

# Reach new heights in Cedar Hill:

The greenest city in North Texas is prime for development

BY BRANDI SMITH



Towering over the DFW Metroplex, Cedar Hill delivers the kind of live-work environment that is found nowhere else in North Texas. A place full of natural beauty and breathtaking views where business opportunities are as ready for discovery as new walking trails.

Cedar Hill is a perfect community for corporate headquarters, burgeoning entrepreneurs, small business owners, and a talented workforce to call home. The city deliberately fosters a careful balance between industry and nature. As it grew from a population of 6,850 in 1980 to nearly 50,000 today, it is proud to have maintained the highest percentage of preserved open space of any Metroplex city. Tree-lined rolling hills and wide-open green space earn Cedar Hill the nickname 'The Hill Country of the Metroplex.'

This community offers miles of hiking, biking, and running trails, some around the 2,000-acre Cedar Hill State Park. The park, which features more than 100 miles of shoreline around Joe Pool Lake, is one of the most visited state parks in Texas. Home to a variety of rare plants and animals, Dogwood Canyon Audubon Center is another popular destination, bringing visitors from the four counties surrounding Cedar Hill.

This ability to enjoy work-life balance without even leaving the city limits has propelled Cedar Hill as a destination for young families. Thanks to an expansive set of educational choices — from the innovative curricula offered in the Cedar Hill Independent School District to a wide selection of charter and private schools — this hidden gem grows talented future workforce and business owners, too.

At this time, Cedar Hill is considered only 50 percent developed, which means there is ample opportunity for startups, expansions, and relocations. At the center of DFW, which is named year-after-year, one of the fastest-growing economies in the nation – Cedar Hill offers planning, support, stability, innovation, and livability in a way few other communities can.

The Economic Development Corporation has been pivotal in the evolution of Cedar Hill and is making exciting plans for future growth. Being one of the original communities in Dallas County dating

The Economic Development Corporation has been pivotal in the evolution of Cedar Hill and is making exciting plans for future growth.



Continued on Page 14 >

# Cedar Hill

< Continued from Page 13

back to the 1840s, reuse and redevelopment are top priorities. A new downtown core resurgence includes a \$4.4 million downtown complete streets infrastructure project as well as a Lake Moreno Partners, 5-acre mixed-use development. The public-private partnership will consist of a retail-office and work-live concept capitalizing on the area's distinct character and historical features. These new initiatives are built upon a solid foundation of the existing 40+ businesses, including White Rhino Coffee House, Sly Cat Gallery, Décor on the Hill, and Sam's Pizza, to name a few.

Big business is done in Cedar Hill, too. The Economic Development Corporation works with an impressive portfolio of prospects and existing companies to round out this diverse community. Cedar Hill sets aside Type A sales tax grants for job training, relocation assistance, and infrastructure development to support growth and innovation. It can also tap into a variety of statewide incentives aimed at bolstering the Texas economy, including the Texas Enterprise Fund, the Skills Development Fund, and the Events Trust Fund.

Though its Downtown projects may garner the biggest headlines, the city's 150-acre Cedar Hill Business Park is home to successful brands, including Dallas Aeronautical Services, Delta Steel, PepWear, Siddons Martin and TxDOT. Owned by the Cedar Hill Economic Development Corporation, the business park is part of contiguous industrial areas along U.S. Highway 67, a four-lane divided highway that merges with IH-35 to the north and south. IH-45 is nearby as well, and easy access to IH-20 provides a major east/west thoroughfare. The prime location and connectivity are ideal for manufacturing, office, distribution, or warehouse needs.

With Fort Worth and Dallas a short drive away, proximity to DFW Airport and Love Field, rail lines, and future Loop 9, Cedar Hill is open for business - but only to 80 percent build-out. The natural surroundings that make Cedar Hill truly unique are protected. The companies that choose this beautiful place as their scene can rest assured it will stay intact for future generations to experience and enjoy. ■



Development opportunities are waiting for your company in Cedar Hill, Texas. Connect with an EDC team member by calling 972.291.5132, emailing [chedc@cedarhilltx.com](mailto:chedc@cedarhilltx.com), or visiting [CedarHillEDC.com](http://CedarHillEDC.com) today.