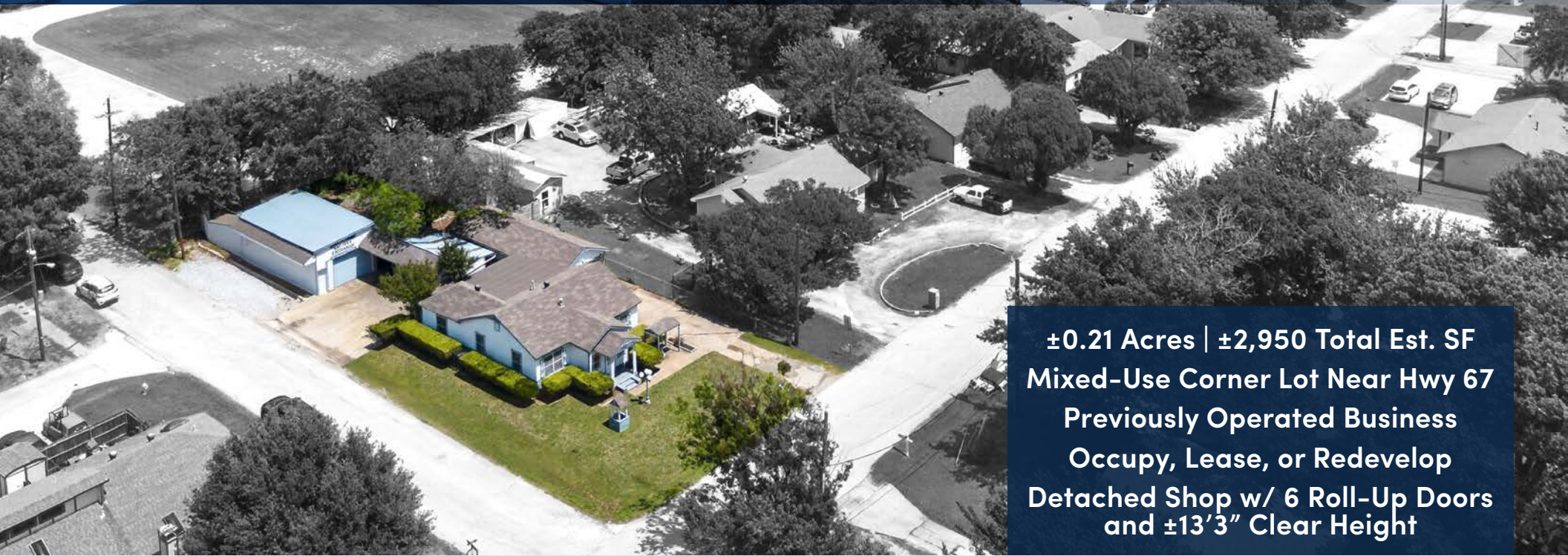


Flexible Live + Work Corner Property with Functional Shop

WELL-SUITED FOR OWNER-USERS, INVESTORS, OR BUYERS
SEEKING A MIXED-USE ASSET



±0.21 Acres | ±2,950 Total Est. SF
Mixed-Use Corner Lot Near Hwy 67
Previously Operated Business
Occupy, Lease, or Redevelop
Detached Shop w/ 6 Roll-Up Doors
and ±13'3" Clear Height

207 Hood St, Cedar Hill, TX

*SUBJECT TO CITY APPROVAL

Shane Hendrix

Main Contact | First Vice President

214.460.8926 | shane.hendrix@mdcregroup.com

Kevin Weable, CCIM

Market Director

972.845.1663 | kevin@mdcregroup.com



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Property Overview

M&D CRE is pleased to present 207 Hood St, a flexible-use live-work property in Cedar Hill featuring ±2,950 SF of total estimated improvements, including a residential component, utility area, and functional shop with proven operational use.

Listed By:
Shane Hendrix | 214.460.8926



Property Overview

M&D CRE is pleased to present 207 Hood St, a unique live-work mixed-use opportunity on ±0.21 acres in Cedar Hill, Texas. The property includes ±2,950 SF of total estimated improvements, anchored by an existing residential component with HVAC, a functional detached shop, and multiple support structures that create flexibility for occupancy, storage, workspace, or future repositioning.

Previously utilized for a small business operation, the property demonstrates real-world usability for service-oriented users seeking an adaptable and efficient site. The improvements include six total roll-up doors: three serving the primary shop area, two serving an intermediate storage structure between the residence and shop, and one securing the side-facing access point. The primary shop offers approximately 13'3" clear height, two additional workspace areas, a long utility corridor, and a dedicated shop office with a covered exterior entrance, supporting workflow, equipment access, and operational functionality.

Additional improvements include a studio-style utility room attached to the carport, featuring washer/dryer hookups and its own exterior storage closets accessed at the rear of the carport. A separate intermediate structure between the residence and shop provides additional utility storage, including two long yet shallow storage closets, a double-door storage area around the corner, and a larger 17'11" x 8'7" storage bay accessed by the two roll-up doors. The residential portion and workshop portion are served by separate electric meters, supporting operational separation and flexible use. With utilities in place and a layout connecting residential, shop, yard, and storage areas, this offering is well-suited for owner-users, investors, or buyers seeking a mixed-use asset—subject to buyer verification and city approval.

For more information, contact **Shane Hendrix** at **214.460.8926** or shane.hendrix@mdcregroup.com

Property Size	±0.21 Acres
Property Access	Dual Access
Est. Improvements	±2,950 Total SF
Flood Zone	No Known Flood Zone
Highway Access	Near Highway 67
Utilities On-Site	Water, Electric, Gas & Sewer
Use Potential	Mixed-Use Residential or Commercial — Subject to City Approval



Listed By:
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PROPERTY EXTERIORS



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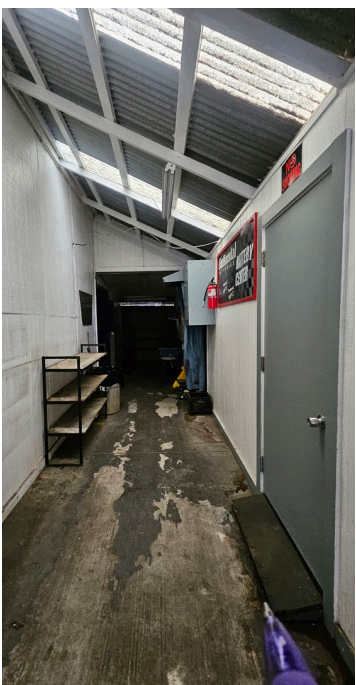
RESIDENTIAL INTERIORS



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SHOP INTERIORS



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ADDITIONAL EXTERIORS



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Highlights

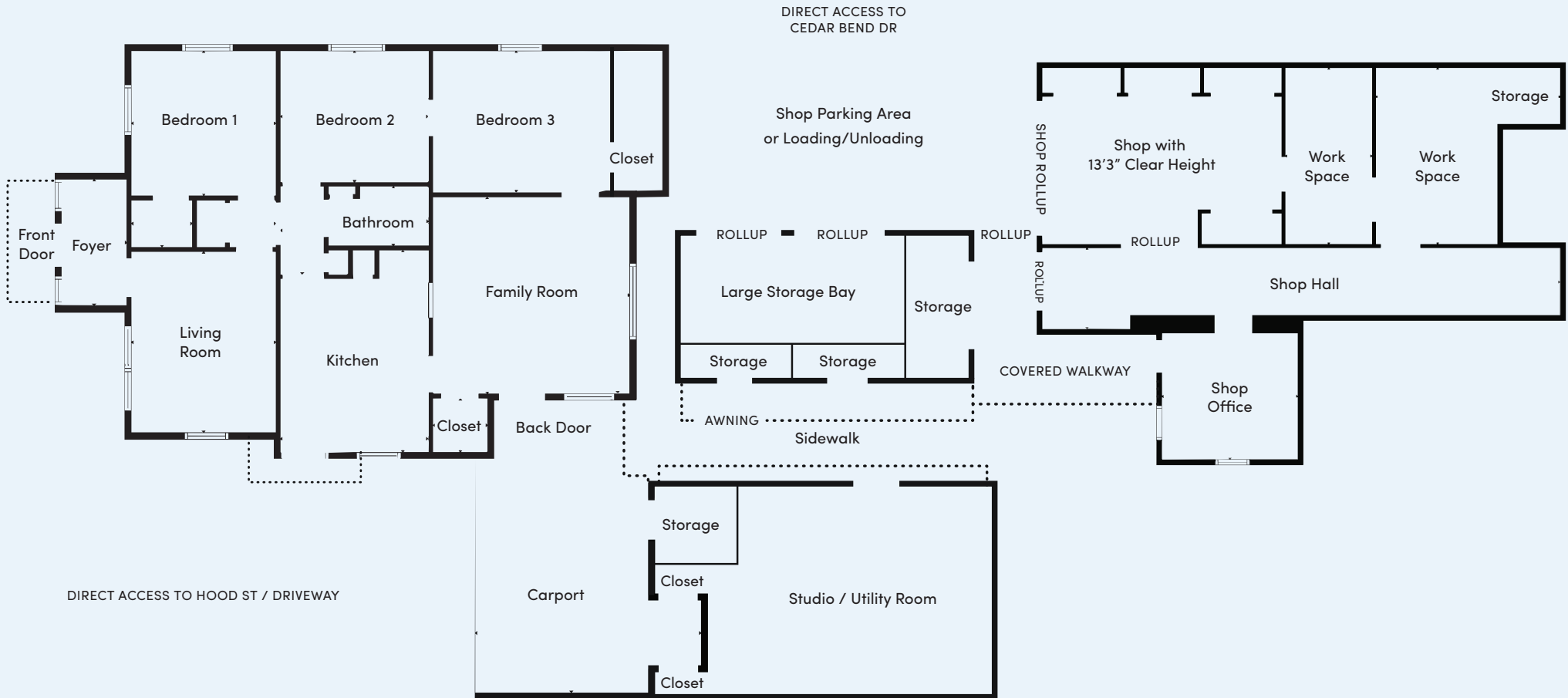
- ±0.21-Acre Corner Lot
- ±2,950 SF Estimated Total Improvements
- Prior Small Business Use
- Six Total Roll-Up Doors
- 13'3" Shop Clear Height
- Functional Detached Shop Plus Office & Exterior Access
- Intermediate Storage Structure
- Large Roll-Up Storage Bay
- Studio-Style Utility Room
- Carport with Storage Closets
- City Open to Residential or Commercial Rezoning—Subject to Approval
- Live/Work Property Potential

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Shane Hendrix | 214.460.8926



PROPERTY FLOORPLANS*

ESTIMATED ±2,950 TOTAL SF



*Conceptual Floor Plans for Illustrative Purposes Only; Not to Exact Scale. Buyer to Verify.

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Shane Hendrix | 214.460.8926



Location Overview

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

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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

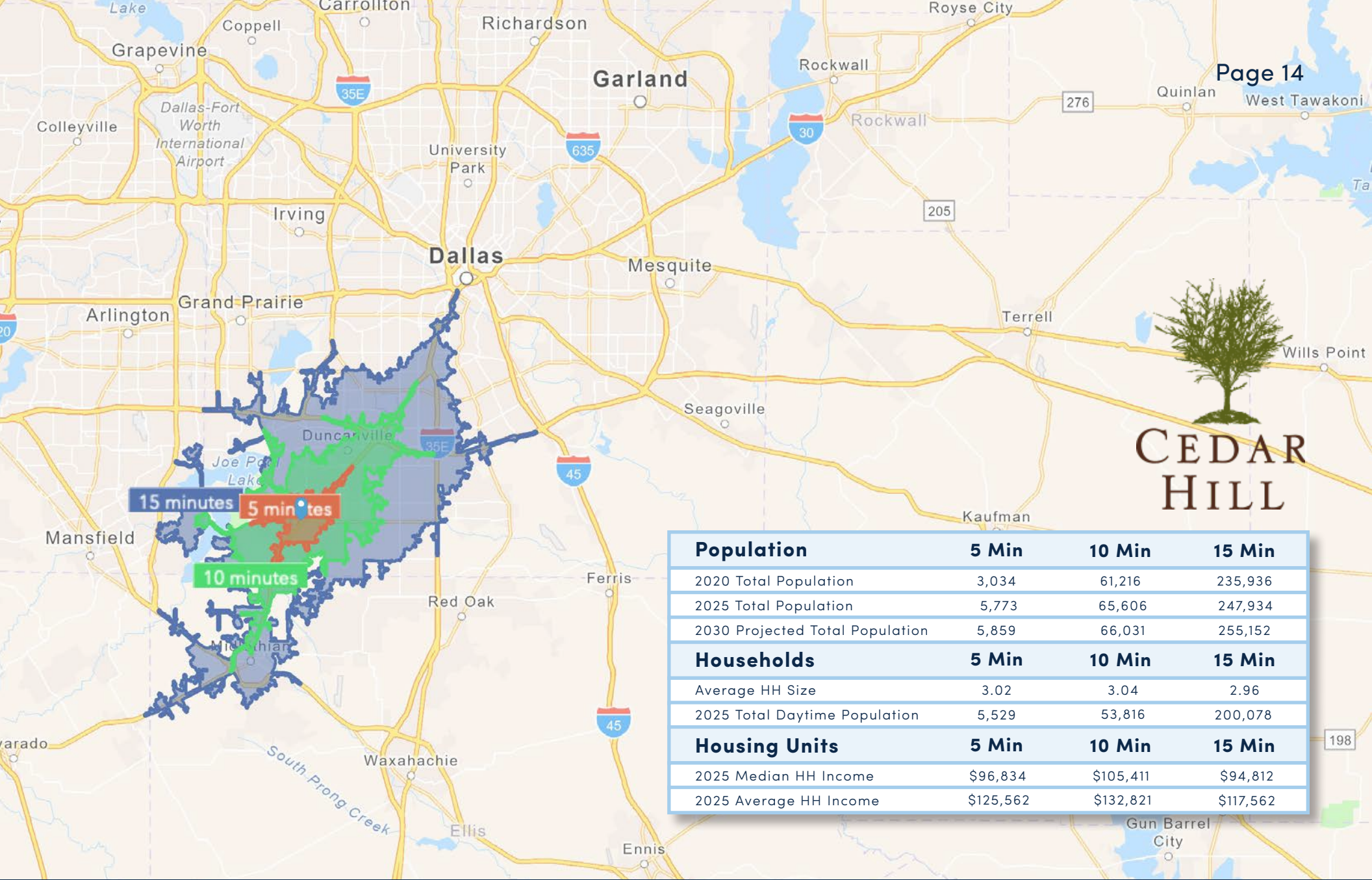
STBD

\$117,562

2025 Average
HH Income

STBD





CEDAR HILL

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Designated Broker of Firm	License No.	Email	Phone
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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
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Buyer/Tenant/Seller/Landlord Initials	Date		