

3883 Cedardale Rd



Land - Southwest Dallas
Submarket
Dallas, TX 75241

18.27 AC Lot 795,841 SF Lot Agricultural-ot... Zoning \$3.98M Sale Price \$217.8K Price/AC

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\$3.98M Sale Price \$217,800 Price/AC \$5.00 Price/SF 18.27 AC 795,841 SF 1,365 days On Market Agricultural-other Zoning

For Sale

Price	\$3,979,206		
Price/AC	\$217,800	On Market	1,365 Days
Price/SF	\$5.00	Last Updated	Dec 2, 2021
Sale Type	Investment		Update
Status	Active		

Sale Highlights

- Heavy traffic, near I20,45.

Sale Notes

Southport Area! Industrial area, can be used for other needs.

Sale Contacts



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Land

Type	2 Star Industrial Land		
Location	Suburban		
Zoning	Agricultural-other		
Land AC - Gross	18.27 AC	Land SF - Gross	795,841 SF
Land AC - Net	11.67 AC	Land SF - Net	508,345 SF
Topography	Level	No. of Lots	2
On Sites	Raw land		
Off Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		
Current Use	Agricultural		
Improvements	1,800 SF steel building		
Proposed Use	Industrial, Industrial Park, Parking Lot		
Frontage	461' on 3883 Cedardale		
Parcel	0083110000080000		
Taxes	\$0.01/SF (2020)		
Walk Score®	Car-Dependent (1)		
Transit Score®	Minimal Transit (20)		

Assessment

2021 Assessment

Improvements	\$300	
Land	\$213,450	\$0.46/SF
Total Value	\$213,750	

Demographics

	1 mile	3 miles
Population	1,790	39,879
Households	570	12,526
Median Age	33.20	33.30
Median HH Income	\$45,743	\$44,189
Daytime Employees	602	8,261
Population Growth '21 - '26	▲ 3.69%	▲ 2.31%
Household Growth '21 - '26	▲ 3.33%	▲ 2.13%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measu...	Distance
Cleveland Rd	Langdon Rd SE	110	2018	0.20 mi
Langdon Rd	Cedardale Rd W	1,044	2018	0.28 mi
Cedardale Rd	Glorietta Ln W	636	2018	0.34 mi
Langdon Rd	Cleveland Rd W	1,488	2018	0.41 mi
Bonnie Vw	Jefferson St S	4,143	2020	0.54 mi
Jefferson St	Bonnie View Rd N	11,152	2020	0.65 mi
I-20	Bonnie View Rd E	7,748	2018	0.67 mi
Jefferson St	Telephone Rd S	4,092	2020	0.68 mi
Telephone Rd	Jefferson St NE	697	2018	0.76 mi
Langdon Rd	Jefferson St SW	733	2018	0.78 mi

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