



MOTE & ASSOCIATES

# Office/Retail For Sale

401 W. Belt Line Rd., Cedar Hill



- +/-1,882 SF building on a +/-0.472 acre lot located between Uptown Blvd. and Main St. with prime frontage.
- Features include a large, open floorplan, 1 restroom, and ample room for a parking lot in the back.
- Zoning is OT-CORR and would be ideal for office or retail settings such as antique shop, coffee shop, boutique, insurance agencies, I.T. support, travel agencies, beauty salon/barber shop, an art studio, photography studio, among many others.

**Price:**

\$300,000.00

**Location:**

On W. Belt Line Rd. between Main St. and Uptown Blvd., 2 blocks from Hwy 67

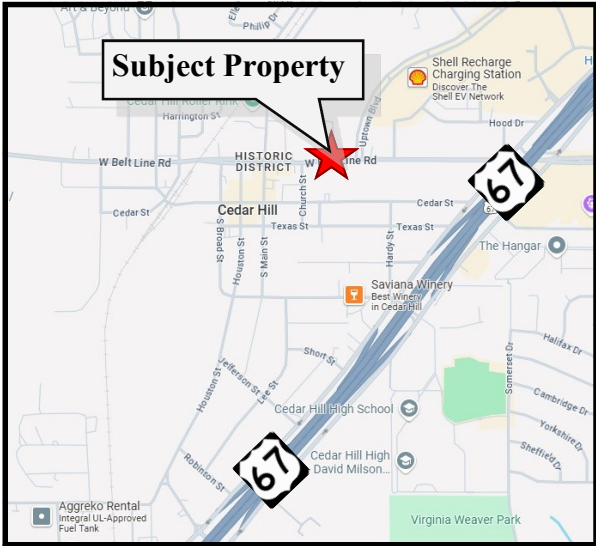
**Zoning:**

Old Town Corridor

Traffic			
Collection Street	Traffic Volume	Last Measured	Distance
S Main St	3,468	2025	0.08 miles
N Main St	4,058	2025	0.08 miles
W Belt Line Rd	6,254	2018	0.09 miles



Offered for sale exclusively by:  
**Mote & Associates**  
 Contact: Sarah R. Mitchell  
 O: 972-296-2856  
 M: 469-569-3019  
 sarahm@moteandassociates.com  
 326 Cooper Street, Suite A1  
 Cedar Hill, TX 75104



All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. Price subject to change without notice.



MOTE & ASSOCIATES

## Pictures

401 W. Belt Line Rd., Cedar Hill



Offered for sale exclusively by:

**Mote & Associates**

Contact: Sarah R. Mitchell

O: 972-296-2856

M: 469-569-3019

sarahm@moteandassociates.com

326 Cooper St., Suite A1

Cedar Hill, Texas 75104

All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. Price subject to change without notice.



MOTE & ASSOCIATES

## Aerial View

401 W. Belt Line Rd., Cedar Hill



Offered for sale exclusively by:

**Mote & Associates**

Contact: Sarah R. Mitchell

O: 972-296-2856

M: 469-569-3019

sarahm@moteandassociates.com

326 Cooper St., Suite A1

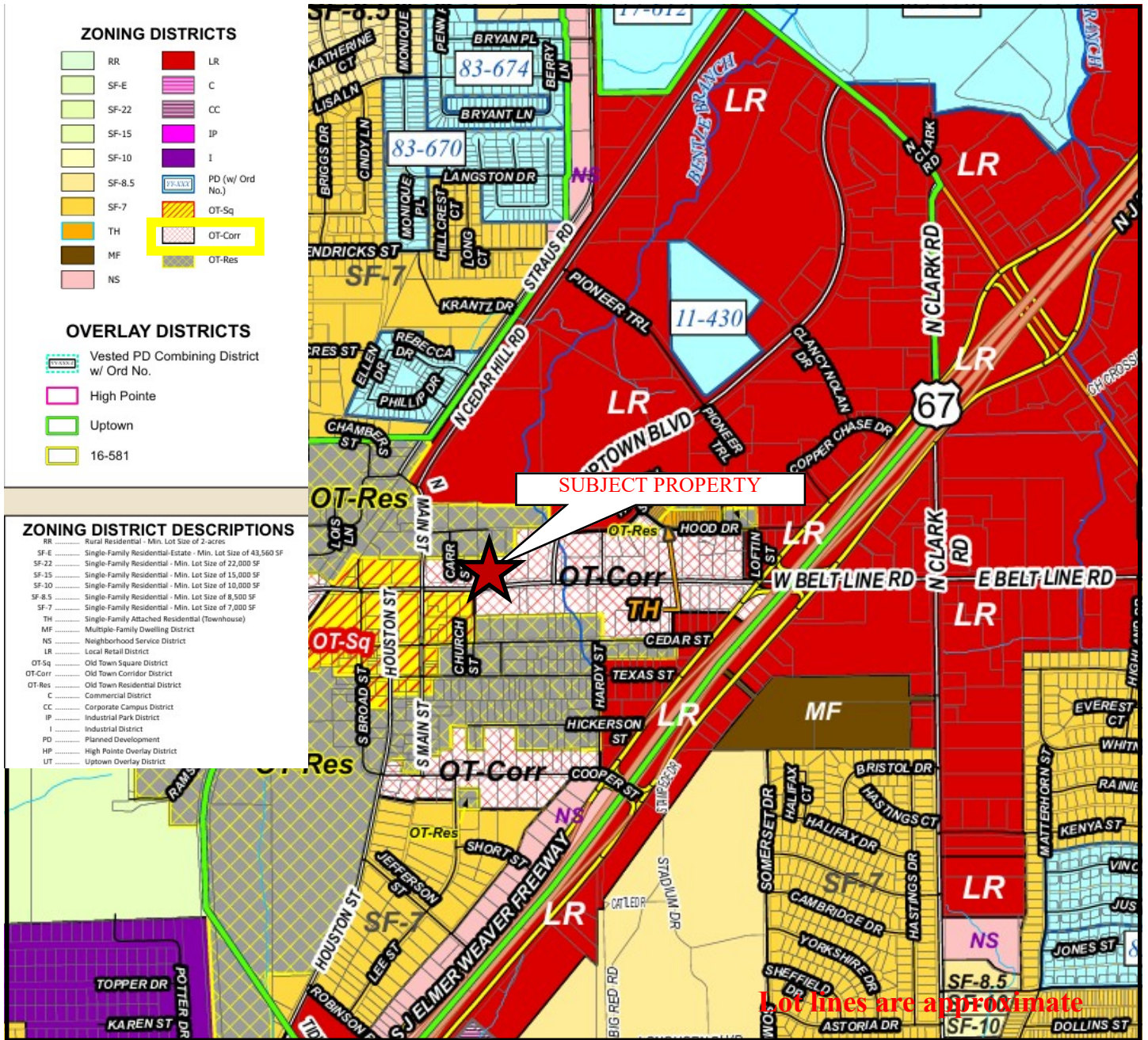
Cedar Hill, Texas 75104



MOTE & ASSOCIATES

# Aerial View

401 W. Belt Line Rd., Cedar Hill



Offered for sale exclusively by:

**Mote & Associates**

Contact: Sarah R. Mitchell

O: 972-296-2856

M: 469-569-3019

sarahm@moteandassociates.com

326 Cooper St., Suite A1

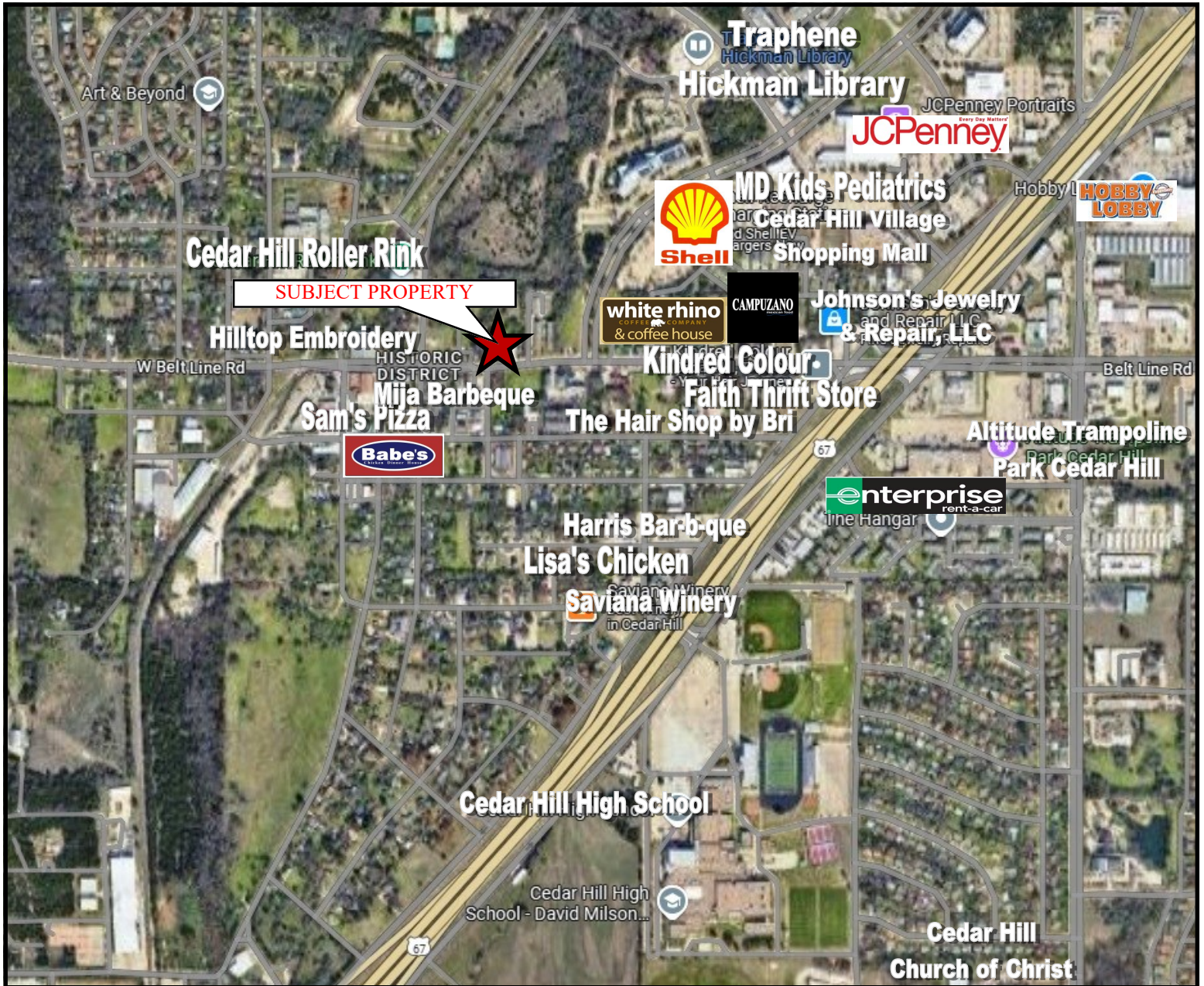
Cedar Hill, Texas 75104



MOTE & ASSOCIATES

## Business Map

401 W. Belt Line Rd., Cedar Hill



Offered for sale exclusively by:

**Mote & Associates**

Contact: Sarah R. Mitchell

O: 972-296-2856

M: 469-569-3019

sarahm@moteandassociates.com

326 Cooper St., Suite A1

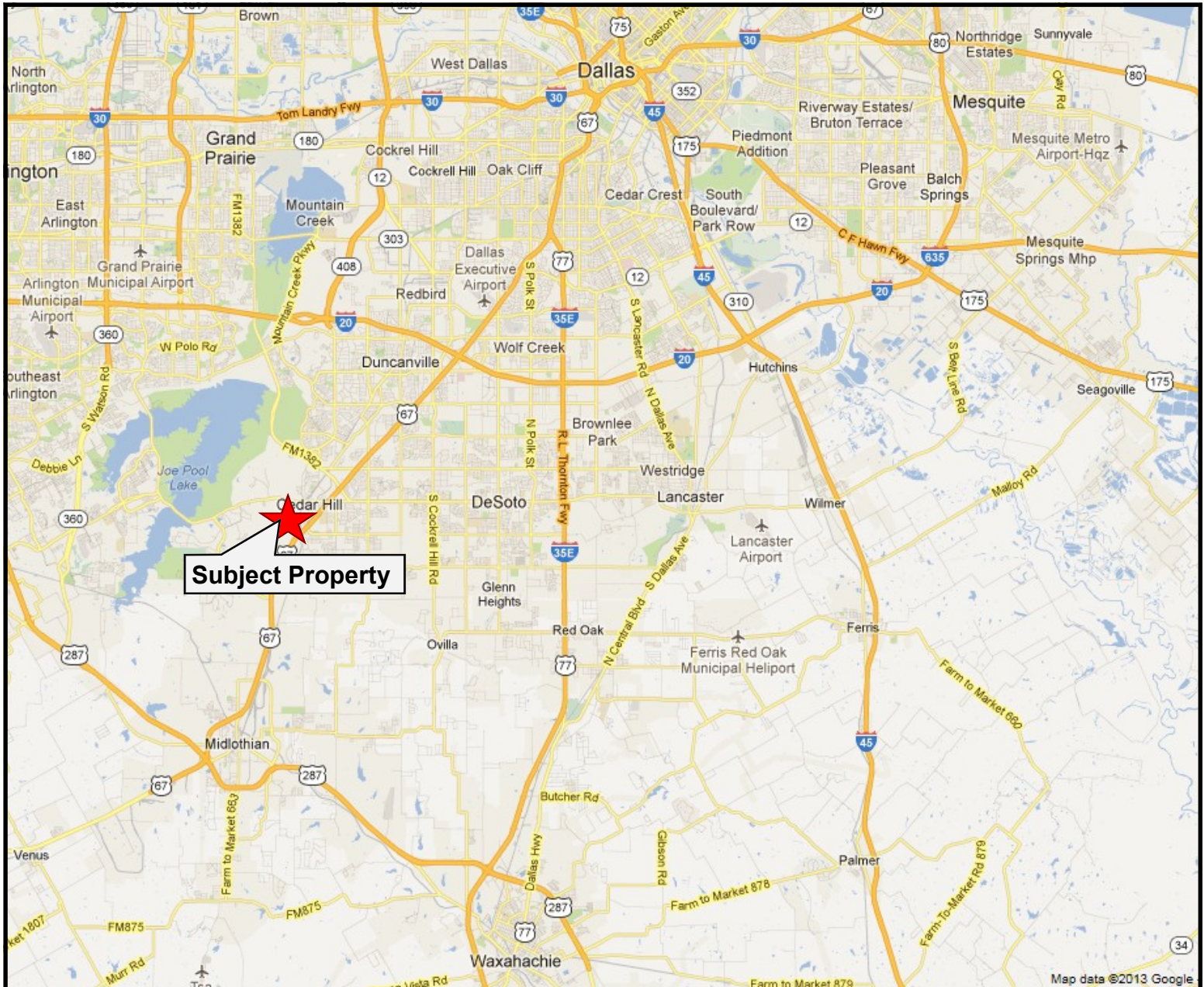
Cedar Hill, Texas 75104



MOTE & ASSOCIATES

## Area Map

401 W. Belt Line Rd., Cedar Hill



Offered for sale exclusively by:

**Mote & Associates**

Contact: Sarah R. Mitchell

O: 972-296-2856

M: 469-569-3019

sarahm@moteandassociates.com

326 Cooper St., Suite A1

Cedar Hill, Texas 75104

