

# Prime Commercial Lake Area Land Opportunity

**FEATURING ±387' COMMERCIAL FRONTAGE IN SEVEN  
POINTS—A GROWING LAKE-AREA CORRIDOR**



**±387' Frontage on ±2.49 Acres  
Flexible Use Potential Located  
Next Door to Brookshire's  
Prime Lake-Area Corridor with  
Residential Growth Nearby  
Easy Ingress/Egress Connectivity**

**00 S Seven Points Blvd, Seven Points, TX**

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# Property Overview

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M&D CRE is proud to present a commercial land opportunity featuring  $\pm 387$  feet of frontage along Seven Points Blvd, offering strong visibility, access, and development potential within the growing Cedar Creek Lake trade area.

Listed By:  
Abin Thomas | 214.793.0964



# Property Overview

M&D CRE is pleased to present a high-visibility commercial land opportunity featuring  $\pm 387$  feet of frontage along Seven Points Blvd. The site sits within an established retail corridor directly next door to Brookshires, and near national and regional tenants including AutoZone, O'Reilly Auto Parts, Family Dollar, and Dollar Tree; plus multiple short-term and long-term RV parks—providing consistent traffic, co-tenancy synergy, and daily consumer activity. The property's frontage and positioning along a primary thoroughfare offer strong exposure and accessibility, supporting efficient ingress/egress and signage potential. Surrounded by an established residential base and continued growth throughout the Cedar Creek Lake area, the site benefits from a steady local customer base and destination-driven traffic patterns.

Located just minutes from Cedar Creek Lake and near Blue Sky Cedar Creek Lake RV Park, the property captures both full-time residents and seasonal visitors, supporting a wide range of commercial uses. This blend of local density and recreational traffic enhances viability for retail, restaurant, medical, and service-oriented users. With functional topography and utilities noted as available (buyer to verify), the site offers a path to development with flexibility for site plans, including single-user, multi-tenant, or pad site configurations. Combined with proximity to Highway 175 for regional connectivity to the Dallas-Fort Worth Metroplex, the property presents a compelling opportunity for investors, developers, and owner-users.

For more information, contact **Abin Thomas** at **214.793.0964** or **[abin.thomas@mdcregroup.com](mailto:abin.thomas@mdcregroup.com)**

Site Size	$\pm 2.49$ Acres
Frontage	$\pm 387'$ on Seven Points Blvd/Hwy 274
Property Type	Commercial Land
Access	Direct Frontage Road Access
Visibility	Strong Visibility on Frontage
Flood	No Known Flood Zone
State Highway	Texas State Highway 274
Add'l Hwy Access	Close Proximity to Hwy 175



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## Highlights

±2.49 Acres with ±387' of Frontage

Strong Traffic Exposure

Prime Corridor Location

Regional Residential Growth

Development Ready Site

Utilities Available Nearby

Flexible Use Potential

Hold or Pad Development

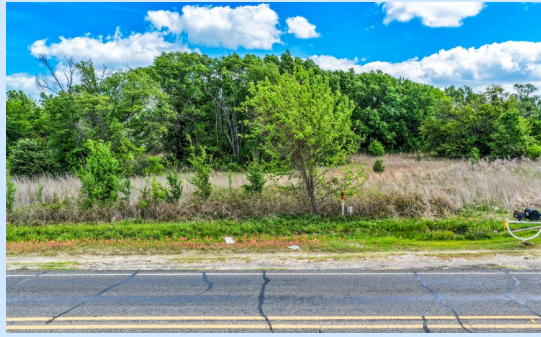
Rising Retail & Service Demand

Emerging Corridor Near Cedar Creek Lake

Access to Hwy 175

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# 00 S Seven Points Blvd — Highlights

## CORE ASSET HIGHLIGHTS

[ SHARED VALUE ACROSS ALL ]

- ±387' Frontage Along Seven Points Blvd
- High-Visibility/Retail Corridor
- Strong Vehicle Traffic & Drive-By Exposure
- Minutes from Cedar Creek Lake—Weekday & Weekend Revenue
- Surrounded by Regional Retail
- Flexible Site Supporting Multiple Commercial Uses

## RETAIL / DEVELOPER HIGHLIGHTS

[ VISIBILITY | DEMAND | SCALE ]

- Frontage-Driven Site Ideally Retail or Pad Development
- Strong Demand for QSR, Convenience & Service Retail
- High Daily Traffic Supports Customer Acquisition
- Underserved Corridor with Tenant Demand
- Single-Tenant or Shop Development
- Serves Both Local Residents & Lake Traffic

## OWNER-USER HIGHLIGHTS

[ FUNCTION | EXPOSURE | USABILITY ]

- High Visibility Enhances Business Presence
- Ideal for Medical, Service, or Customer-Facing Users
- Easy Access for Daily Traffic & Repeat Customers
- Supports Drive-Up, Service, or Retail-Oriented Use
- Positioned for Immediate Market Entry

## INVESTMENT HIGHLIGHTS

[ GROWTH | DEMAND | POSITIONING ]

- Located in Growing Cedar Creek Lake Trade Area
- Increasing Household Base & Consumer Spending
- Strong Convenience & Service-Oriented Demand
- Frontage Supports Long-Term Value & Leaseability
- Ideal for Hold, Development, or Future Redevelopment

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# Location Overview

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Seven Points, Texas is a centrally located Cedar Creek Lake community that serves as a commercial hub for surrounding lake-area residents and regional traffic.

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# Seven Points | Growing Cedar Creek Lake Retail & Service Market

## Seven Points, TX Overview

Seven Points, Texas is a strategically positioned lake-area community within the Cedar Creek Lake region, serving as a central commercial and service hub for both full-time residents and seasonal visitors. Located along key corridors with access to State Highway 175, the area benefits from consistent local traffic as well as regional flow between surrounding communities such as Gun Barrel City, Mabank, and Kemp. The presence of national and regional retailers, combined with limited commercial supply, supports steady demand for retail, restaurant, and service-oriented businesses. In addition to its established residential base, Seven Points draws continued activity from lake-related recreation and second-home ownership, contributing to ongoing consumer demand and long-term growth within the broader East Dallas expansion corridor.

**23,174**

Population

15 Min—ESRI/STDB

**1.25%**

Annual Household Growth

10 Min—STDB

**\$58.7M**

Food Spending by 2030

10 Min—ESRI/STDB

**92.9%**

of Households with Vehicles

10 Min 2025–2030  
ESRI/STDB

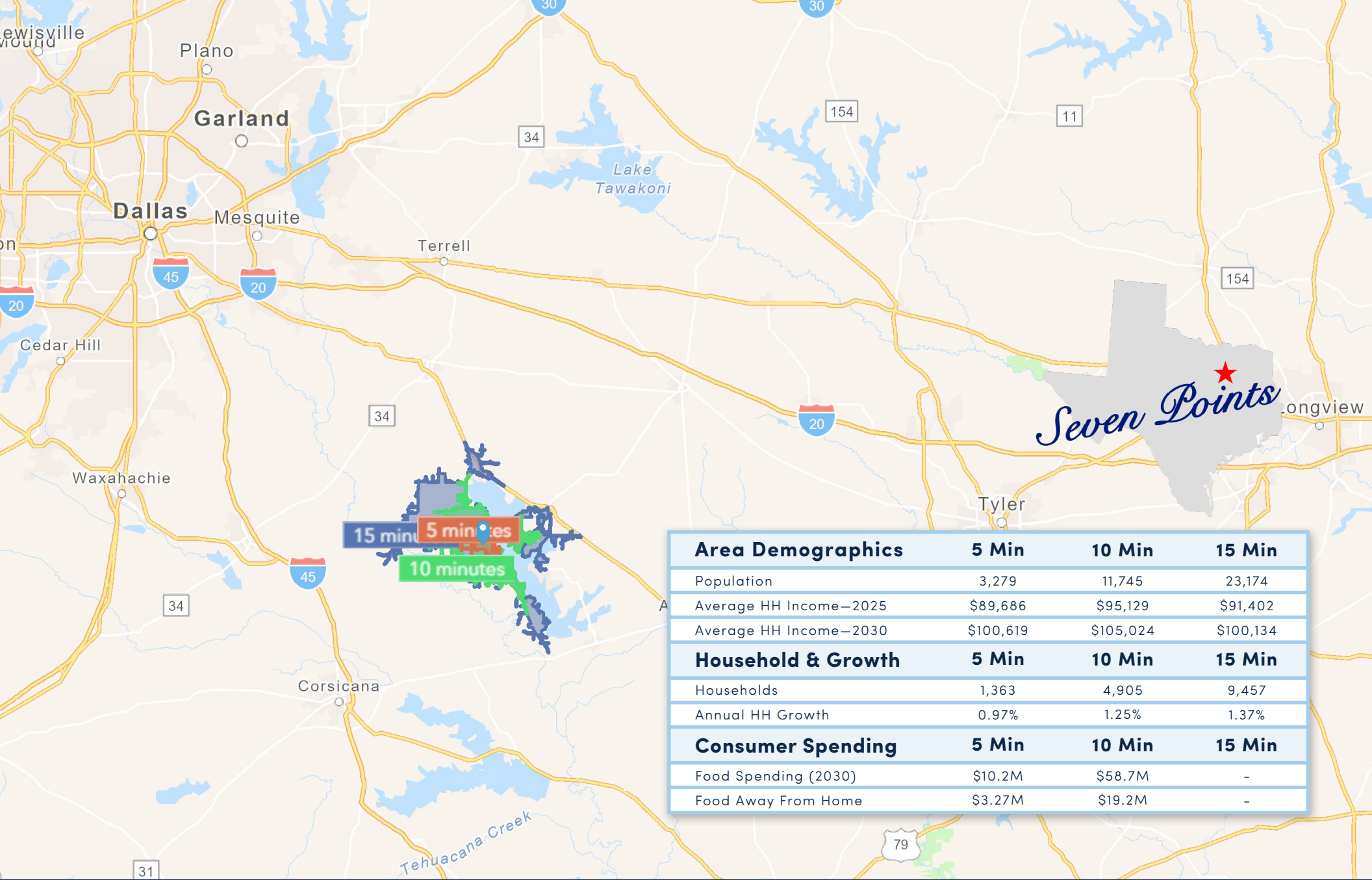


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Area Demographics	5 Min	10 Min	15 Min
Population	3,279	11,745	23,174
Average HH Income—2025	\$89,686	\$95,129	\$91,402
Average HH Income—2030	\$100,619	\$105,024	\$100,134
Household & Growth	5 Min	10 Min	15 Min
Households	1,363	4,905	9,457
Annual HH Growth	0.97%	1.25%	1.37%
Consumer Spending	5 Min	10 Min	15 Min
Food Spending (2030)	\$10.2M	\$58.7M	-
Food Away From Home	\$3.27M	\$19.2M	-

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