



## Retail/Restaurant Pad Sites

Or Build To Suit  
US Hwy 67 & Cockrell Hill Rd  
Duncanville, Texas

For Information Contact:

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CAPITAL  
GROUP LLC

# Retail/Restaurant Pad Sites

## Duncanville, Texas

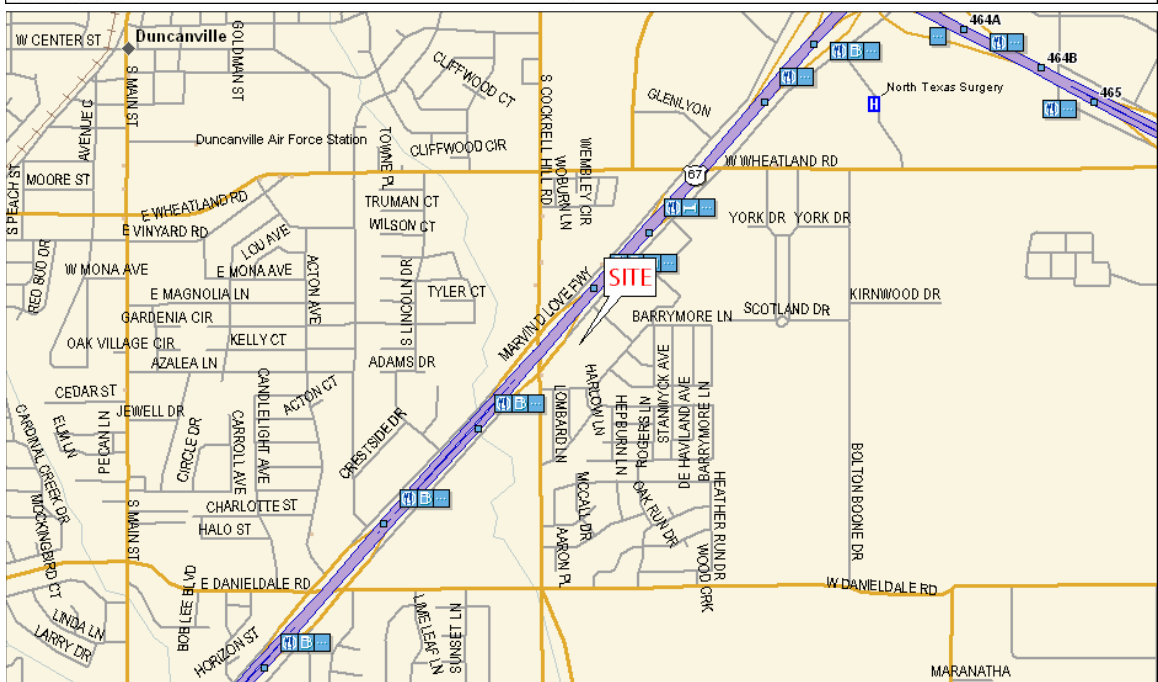
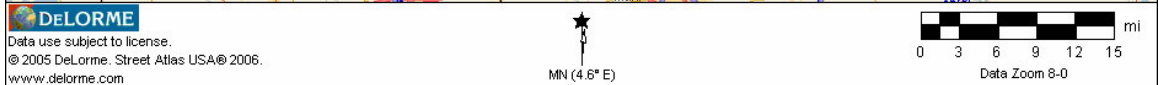
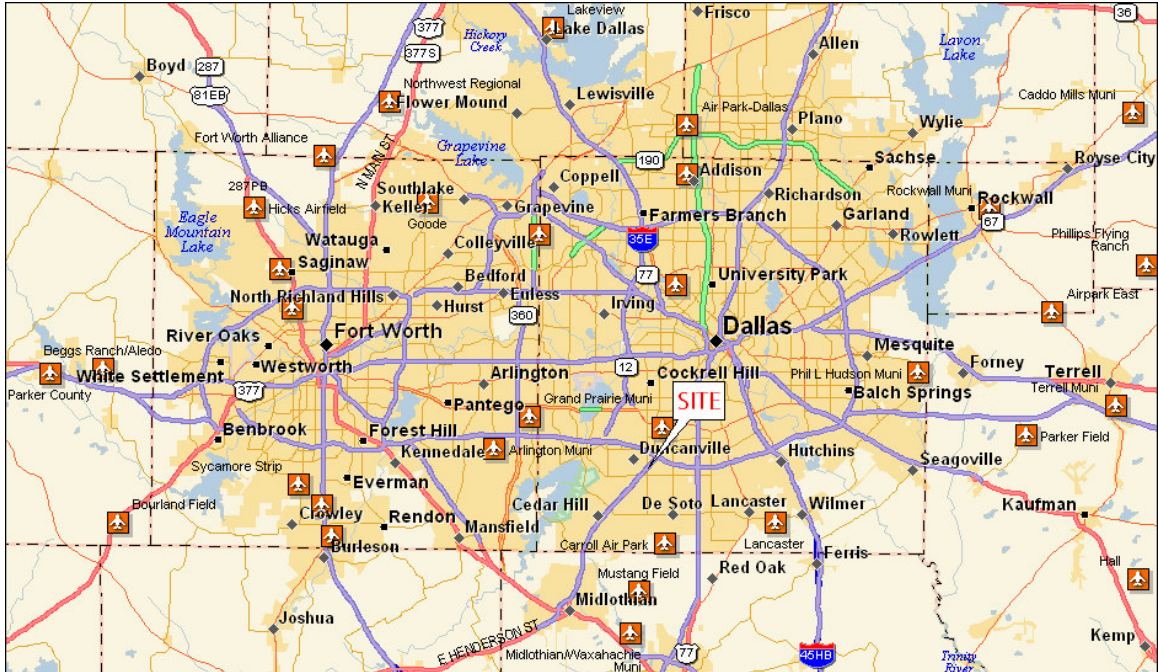
### For Sell or Build to Suit

Located on the frontage road of US Hwy 67 and Cockrell Hill Rd. these three pad sites offer excellent visibility and easy access from both of these major thoroughfares. Located adjacent to a recently completed Best Western Hotel, and numerous restaurants, this tract is a destination point for this area of the Dallas metroplex.

Location	Southeast corner of S. Cockrell Hill Rd and US 67
Size and price	Lot 2A – 0.803 Acres \$15 per sq ft Lot 3A – 0.859 Acres \$15 per sq ft Lot 4A – 3.855 Acres \$7 per sq ft
Utilities	All on site
Zoning	LR-2 Local Retail
Traffic counts	On US 67 (2004) SW – 35,307 NE – 35,829 N – 10,682 (Cockrell Hill rd) S – 10,682 (Cockrell Hill rd)

The information contained herein is furnished by the owner to the best of his knowledge but is subject to verification by the Purchaser, and the Agent assumes no responsibility of the correctness thereof. Each offering is made subject to errors, omissions, change of price, prior sale, or withdrawal without notice.

# Maps





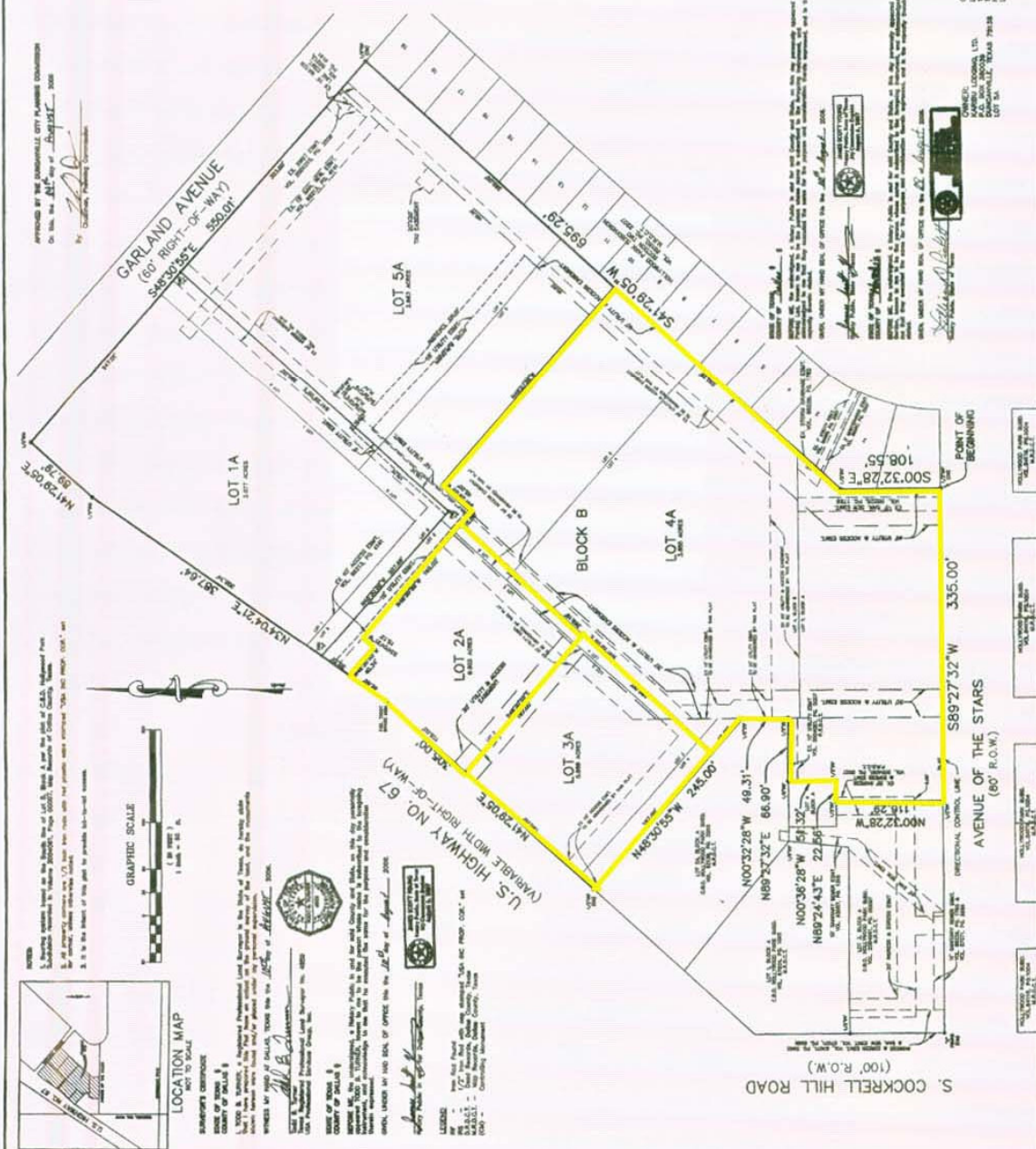
**OWNER'S CERTIFICATE**  
**CITY OF DALLAS**

I, **THE CITY OF DALLAS**, hereby certify that the above and foregoing plat is a true and correct copy of the original plat as filed in the Public Records Office of this City, and that the same is correct and true according to the records of the Public Records Office of this City.

Witness my hand and the seal of office this **15th** day of **August**, **2008**.

Attest:  
 City Clerk  
 City of Dallas

**APPROVED BY THE DALLAS CITY PLANNING COMMISSION**  
 On this **14th** day of **August**, **2008**  
 City Planning Commission



**NOTES**  
 1. All dimensions shown on this plat are in feet and inches, rounded to the nearest hundredth of a foot.  
 2. It is the intent of this plat to provide for the development of the above described property for residential purposes.

**GRAPHIC SCALE**  
 1 INCH = 100 FEET

**LOCATION MAP**  
 NOT TO SCALE

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**CONFORMED COPY**  
 APPROVED FOR THE CITY OF DALLAS  
 City of Dallas Planning Commission  
 August 14, 2008

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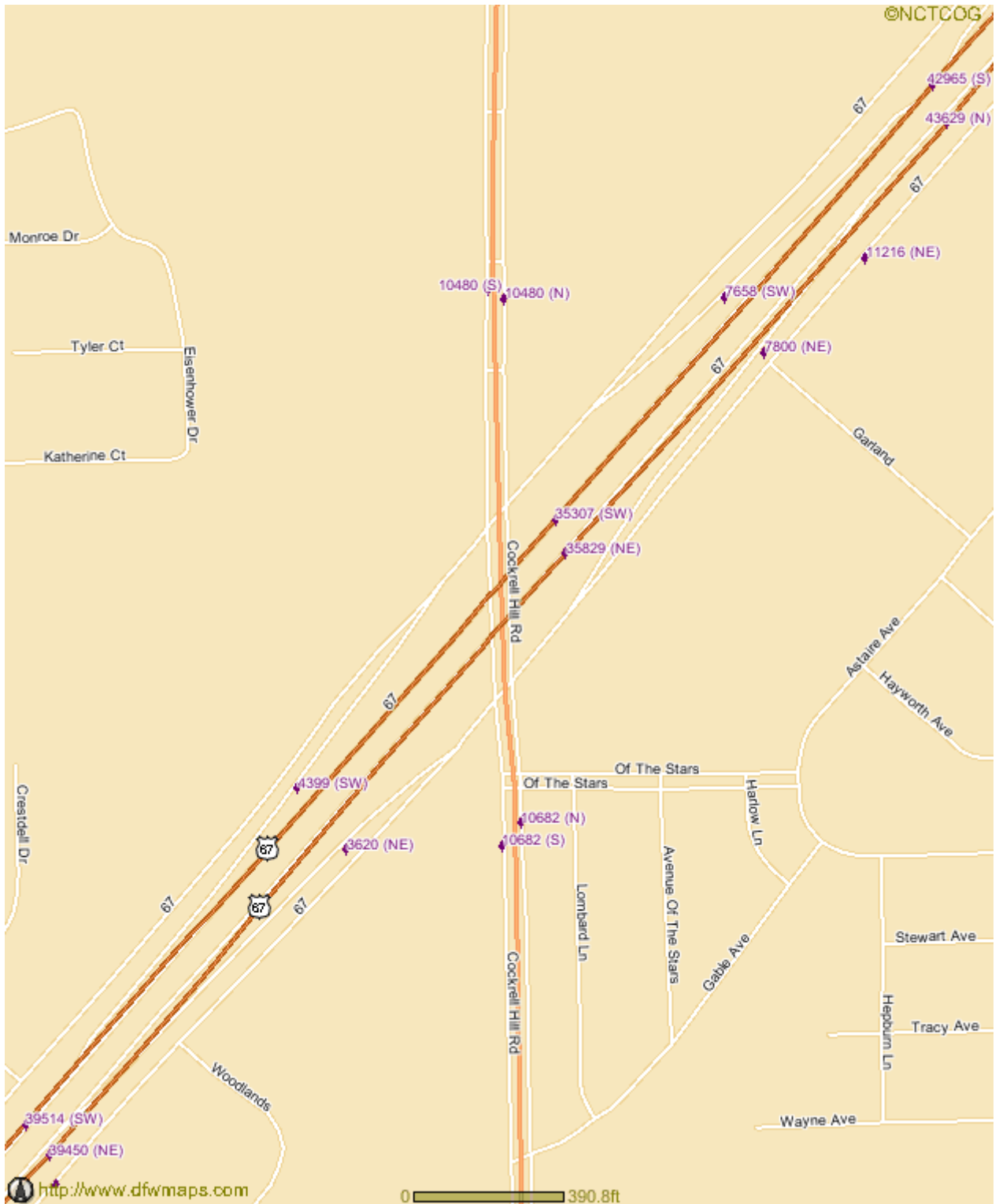
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# Traffic Count



Traffic Counts (2004 - Source: TXDOT) ◆

# Demographics

## DUNCANVILLE

The Perfect Blend of Family, Community and Business



### Fast Facts

<b>Population</b>		<b>Tax Structure</b>	
Census 2000	36,081	2007 Property Tax Rates (per \$100 Assessed Value):	
Estimated 2006	37,272	City	\$0.6960
Projected 2011	38,272	Duncanville ISD	\$1.7360
		Dallas County Total	\$0.5539
<b>Race/Ethnicity</b>		School Equalization	\$0.0050
Race (2006)		Parkland Hospital	\$0.2540
White	60.7%	College District	\$0.0810
Black	25.2%	Dallas County	\$0.2139
Other	14.1%		
		Total Property Tax Effective Rate	\$2.9859
Ethnicity (2006)			
Non Hispanic	80.1%		
Hispanic	19.9%	2007 Sales Tax Rates:	
		State Sales Tax	6.25%
<b>Age Structure</b>		City Sales Tax	1.00%
Census 2000		Community & Economic Development	0.50%
19 and younger	31.0%	Property Tax Reduction	0.50%
20-34	17.9%		
35-54	31.5%	Total Sales Tax Rate	8.25%
55-64	10.0%	Source: Dallas Central Appraisal District	
65 and over	9.6%		
Median Age (2000)	35.8 years		
		<b>Households</b>	
Estimated 2006		1990	12,472
19 and younger	27.6%	2000	12,896
20-34	19.0%	2006	13,046
35-54	28.9%	Average Household Size (2006)	2.84
55-64	13.0%	Average Home Value (2006)	\$129,388
65 and over	11.5%	Median Home Value (2006)	\$112,512
Median Age (2006)	37.8 years	Owner Occupied Homes (2006)	69.1%
Source: ESRI BIS		Source: ESRI BIS, Census 2000	
<b>Employment Sector</b>		<b>Income</b>	
2006 Labor Force	18,644	Census 2000 Median Household	\$51,900
2006 Employed	17,917	2006 Median Household	\$62,269

2006 Unemployed	727	2006 Average Household	\$78,887
2006 Unemployment Rate	3.9%	2006 Per Capita	\$27,948
2006 White Collar	69.9%	Projected 2011 Median Household	\$72,683
		Projected 2011 Average Household	\$94,702
2006 - Occupation		Projected 2011 Per Capita	\$33,250
Managerial/Professional	39.9%	Source: ESRI BIS, Census 2000	
Sales/Admin Support	30.0%		
Laborer	13.4%	<b>2006 Households By Income</b>	
Services	11.7%	\$150,000 or more	7.7%
Technical	5.0%	\$100,000 to \$149,999	17.3%
		\$75,000 to \$99,999	14.6%
2006 - Industry		\$50,000 to \$74,999	21.4%
Services	43.7%	\$35,000 to \$49,999	17.3%
Wholesale-Retail Trade	18.1%	\$25,000 to \$34,999	10.3%
Mfg/Construction/Agriculture	15.1%	\$15,000 to \$24,999	6.5%
Finance/Ins/Real Estate/Information	13.4%	Below \$15,000	5.0%
Transportation / Utilities	5.5%	Source: ESRI BIS	
Public Administration	4.2%		
Mean travel time to work	27 minutes		
Source: ESRI BIS			
<b>Education</b>		<b>Government Service</b>	
Graduate or Professional Degree	8.9%	Type of Local Government	Council/Manager
Bachelor's Degree	18.6%	Number of Council Members	7
Associate's Degree	6.5%	Number of Full Time City Employees	242
Source: Census 2000		Number of Municipal Police	62
		Number of Paid Firemen	51
		Planning and Zoning Commission	Yes
		City Master Plan	Yes
<b>School District</b>			
Duncanville ISD, incorporates portions of Dallas, Cedar Hill and DeSoto as well as the City of Duncanville.			
		<b>Utilities</b>	
		Electric Provider	Deregulated
ISD Campuses		Natural Gas Provider	Atmos Energy
Elementary Schools	9	Water Source	Dallas Water Utilities
Intermediate Schools	3	Telephone Provider	Deregulated
Middle Schools	3	Cable Provider	Charter Communications
High Schools	1		
		<b>Healthcare</b>	
Number of Exemplary Schools	2	Hospitals within 2 miles	1
Number of Recognized Schools	9	(Charlton Methodist Hospital)	
		Number of Beds	215
ISD Annual Operating Budget	\$77.4 million	24-Hour Emergency Care	Yes
(2005-06 School Year)		Maternity / Neonatal Care	Yes
Source: Duncanville ISD		Cancer Center	Yes
		Skilled Nursing Facilities	2
<b>Area Institutions of Higher Education</b>			

University of North Texas System Center at Dallas	<b>Recreation</b>	
Dallas Baptist University	Parks	16
Northwood University	Acres of Park Land	230
Mountain View College	Baseball / Softball Fields	14
Cedar Valley College	Playgrounds	12
	Soccer Fields	16
<b>Transportation</b>	Tennis Courts	24
Major Roadways Serving Duncanville	Walking / Jogging Trails	3
Interstate 20	Libraries	1
Interstate 35	Recreation Centers	1
Highway 67	Senior Centers	1
SPUR 408	Bowling Facilities	1
Air Service	Dr Pepper StarCenter Double Ice-Rink	1
DFW International Airport (25 minutes)	Roller Skating Facilities	1
Dallas Love Field (20 minutes)	Hotel Rooms	418
Dallas Executive Airport (5 minutes)	Golf Courses w/in 10 min.	8
Rail Service	Lakes w/in 5 min.	1
Burlington Northern/Santa Fe		
	<b>Other</b>	
<b>Financial Institutions</b>	Tree City USA	
Number of Banks	9	Keep Texas Beautiful Affiliate
Number of Credit Unions	2	Sister City of Monasterolo di Savigliano, Italy





## Current Development and Growth Articles

# Old suburbs aim to build new urban oases

McKinney, Roanoke & Duncanville buying into rejuvenation idea

Dallas Business Journal - January 26, 2007

by [Dave Moore](#)

Staff Writer

Three North Texas cities are formulating plans to convert their decaying downtowns into thriving hubs of apartments, condos and commerce.

Urban planner Scott Polikov is part of a \$920,000 effort to draw up separate plans for McKinney, Roanoke and Duncanville that will replace those communities' decaying cores with walkable, mixed-use neighborhoods that he claims will drive property values up and build sustained tax bases for the cities.

Polikov's initiatives move away from viewing outlying cities as satellites of Dallas and Fort Worth, and toward making them destinations unto themselves.

Polikov, a native Texan and former Washington lobbyist, is now preaching the gospel of mixed residential and commercial development, referred to as "new urbanism," to many smaller North Texas towns, where decision-makers are joining his congregation, especially Duncanville Mayor David Green.

"You're either going to redevelop and make a community that everyone's proud of, or you're going to decline," Green said. "There's no treading water."

Polikov, president of Fort Worth-based **Gateway Planning Group Inc.**, says that all this can be done at a net gain to the cities involved, as long as there's collaboration between cities and private partnerships.

One study Polikov commissioned by Austin-based economic analysis firm TXP Inc., showed development in downtown Roanoke would net about \$181,000 annually in new property and sales taxes.

And cities are literally investing in this vision: Duncanville has committed to spend \$295,000 for its plan, Roanoke has committed to spending \$275,000 and McKinney is spending \$350,000.

Beyond Polikov, McKinney has engaged three other firms -- HNTB, Civic Design Associates and Mesa Design -- in planning its future downtown.

New urbanism, in short, focuses on promoting pedestrian-friendly neighborhoods that have a mix of housing, retail and service jobs. The idea aims to restore a sense of community to a neighborhood by mixing homes and commerce.

# City Development Regulations

## ARTICLE XII-D. "LR-2" LOCAL RETAIL-2 DISTRICT REGULATIONS

### Section 1. General purpose and description.

The LR-2, Local Retail-2 District is established to provide for the development of community serving retail, personal service, and office uses at a scale and intensity compatible with residential communities [up to 40,000 square feet of floor area]. Pad site development is also allowed in this zoning district. These shopping areas shall utilize landscape and screening requirements. The LR-2 District should be located along or at the intersections of major collectors or thoroughfares to accommodate higher traffic volumes.

### Section 2. Permitted uses.

(1) In the "LR-2" Local Retail-2 District no land shall be used and no building shall be used, erected, or converted to any use other than:

Antique Shop  
Appliance Rental  
Appliance/Tool Repair (Small)  
Armed Services Recruiting Center  
Art Gallery  
Art Supply/Frame Shop  
Auto Laundry--Full Service Car Wash  
Auto or Truck Financing/Leasing (No Vehicles on Display)  
Auto Supply (Parts Only-No Repair Services)  
Bakery (Retail Sales Only)  
Bank, Savings and Loan, Credit Union, Consumer Loan  
Barber and Beauty Shops  
Book or Stationery Store  
Building Materials, Hardware, Home Improvement Center  
Business School  
Cafeteria  
Camera Shop and Supplies  
Candy Shop  
Catering Services  
Cell Phones and Pagers--Sales and Service  
Ceramic Shop  
Cigarettes, Cigars, & Tobaccos (Retail Sales Only)  
Clothing Store (Retail Sales Only)  
Coffee Shop  
Computer Sales Hardware, Software  
Computer Service & Repair  
Consignment Store/Second Hand Store (2,000 SF Maximum Size)  
Convenience Store (No Facilities For Gas)  
Convenience Store (With Facilities For Gas and May Include Automated Auto Laundry)  
Copy Center  
Defensive Driving School (Classroom Only)  
Delivery, Express  
Department Store  
Diet Clinic

Doctors or Dentists Offices  
Donut Shop  
Dry Cleaning Store (6,000 SF or Less)  
Driver School (Auto Only)  
Drugstore (Retail Sales Only)  
Electrical Goods (Retail Sales Only)  
Emergency Clinics  
Employment Agency  
Equipment Sales--Medical or Office (New or Used) and/or Rentals  
Errand Services  
Film Developing & Printing (Retail)  
Fitness Club  
Florists (Retail Sales Only)  
Furniture Store (Retail Sales Only)  
Garden Shop  
Glass and Mirror Sales/Installation  
Grocery Store (May Include Facilities For Gas Sales)  
Handicraft Shop and Art Object Sales  
Hardware Store  
Health Food Store  
Hobby & Novelty Shops  
Home Health Services  
Ice Cream/Yogurt Sales  
Jewelry, Retail Sales Only with Incidental Repair  
Key Shop  
Kiosk--Retail (500 SF or Less)  
Land Title Company  
Laundromat  
Lawn & Garden Equipment--Sales and/or Repair  
Massage Establishments  
Mattress Sales, New Merchandise Only  
Meat Market (Retail Sales Only)  
Mortgage Company  
Music Store  
Musical Instruments  
Nail Salon (Nails Only)  
Newsstand  
Nursery, Retail Only, Sale Of plants, Trees, Seeds  
Offices, Professional & Business Services Provided Only  
Optical Dispensary/Optician  
Optical Goods  
Parking Lot--For the Parking of Cars & Trucks, 1 1/2 Ton or Less  
Pet Shop, Indoor (Retail Sales Only)  
Photograph Studio  
Plumbing Supplies Shop w/o Separate Warehouse, Includes Concealed Storage for Repairs  
Portable Building Sales  
Postal Mart  
Radio or Television Broadcasting Without Tower  
Real Estate Office  
Restaurant--No Curb or Drive-in Services (Service Entirely Within Bldg.)  
Restaurant With Drive-in Facilities, Provided That No Food or Drink May be Served to Vehicles Parked on a Public Street

Seamstress, Dressmaker, or Tailor  
Seasonal Sales  
Second Hand Store  
Shoe/Boot Repair Shop and/or Sales  
Signs (Minor), Banners, Pennants  
Silk Screening/Tee Shirt  
Sporting Goods Store  
Studios, Dance, Music, Health, Reducing, and or Martial Arts  
Studio For The Display & Sale of Glass, China, Art Objects, Cloth  
Taxidermist  
Toy Store  
Travel Bureau  
Trophy Sales/Engraving  
TV and Small Electronic Repair  
Vacuum Cleaner Sales/Repair  
Variety Store  
Veterinary Offices & Clinics (All Pens & Runs Are Inside & Soundproof)  
Video Rental  
Wallpaper, Flooring, Carpet  
Washateria & Self-Service Dry Cleaning Establishments, Customer Supervises  
Wearing Apparel, Clothes, Shoes, Hats, Millinery, & Accessories  
(2) Accessory uses to the main use.  
(Ord. No. 1846, § 2, 8-5-03; Ord. No. 1922, § 2, 4-5-05)

Section 3. Height regulations.

(1) *Maximum Height:* Two stories.

Section 4. Area regulations.

(1) *Size of Lot:*

(A) *Minimum Lot Area:* 10,000 square feet.

(2) *Size of Yards:*

(A) *Minimum Front Yard:* 25 feet.

(B) *Minimum Side Yard:* 25 feet adjacent to a street or single-family residential use or single-family zoning district.

(C) *Interior Side Yards:* When retail uses are platted adjacent to other retail and other nonresidential uses, no side yard is required provided it complies with the building code.

(D) *Minimum Rear Yard:* 25 feet.

(3) *Size of Building:* Maximum square footage of any building shall be 40,000 square feet except where a different maximum is provided in section 2 (including accessory buildings).

(4) *Maximum Lot Coverage:* 40 percent; including accessory buildings.



Section 5. Parking regulations.

- (1) As required by article XIV-D, Off-Street Parking and Loading Requirements.

Section 6. Special requirements.

- (1) Outside storage is prohibited.
  - (2) For site plan requirements, see article XIV-H.
  - (3) Recreational vehicles, travel trailers or mobile homes, may not be used for on-site dwelling or nonresidential purposes.
  - (4) All mechanical, heating and air conditioning equipment (roof top or ground mount) shall be screened from view at ground level from public streets and rights-of-way and from adjacent residential districts and planned Development-2 Districts for residential uses. See article XIV-G.
  - (5) Trash dumpsters shall be screened from public view. See article XIV-G.
  - (6) Containerized storage, cargo storage, and/or trailer storage shall not be permitted on the premises.
  - (7) Other Regulations: As established in the Development Standards, article XIV-E and XIV-G.
- (Ord. No. 1832, § 3, 3-4-03)