

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1198 S CLARK ROAD

CEDAR HILL, TX 75104



\$3,500,000



1 acres

## DESCRIPTION

Situated in the Hill Country of Dallas, this 45-acre tract offers a prime residential development opportunity in Cedar Hill. Most of the land is zoned SF-22, with a smaller portion zoned RR, allowing flexibility for premium single-family development. Directly adjacent to a large planned city park, the property provides built-in lifestyle amenities that will enhance any future community. The property offers 1,600+ feet of frontage on S. Clark & 375+ feet on Stoney Creek, with 2 gated entry points for controlled access. A main water line is installed at the S. Clark entrance, & the City installed gas & high-speed internet infrastructure along S. Clark Road several years ago. A 15-inch VCP sewer line also traverses the property, providing critical utility access to support development. The northeast corner sits at one of the highest elevations in the region, delivering panoramic views of the surrounding Hill Country. A natural creek, pecan & peach trees, & seasonal bluebonnets add organic character & visual appeal. The property lies along the Balcones Escarpment, Cedar Hill's most defining physical feature, which rises above 880 feet mean sea level. Recognized as the highest point between the Red River & the Gulf Coast, this unique topography creates opportunities for premium residential lots & distinctive community design. The site is strategically located across from horse stables & a public park with walking trails, adjacent to Plummer Elementary, & near the Cedar Hill Fire Station. Permitted by-right uses include a private country club, golf course, church, & non-commercial radio tower, but the property is ideally suited for a master-planned community or luxury residential development. With its combination of size, location, topography, established utilities, & proximity to civic & recreational amenities, this tract represents one of the few remaining large-scale residential development opportunities in Cedar Hill & offers significant long-term investment upside.

**PROPERTY TYPE:** Land - Improved Land

**MLS STATUS:** Active

**MLS:** 21148862

**YEAR BUILT:**

**COUNTY:** Dallas

**TRACT OR SUBDIVIION:** None

**LIST DATE:** 01/10/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 44.94

**LOT SIZE (SQFT):** 1,957,412

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- Pasture
- Ravine
- RollingSlope
- RockOutcropping
- ManyTrees
- Sloped
- Wooded

**FENCING:**

- BarbedWire
- Fenced
- Gate
- Metal
- Perimeter
- Wire

## UTILITIES

**UTILITIES:**

- CableAvailable
- ElectricityAvailable
- NaturalGasAvailable
- PhoneAvailable
- SewerAvailable
- WaterAvailable

# ADDITIONAL PROPERTY DETAILS

---

**LISTED BY:** Jennifer Cloud 

**PHONE:** 469.319.2846

**BROKERED BY:** Prominus, LLC