



**2200 MANSFIELD ROAD**  
CEDAR HILL, TX 75104



\$579,999



0 sqft

## DESCRIPTION

Pleased to offer a premier 1.98-acre development site positioned at the high-traffic hard corner of Mansfield Road and Lakeview Drive in Cedar Hill, Texas. Strategically situated within a densely populated residential area, the property benefits from strong demographics, including 83,581 households within a 15-minute drive time and a median household income of \$117,562. The site's Local Retail zoning, coupled with utilities in place (septic, city water, and electric) and dual access points, provides an efficient path to development. The location supports a wide range of potential uses, including convenience store, gas station, QSR, and general retail, making it an attractive opportunity for commercial operators and investors alike. Positioned along a key community travel corridor, the property captures exposure to 12,708 vehicles per day, with steady traffic drawn from Joe Pool Lake, Cedar Hill State Park, Highway 67, and surrounding neighborhoods—all within three miles of the site. This prime corner tract combines visibility, accessibility, and favorable market fundamentals—making it a strong candidate for immediate commercial development.

**PROPERTY TYPE:** Commercial - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21123074

**YEAR BUILT:**

**COUNTY:** Dallas

**TRACT OR SUBDIVIION:** None

**LIST DATE:** 12/02/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 1.99

**LOT SIZE (SQFT):** 86,553

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## UTILITIES

**UTILITIES:**

- ElectricityAvailable
- SepticAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Shane Hendrix 

**BROKERED BY:** M&D CRE, LLC

century21judgefite.com

each office is independently owned and operated