

CENTURY 21

Judge Fite Company



1400 KARI ANN DRIVE

CEDAR HILL, TX 75104



\$699,900



2,340 sqft

DESCRIPTION

Prime commercial opportunity on 2.275 acres with exceptional visibility and access! COMMERCIAL Zoning is currently Neighborhood Services zoning and is intended for limited, small-scale businesses that provide convenience goods and personal services for nearby residents. This well-maintained property features a versatile office building with multiple 7 & possibly 8 private offices, a large conference rooms, nice reception areas, and a break room with kitchenette and sitting area, making it ideal for professional services, medical, or administrative use. Situated on a spacious OVER 2 ACRE lot, the property offers ample parking, ADA accessibility, and room for future expansion or additional development. With its strategic location along a high-traffic corridor and easy access to major highways, this property is perfectly positioned for businesses seeking growth and maximum exposure. Whether for owner-use or as an investment, the possibilities here are endless.

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 21042904
YEAR BUILT: 1984
COUNTY: Dallas
TRACT OR SUBDIVIION: Kingswood 06 2nd Sec Rev
LIST DATE: 08/26/2025

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800.451.8055

AREA:
SQUARE FEET: 2,340
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 2.28
LOT SIZE (SQFT): 99,099

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Laminate

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Open

LOT DESCRIPTION:

- Acreage
- CornerLot
- FewTrees

ROOF TYPE:

- Composition

SIDING:

- Brick

FOUNDATION:

- PillarPostPier

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Leslie Majors 

PHONE: 972.905.6333

BROKERED BY: Legacy Realty Group

SECURITY FEATURES:

- SecuritySystem

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each office is independently owned and operated