract #3:	1.00 Acres	650925740100100HS

**WATER:** Onsite

**ELECTRIC:** Onsite

**GAS:** Onsite

**SEWER:** Onsite

**PHONE:** Onsite

**FEATURES:** The property features a 2500 sf rental house with pool, arena, several outbuildings, a large pond and creek, areas of open pasture with scattered trees to areas of heavy trees and brush along the creek. Property has over 1,000' of road frontage on S Joe Wilson Rd, a very busy north-south thoroughfare. Great investor and development property in a growing community.

**SCHOOLS:** Cedar Hill Independent School District

**TAXES:** Property is ag-exempt (except for 1 acre around the house)