

1199 & 1231 E Pleasant Run Rd Cedar Hill, TX

84-Lot, City-Approved Conceptual Pre-Development Plan



37.7-Acre Contiguous Development Site
City-Approved SFR Pre-Dev. Plan
Adjacent to Schools & Residential Growth
Under 5 Minutes to Hwy 67
Rare, Premium Infill Land

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Table of Contents

Pages 4-7 | Property Overview

Pages 8-11 | Location Overview

Page 12 | Contacts



Property Overview

Rare 37.7-acre contiguous development site in Cedar Hill, TX offering full utility availability, immediate school adjacency, and one of the last large-scale infill opportunities in a supply-constrained, lifestyle-driven DFW suburb only 17 miles from Dallas. A city approved 84-lot concept plan is already in place, delivering a clear entitlement path and significantly reducing development risk for the right buyer.

Listed By:
Shane Hendrix | 214.460.8926



Property Overview

M&D CRE is pleased to present a rare 37.7-acre contiguous residential development opportunity spanning two parcels at 1231 & 1199 E Pleasant Run Road in Cedar Hill, TX – one of the last remaining large-scale infill sites in a mature, nature-driven DFW suburb. Currently zoned single-family residential, the property comes with a city-approved concept plan – Heritage on the Hill – featuring 84 single-family lots with 7.4 acres of dedicated open space with hike and trail amenities, and proposed water and sewer infrastructure mapped throughout. The approved plan significantly reduces entitlement risk and shortens the timeline from acquisition to vertical construction. Surrounded by established neighborhoods and situated directly across from Bessie Coleman Middle School and Cedar Hill Elementary, the property has full utilities in place – city water, city sewer, electricity, and gas – with level terrain and no known flood plain or easement encumbrances. Cedar Hill delivers a Hill Country lifestyle just 17 miles from downtown Dallas, with proximity to Joe Pool Lake and Cedar Hill State Park, household incomes exceeding \$110,000, and limited remaining developable land. Highway 67 is under five minutes away. For the right developer, this is premium infill land in a built-out, high-demand market – with an approved pre-development plan in hand. **Contact Shane Hendrix at 214.460.8926 for details.**

Size	37.7 Acres
Zoning	Single Family Residential
Topography	Level
Grading	Raw Land
Utilities	Water, Electric, Septic, Gas
Access	Single Access
Flood Plain	None Known
Easements	None Known



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Property Highlights

±37.7 Acres and Zoned SFR

City-Approved Pre-Development Plan in place

Full Utilities on Site

Adjacent to Three Schools

Active Builder Activity Nearby

Under 5 Minutes to Hwy 67

Just 2 Miles to Hillside Village

±17 Miles to Downtown Dallas

Near Joe Pool Lake & State Park

Free from Flood Zone

Limited Developable Land Left



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Shane Hendrix | 214.460.8926



Approved Pre-Development Plan

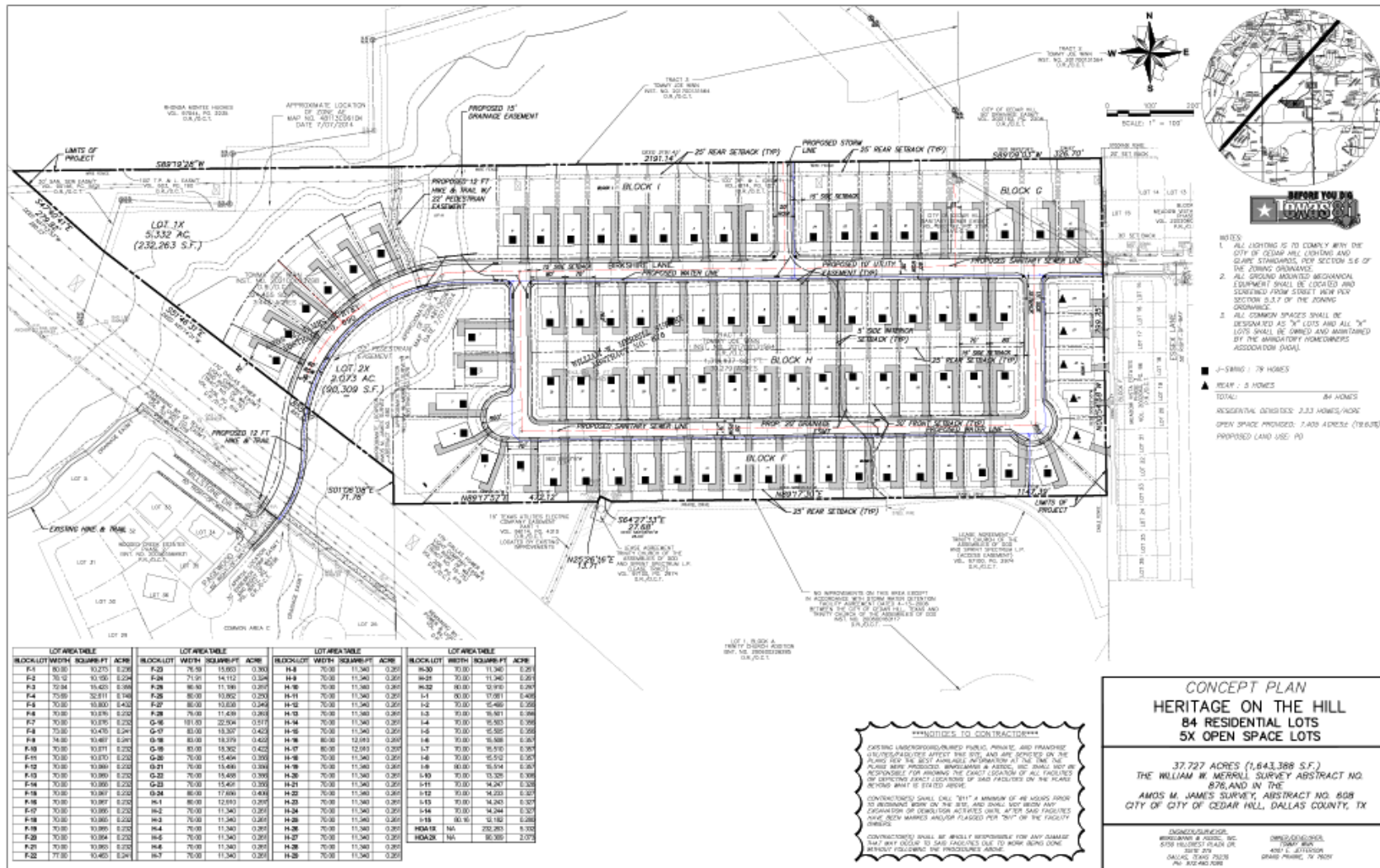
The city-approved concept plan for Heritage on the Hill envisions 84 single-family residential lots. The plan includes a hike and trail system with pedestrian easements, five designated common area lots to be owned and maintained by a mandatory HOA, and proposed water and sanitary sewer infrastructure mapped throughout the development.

For a prospective developer, this approved plan eliminates the longest and most uncertain phase of the development cycle — entitlement — and offers a clear path from acquisition to vertical construction.

Listed By:
Shane Hendrix | 214.460.8926



Heritage Hill | City-Approved Development Plan



LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
BLOCK/LOT	WIDTH DEGREE/PT ACRES	BLOCK/LOT	WIDTH DEGREE/PT ACRES	BLOCK/LOT	WIDTH DEGREE/PT ACRES	BLOCK/LOT	WIDTH DEGREE/PT ACRES
F-1	80.00	12.275	0.291	F-20	76.00	11.340	0.301
F-2	78.00	10.160	0.254	F-21	71.00	14.112	0.354
F-3	72.00	10.620	0.266	F-22	80.00	11.700	0.285
F-4	75.00	12.011	0.314	F-23	80.00	10.862	0.293
F-5	70.00	10.800	0.282	F-24	80.00	10.820	0.292
F-6	70.00	10.195	0.252	F-25	76.00	11.340	0.301
F-7	70.00	10.195	0.252	F-26	80.00	10.820	0.292
F-8	70.00	10.195	0.252	F-27	80.00	10.820	0.292
F-9	70.00	10.195	0.252	F-28	76.00	11.340	0.301
F-10	70.00	10.195	0.252	F-29	76.00	11.340	0.301
F-11	70.00	10.195	0.252	F-30	76.00	11.340	0.301
F-12	70.00	10.195	0.252	F-31	76.00	11.340	0.301
F-13	70.00	10.195	0.252	F-32	76.00	11.340	0.301
F-14	70.00	10.195	0.252	F-33	76.00	11.340	0.301
F-15	70.00	10.195	0.252	F-34	76.00	11.340	0.301
F-16	70.00	10.195	0.252	F-35	76.00	11.340	0.301
F-17	70.00	10.195	0.252	F-36	76.00	11.340	0.301
F-18	70.00	10.195	0.252	F-37	76.00	11.340	0.301
F-19	70.00	10.195	0.252	F-38	76.00	11.340	0.301
F-20	70.00	10.195	0.252	F-39	76.00	11.340	0.301
F-21	70.00	10.195	0.252	F-40	76.00	11.340	0.301
F-22	70.00	10.195	0.252	F-41	76.00	11.340	0.301
F-23	70.00	10.195	0.252	F-42	76.00	11.340	0.301
F-24	70.00	10.195	0.252	F-43	76.00	11.340	0.301
F-25	70.00	10.195	0.252	F-44	76.00	11.340	0.301
F-26	70.00	10.195	0.252	F-45	76.00	11.340	0.301
F-27	70.00	10.195	0.252	F-46	76.00	11.340	0.301
F-28	70.00	10.195	0.252	F-47	76.00	11.340	0.301
F-29	70.00	10.195	0.252	F-48	76.00	11.340	0.301
F-30	70.00	10.195	0.252	F-49	76.00	11.340	0.301
F-31	70.00	10.195	0.252	F-50	76.00	11.340	0.301
F-32	70.00	10.195	0.252	F-51	76.00	11.340	0.301
F-33	70.00	10.195	0.252	F-52	76.00	11.340	0.301
F-34	70.00	10.195	0.252	F-53	76.00	11.340	0.301
F-35	70.00	10.195	0.252	F-54	76.00	11.340	0.301
F-36	70.00	10.195	0.252	F-55	76.00	11.340	0.301
F-37	70.00	10.195	0.252	F-56	76.00	11.340	0.301
F-38	70.00	10.195	0.252	F-57	76.00	11.340	0.301
F-39	70.00	10.195	0.252	F-58	76.00	11.340	0.301
F-40	70.00	10.195	0.252	F-59	76.00	11.340	0.301
F-41	70.00	10.195	0.252	F-60	76.00	11.340	0.301
F-42	70.00	10.195	0.252	F-61	76.00	11.340	0.301
F-43	70.00	10.195	0.252	F-62	76.00	11.340	0.301
F-44	70.00	10.195	0.252	F-63	76.00	11.340	0.301
F-45	70.00	10.195	0.252	F-64	76.00	11.340	0.301
F-46	70.00	10.195	0.252	F-65	76.00	11.340	0.301
F-47	70.00	10.195	0.252	F-66	76.00	11.340	0.301
F-48	70.00	10.195	0.252	F-67	76.00	11.340	0.301
F-49	70.00	10.195	0.252	F-68	76.00	11.340	0.301
F-50	70.00	10.195	0.252	F-69	76.00	11.340	0.301
F-51	70.00	10.195	0.252	F-70	76.00	11.340	0.301
F-52	70.00	10.195	0.252	F-71	76.00	11.340	0.301
F-53	70.00	10.195	0.252	F-72	76.00	11.340	0.301
F-54	70.00	10.195	0.252	F-73	76.00	11.340	0.301
F-55	70.00	10.195	0.252	F-74	76.00	11.340	0.301
F-56	70.00	10.195	0.252	F-75	76.00	11.340	0.301
F-57	70.00	10.195	0.252	F-76	76.00	11.340	0.301
F-58	70.00	10.195	0.252	F-77	76.00	11.340	0.301
F-59	70.00	10.195	0.252	F-78	76.00	11.340	0.301
F-60	70.00	10.195	0.252	F-79	76.00	11.340	0.301
F-61	70.00	10.195	0.252	F-80	76.00	11.340	0.301
F-62	70.00	10.195	0.252	F-81	76.00	11.340	0.301
F-63	70.00	10.195	0.252	F-82	76.00	11.340	0.301
F-64	70.00	10.195	0.252	F-83	76.00	11.340	0.301
F-65	70.00	10.195	0.252	F-84	76.00	11.340	0.301
F-66	70.00	10.195	0.252	F-85	76.00	11.340	0.301
F-67	70.00	10.195	0.252	F-86	76.00	11.340	0.301
F-68	70.00	10.195	0.252	F-87	76.00	11.340	0.301
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F-74	70.00	10.195	0.252	F-93	76.00	11.340	0.301
F-75	70.00	10.195	0.252	F-94	76.00	11.340	0.301
F-76	70.00	10.195	0.252	F-95	76.00	11.340	0.301
F-77	70.00	10.195	0.252	F-96	76.00	11.340	0.301
F-78	70.00	10.195	0.252	F-97	76.00	11.340	0.301
F-79	70.00	10.195	0.252	F-98	76.00	11.340	0.301
F-80	70.00	10.195	0.252	F-99	76.00	11.340	0.301
F-81	70.00	10.195	0.252	F-100	76.00	11.340	0.301
F-82	70.00	10.195	0.252	F-101	76.00	11.340	0.301
F-83	70.00	10.195	0.252	F-102	76.00	11.340	0.301
F-84	70.00	10.195	0.252	F-103	76.00	11.340	0.301
F-85	70.00	10.195	0.252	F-104	76.00	11.340	0.301
F-86	70.00	10.195	0.252	F-105	76.00	11.340	0.301
F-87	70.00	10.195	0.252	F-106	76.00	11.340	0.301
F-88	70.00	10.195	0.252	F-107	76.00	11.340	0.301
F-89	70.00	10.195	0.252	F-108	76.00	11.340	0.301
F-90	70.00	10.195	0.252	F-109	76.00	11.340	0.301
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F-95	70.00	10.195	0.252	F-114	76.00	11.340	0.301
F-96	70.00	10.195	0.252	F-115	76.00	11.340	0.301
F-97	70.00	10.195	0.252	F-116	76.00	11.340	0.301
F-98	70.00	10.195	0.252	F-117	76.00	11.340	0.301
F-99	70.00	10.195	0.252	F-118	76.00	11.340	0.301
F-100	70.00	10.195	0.252	F-119	76.00	11.340	0.301
F-101	70.00	10.195	0.252	F-120	76.00	11.340	0.301
F-102	70.00	10.195	0.252	F-121	76.00	11.340	0.301
F-103	70.00	10.195	0.252	F-122	76.00	11.340	0.301
F-104	70.00	10.195	0.252	F-123	76.00	11.340	0.301
F-105	70.00	10.195	0.252	F-124	76.00	11.340	0.301
F-106	70.00	10.195	0.252	F-125	76.00	11.340	0.301
F-107	70.00	10.195	0.252	F-126	76.00	11.340	0.301
F-108	70.00	10.195	0.252	F-127	76.00	11.340	0.301
F-109	70.00	10.195	0.252	F-128	76.00	11.340	0.301
F-110	70.00	10.195	0.252	F-129	76.00	11.340	0.301
F-111	70.00	10.195	0.252	F-130	76.00	11.340	0.301
F-112	70.00	10.195	0.252	F-131	76.00	11.340	0.301
F-113	70.00	10.195	0.252	F-132	76.00	11.340	0.301
F-114	70.00	10.195	0.252	F-133	76.00	11.340	0.301
F-115	70.00	10.195	0.252	F-134	76.00	11.340	0.301
F-116	70.00	10.195	0.252	F-135	76.00	11.340	0.301
F-117	70.00	10.195	0.252	F-136	76.00	11.340	0.301
F-118	70.00	10.195	0.252	F-137	76.00	11.340	0.301
F-119	70.00	10.195	0.252	F-138	76.00	11.340	0.301
F-120	70.00	10.195	0.252	F-139	76.00	11.340	0.301
F-121	70.00	10.195	0.252	F-140	76.00	11.340	0.301
F-122	70.00	10.195	0.252	F-141	76.00	11.340	0.301
F-123	70.00	10.195	0.252	F-142	76.00	11.340	0.301
F-124	70.00	10.195	0.252	F-143	76.00	11.340	0.301
F-125	70.00	10.195	0.252	F-144	76.00	11.340	0.301
F-126	70.00	10.195	0.252	F-145	76.00	11.340	0.301
F-127	70.00	10.195	0.252	F-146	76.00	11.340	0.301
F-128	70.00	10.195	0.252	F-147	76.00	11.340	0.301
F-129	70.00	10.195	0.252	F-148	76.00	11.340	0.301
F-130	70.00	10.195	0.252	F-149	76.00	11.340	0.301
F-131	70.00	10.195	0.252	F-150	76.00	11.340	0.301
F-132	70.00	10.195	0.252	F-151	76.00	11.340	0.301
F-133	70.00	10.195	0.252	F-152	76.00	11.340	0.301
F-134	70.00	10.195	0.252	F-153	76.00	11.340	0.301
F-135	70.00	10.195	0.252	F-154	76.00	11.340	0.301
F-136	70.00	10.195	0.252	F-155	76.00	11.340	0.301
F-137	70.00	10.195	0.252	F-156	76.00	11.340	0.301
F-138	70.00	10.195	0.252	F-			

Location Overview

Cedar Hill, TX is Southern Dallas County's prime hub for retail and commercial investment.

Listed By:
Shane Hendrix | 214.460.8926



Gateway to Growth in Southern Dallas County

Cedar Hill, TX Overview

Cedar Hill, TX is a dynamic and growing community with strong demographics and a thriving retail environment. The city features a diverse population, solid household incomes, and a high rate of homeownership, creating a stable foundation for commercial growth. Cedar Hill has established itself as the retail hub of southern Dallas County, with ongoing development and pro-growth planning initiatives that continue to drive demand. Its strategic location, commuter traffic flows, and proximity to major regional destinations make it a prime market for future commercial investment.

247,934

2025
Population

STBD

255,152

2030 Projected
Population

STBD

200,078

2025 Daytime
Population

STBD

\$117,562

2025 Average
HH Income

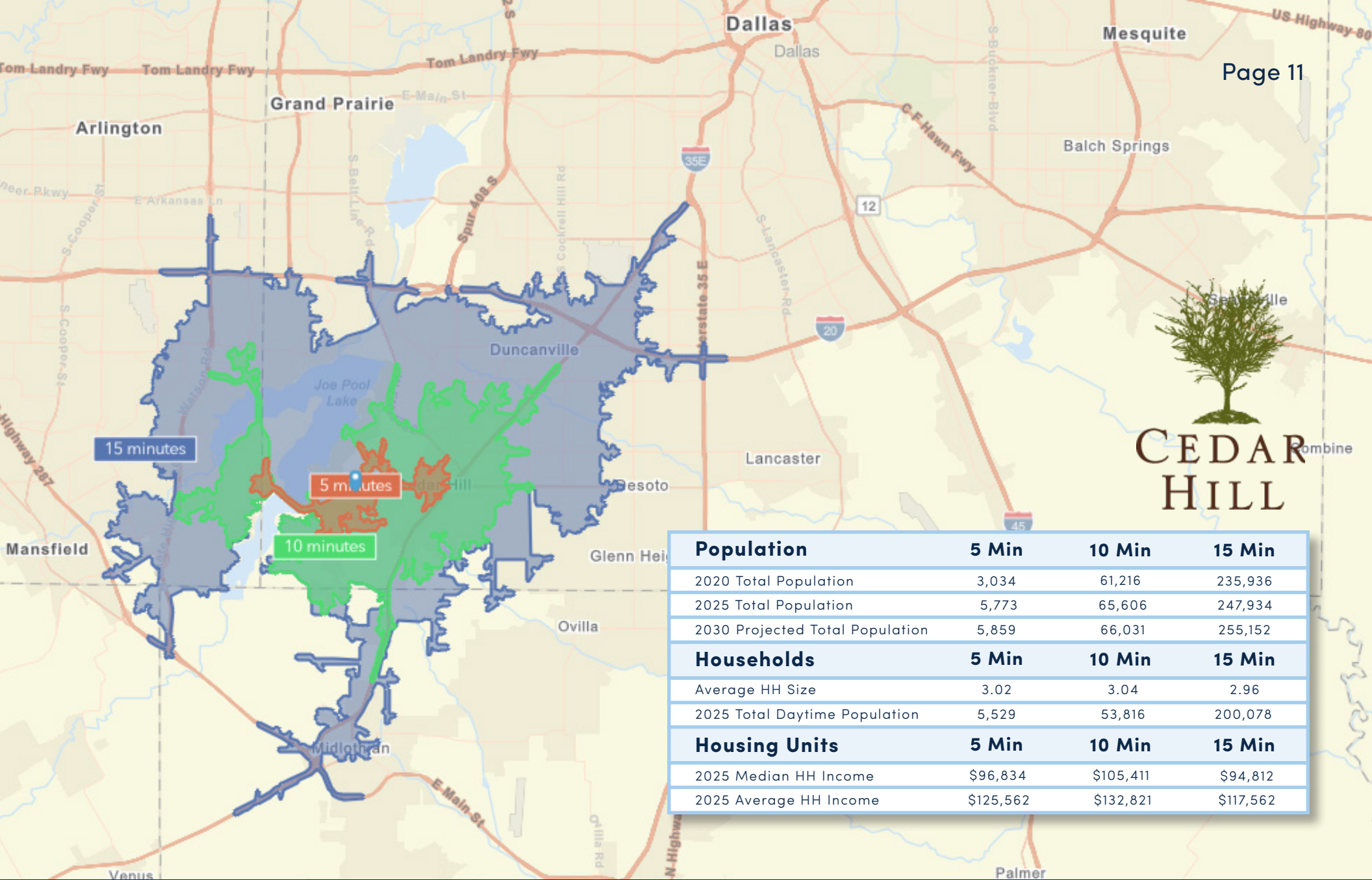
STBD





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Population	5 Min	10 Min	15 Min
2020 Total Population	3,034	61,216	235,936
2025 Total Population	5,773	65,606	247,934
2030 Projected Total Population	5,859	66,031	255,152
Households	5 Min	10 Min	15 Min
Average HH Size	3.02	3.04	2.96
2025 Total Daytime Population	5,529	53,816	200,078
Housing Units	5 Min	10 Min	15 Min
2025 Median HH Income	\$96,834	\$105,411	\$94,812
2025 Average HH Income	\$125,562	\$132,821	\$117,562

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

M&D CRE,LLC	9010586	danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Shane Hendrix	0776260	shane.hendrix@mdcregroup.com	214-460-8926
Sales Agent/Associate's Name	License No.	Email	Phone
<div style="display: flex; justify-content: space-between; width: 100%;"> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> </div>			
Buyer/Tenant/Seller/Landlord Initials	Date		