

COMMUNITY PROFILE 2024



CEDAR HILL

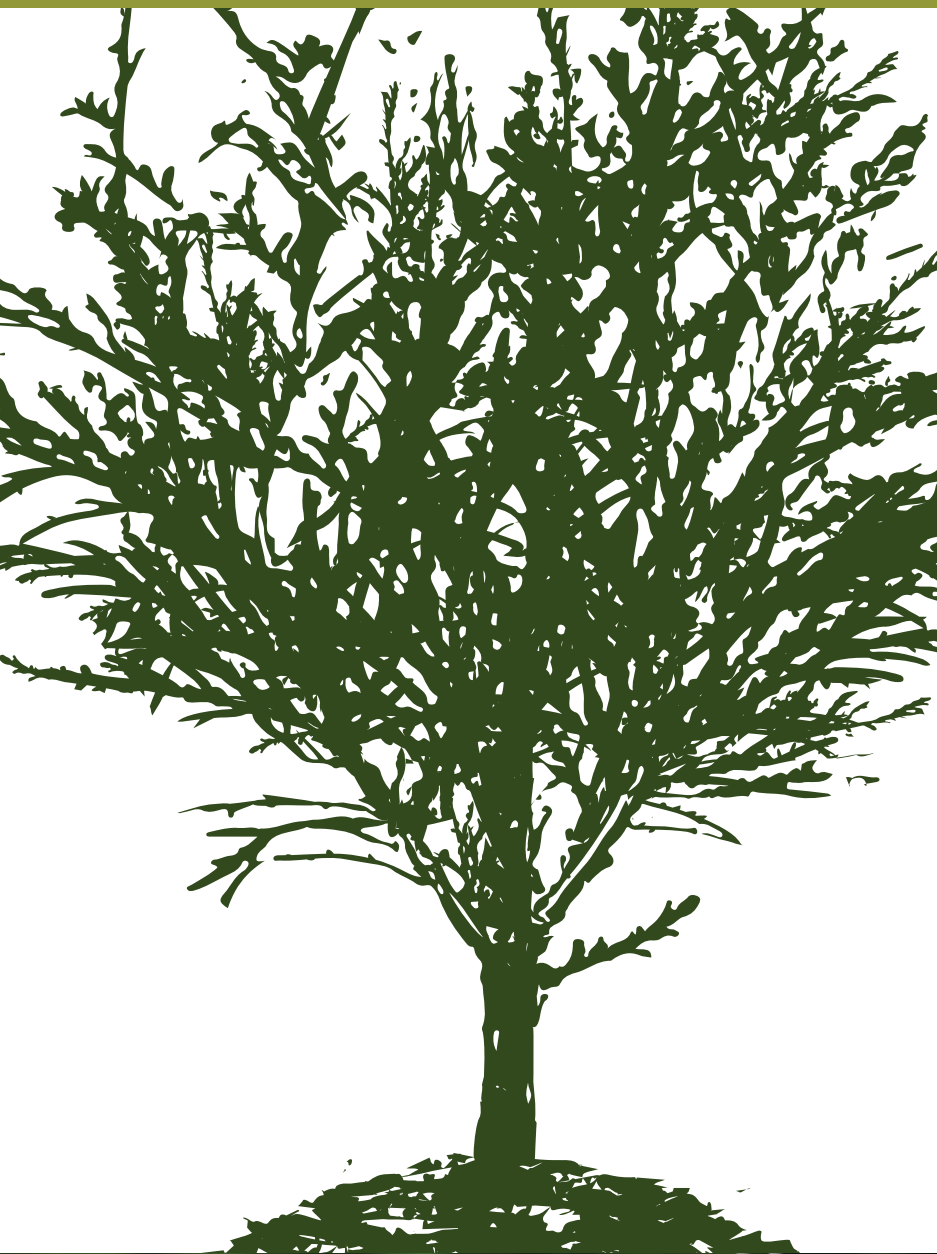
WHERE OPPORTUNITIES GROW NATURALLY

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We envision Cedar Hill as a premier city that retains its distinctive character; where families and businesses flourish in a safe and clean environment.





Cedar Hill, TX, is a community where opportunities grow naturally and where we celebrate and preserve our distinctive character. Located just minutes south of the Dallas/Fort Worth metroplex, Cedar Hill is home to 32 neighborhood and community parks plus more than 36 miles of trails for people to relax, play and explore.

Some of the most beautiful and fascinating parks and open space areas in the State of Texas are located in Cedar Hill, including Cedar Hill State Park and Dogwood Canyon Audubon Center. Almost 2 million visitors per year pass through the 1,826-acre Cedar Hill State Park.

It doesn't take long to see that Cedar Hill is a special place.

Cedar Hill's pristine natural beauty can be experienced as you drive into town for a visit, a shopping excursion, or to find your new home. Cedar Hill is the ultimate place to live, work and play in an environment that is like no other in Texas.

ECONOMIC DEVELOPMENT TEAM



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GEOGRAPHY



Cedar Hill has major highway and/or interstate access available via U.S. Highway 67, a four-lane divided highway that merges with IH-35 to the north and south. Highway 287 and IH-45 are nearby, and easy access to IH-20 provides a major east/west thoroughfare.

Construction of the future Loop 9 corridor will be just south of the Cedar Hill Business Park and will connect U.S. Highway 67 and IH-35E on the southern end of Dallas County.



ON THE GROUND

U.S. Highway 67
IH-35, IH-45, IH-20

Rail Access
- BNSF
www.bnsf.com

Accessibility
- Star Transit
www.startransit.org

FROM THE AIR

- 29 miles from Dallas/Fort Worth International Airport
- 26 miles from Dallas Love Field
- Major highway and interstate access

www.dfwairport.com | www.dallas-lovefield.com

CEDAR HILL STATE PARK

Located on beautiful Joe Pool Lake, Cedar Hill State Park is one of the most visited parks in Texas, consisting of 1,826 acres of rugged, natural beauty reminiscent of the Texas hill country. If not for the amazing views of the Dallas and Fort Worth skylines, visitors easily forget they are in the largest urban park in the state and the fourth-largest metropolitan area in the nation.

Whether you want to take the boat out, go fishing, swim, or kayak, the 7,500 acre Joe Pool Lake is the place! But it's not all about the lake. The surrounding area's superb natural beauty and proximity to other attractions draw visitors from all over the country.
tpwd.texas.gov/state-parks/cedar-hill



DEMOGRAPHICS



POPULATION

TOTAL	49,455
AGES	
0-19	14,472
20-29	6,134
30-39	7,531
40-49	6,912
50-59	6,589
60-64	2,887
65+	4,930

MEDIAN
AGE
34

MALE
47%

FEMALE
53%

MEDIAN
HOUSEHOLD
INCOME
\$79,143

ETHNICITIES %

Black (non-hispanic)	51.42
Hispanic	25.89
White (non-hispanic)	17.89
Asian (non-hispanic)	2.93
Multirace (non-hispanic)	1.50
Other (non-hispanic)	0.17
American Indian (non-hispanic)	0.16
Pacific Islander (non-hispanic)	0.03

EDUCATION %

< Grade 9	4.82
Grade 9-12	5.45
High School	23.58
Some College	26.14
Assoc Degree	8.99
Bach Degree	19.15
Grad Degree	11.88

Source: Applied Geographic Solutions, 2023



DOGWOOD CANYON AUDUBON CENTER

"To be able to conserve over 200 acres of important wildlife habitat in a major metropolitan area is incredible."

- John Flicker, former president of the National Audubon Society

Dogwood Canyon will reveal a world many people in the area rarely see, and provide an unrivaled opportunity for people of all ages and backgrounds to experience, understand, and grow to care for the natural world.

<https://dogwood.audubon.org>

Photographer:
Arlen Kennedy, Dogwood Canyon Audubon Center

OCCUPATIONS



OCCUPATION	MEDIAN ANNUAL WAGE	MEDIAN HOURLY WAGE	TOTAL LABOR FORCE
Legal	\$102,312	\$49.....	323
Management	\$98,945	\$48.....	3510
Computer & Mathematical.....	\$89,808	\$43.....	1140
Architecture & Engineering	\$84,408	\$41.....	792
Business & Financial Operations	\$78,459	\$38.....	3210
Life, Physical, & Social Science	\$70,279	\$34.....	518
Healthcare Practitioners & Technical	\$67,784	\$33.....	3304
Protective Service	\$55,416	\$27.....	2742
Education, Training, & Library	\$54,111	\$26.....	5417
Community & Social Service.....	\$50,945	\$24.....	1296
Arts, Design, Entertainment, Sports & Media	\$47,342	\$23.....	814
Installation, Maintenance & Repair.....	\$46,576	\$22.....	2645
Construction & Extraction	\$41,463	\$20.....	4154
Office & Administrative Support	\$39,788	\$19.....	8087
Transportation & Material Moving.....	\$36,907	\$18.....	7654
Production	\$33,688	\$16.....	3570
Military-only	\$32,722	\$16.....	63
Sales & Related.....	\$28,419	\$14.....	7328
Building & Grounds Cleaning & Maintenance...	\$27,136	\$13.....	2377
Farming, Fishing, & Forestry.....	\$26,982	\$13.....	66
Personal Care & Service	\$25,036	\$12.....	2131
Healthcare Support	\$24,545	\$12.....	3110
Food Preparation & Serving Related	\$22,031	\$11.....	6069

GET MORE DATA:

www.cedarhillprospector.com/cedarhill/community/Cedar-Hill/4813492/emsiadvanced



CEDAR HILL IS A BIRD CITY!

In 2023 Cedar Hill was designated as a Bird City by the Texas Parks & Wildlife because the city exhibited leadership in 3 categories: Community Engagement, Habitat Protection, and Threat Reduction. The 3-year Bird City Texas certification for the community lasts through 2026.

Cedar Hill is proud to partner with the Dallas/Fort Worth Texas Parks & Wildlife Department, Cedar Hill State Park, Dogwood Canyon Audubon Center, and Wild Birds Unlimited to unite the community with a shared purpose – to make the community healthier for birds and people. Living in a Bird City means conservation and education advocates work hand in hand with residents.

<https://www.cedarhilltx.com/3090/Bird-City>



Texas takes the initiative to invest in its future by offering competitive incentives to companies who are creating jobs and driving innovation in Texas. The incentives in this section are a summary of the most commonly utilized state offerings administered by the Department of Economic Development Finance. Local incentives and tax abatements are not included here.

TEXAS ENTERPRISE FUND

The Texas Enterprise Fund (TEF) is the largest “deal-closing” fund of its kind in the nation. The fund is used as a final incentive tool for projects that offer significant projected job creation and capital investment and where a single Texas site is competing with another viable out-of-state option.

SKILLS DEVELOPMENT FUND

The Skills Development Fund is an innovative program created to assist Texas public community and technical colleges finance customized job training for their local businesses. The Fund was established by the Legislature in 1995 and is administered by the Texas Workforce Commission. Grants are provided to help companies and labor unions form partnerships with local community colleges and technical schools to provide custom job training.

TEXAS ENTERPRISE ZONE PROGRAM

The Texas Enterprise Zone Program is an economic development tool for local communities to partner with the State of Texas to promote job creation and significant private investment that will assist economically distressed areas of the state.

WORKFORCE DEVELOPMENT

The Texas Workforce Commission, in conjunction with the Governor’s Office of Economic Development and Tourism, provides access to a team of highly skilled professional who provide technical assistance, at no charge, to help streamline the development of projects and proposals.

EVENTS TRUST FUND

The Events Trust fund program applies local and state gains from sales and use, auto rental, hotel, and alcoholic beverage taxes generated over a specified period of time. Eligible events are not restricted to sports, but the venue must have been selected through a highly competitive selection process.

PRODUCT DEVELOPMENT AND SMALL BUSINESS INCUBATOR FUND

The Product Development and Small Business Incubator Fund (PDSBI) is a revolving loan program financed through original bond issuances. The primary objective of the program is to aid in the development, production and commercialization of new or improved products and to foster and stimulate small business in the State of Texas.

<https://gov.texas.gov/business/page/incentives>

LOCAL INCENTIVES



Local incentives are determined on a case-by-case basis by the Cedar Hill EDC Board of Directors and must have final approval by the Board of Directors and City Council. Upon submission of the requested information, a cost-benefit analysis is prepared for eligible projects to determine the potential direct and indirect economic benefit.

**CONTACT THE CEDAR HILL
ECONOMIC DEVELOPMENT TEAM
FOR FURTHER DETAILS AND
ASSISTANCE.**



TYPE A ELIGIBLE PROJECTS

- *Land, buildings, equipment, facilities, improvements, and expenditures related to:*
- *Manufacturing, industrial, research & development, recycling, small warehouse and corporate headquarter facilities, and distribution centers.*
- *Job training for primary jobs and commercial/retail.*
- *Clean-up of contaminated project sites (with a special election and specific ballot language).*
- *Infrastructure assistance to retail or commercial projects.*
- *Business-related sewer utilities and site improvements.*
- *Projects designed to attract new military missions*
- *Light rail, commuter rail, or motor buses.*
- *Type B projects with voter approval.*

TRAPHENE HICKMAN LIBRARY, MUSEUM & SIGNATURE PARK

The Library, Museum and Signature Park site highlights the natural beauty of Cedar Hill. The site backs up to Bentle Branch creek with unique topography and natural amenities. The project, located in the heart of the Midtown District, will serve as a catalyst for high-quality pedestrian-oriented development that offers unique shops, dining, cultural attractions, and living opportunities. This project is also a finalist in the 2024 IDC Smart Cities North America Awards for the innovative and creative Library in a Park!

2024 Beautify Texas Award winner.

<https://ktb.org/ktb-blog/the-2024-beautify-texas-awards-winners>

Cedar Hill is experiencing an influx of both startups and established companies. For growth-minded companies looking to expand in Cedar Hill or relocate to the Dallas market, locating to Cedar Hill could pay handsome dividends. Cedar Hill Economic Development brings a fresh, natural approach to development and welcomes companies looking for a place to call home.

BUSINESS RESOURCES

Dallas College – Cedar Valley
www.dallascollege.edu/about/cvc/pages/default.aspx

Dallas Regional Chamber
www.dallaschamber.org

Dallas College – Redbird
www.dallascollege.edu/about/rb/pages/default.aspx

The Governor's Small Business Handbook
businessintexas.com/sites/default/files/04/28/16/
smallbusinesshandbook.pdf

Texas Manufacturing Assistance Center
www.tmac.org

North Texas Small Business Development Center
www.ntsfdc.org

Workforce Solutions Greater Dallas
www.wfsdallas.com

Cedar Hill Chamber of Commerce
www.cedarhillchamber.org

EDUCATION



Cedar Hill ISD is a diverse school district that prepares every student by unlocking their potential and channeling each individual towards a successful future.

Students are provided an opportunity towards the collegiate path, which culminates with students earning an Associate's Degree as 12th graders. More information about the Collegiate Pathway:

<https://chcahs.chisd.net/collegiate-pathway>

The Early College High School at Cedar Hill High School students participate in advanced academics and extracurricular activities while elementary students are exposed to computer programming, fine arts and Montessori.

www.chisd.net

OF STUDENTS

7,725

OF CAMPUSES

11

LANGUAGES REPRESENTED

13

CAMPUSES



- Collegiate Prep Elementary
- High Pointe Elementary
- Highlands Elementary
- Lake Ridge Elementary
- Plummer Elementary
- Waterford Oaks Elementary

- Bessie Coleman Middle School
- Permenter Middle School
- Collegiate Academy & High School
- Cedar Hill High School
- STRIVE/Hilltop Academy

LARGEST EMPLOYERS



Cedar Hill Independent
School District
989



City of Cedar Hill
368



Walmart Supercenter
3285
358



Target Stores, Inc.
220



Pratt Industries, Inc.
211



The Kroger Co
180



Home Depot U.S.A., Inc.
175



Woodmont Cabinetry
173



JC Penney
Distribution Center
160



Total Highway
Maintenance, LLC
130



Central States
Manufacturing, Inc.
108



DMI, CORP.
105



IdX Dallas, LLC
103



MJB Wood Group, Inc
102



Crestview Court
88



Dallas Aeronautical
Services, LLC
81



A R Daniel Construction
Services Inc.
80



Rinker Materials
70



Delta Steel Inc.
65



Buffalo Wild
Wings, Inc.
65



Atlas Sign Industries
Western Division
65



Highway Intelligent
Traffic Solutions, Inc.
65



Kohl's Department
Stores, Inc.
60



Burlington Stores, Inc.
60

EVENTS



COUNTRY DAY ON THE HILL

Fun and excitement abound each year on the 2nd Saturday of October when Cedar Hill celebrates Country Day on the Hill. 2023 marked the 86th annual event that features a parade, craft vendors, food, activities, contests, and live entertainment on three stages in Historic Downtown Cedar Hill.

www.cedarhilltx.com/2129/October---Country-Day-on-the-Hill



HISPANIC HERITAGE FESTIVAL

This annual celebration of Latin culture and heritage brings people of all backgrounds together to immerse themselves in Latin America's rich and diverse traditions. With its colorful array of performances, activities, and delicious cuisine, this festival offers an unforgettable experience for attendees of all ages. The Hispanic Heritage Festival is shared event hosted by a different city each year amongst Cedar Hill, Lancaster, Duncanville and Desoto.

www.desototexas.gov/business_detail_T7_R188.php



SCARE ON THE SQUARE

An event like no other, Scare on the Square is a free Halloween family event and street festival in Cedar Hill's historic downtown. The spooky fun event is presented by the Zula B. Wylie Public Library.

www.cedarhilltx.com/2341/October---Scare-on-the-Square



HOLIDAY ON THE HILL

Celebrate the holiday season with us at the annual Holiday on the Hill celebration in Cedar Hill. The event includes plenty of holiday kids activities and games, live performances, photos with Santa, festive photo ops, and the official lighting of the City of Cedar Hill tree.

www.cedarhilltx.com/1966/December---Holiday-on-the-Hill

SEE MORE EVENTS:

www.cedarhilltx.com/1954/Special-Events

THINGS TO DO



CEDAR HILL STATE PARK AT JOE POOL LAKE

Cedar Hill State Park at Joe Pool Lake features two large picnic pavilions perfect for family reunions, retreats, or group outings for up to 50 or 100 people. Both offer scenic views of the lake.

<https://tpwd.texas.gov/state-parks/cedar-hill>

CEDAR HILL LAGOON

The Lagoon features almost 10,000 square feet of water surface, including a zero-depth entry pool, a separate lap swim pool, a lazy river and three-turn slide, and play features.

<https://cedarhilltx.com/3029/AquaticsThe-Lagoon>

CEDAR HILL SENIOR CENTER

Cedar Hill Senior Center welcomes anyone 50 or over to participate in fun group events and activities.

<https://www.cedarhilltx.com/2135/Senior-Activity-Center>

HILLSIDE VILLAGE SHOPPING CENTER

Hillside Village is a 615,000-square-foot open-air regional shopping mall where you'll find community events year-round. It's home to Dick's Sporting Goods, Dillard's, H&M, and Barnes & Noble. <https://shophillsidevillage.com>

PARKS

Cedar Hill has no shortage of parks and pavilions. Each park is different, but the fun is still the same. Our pavilions make your family reunion, birthday party, retreat, or social gathering an unforgettable experience.

<https://cedarhilltx.com/365/Parks-Trails>

ROLLER SKATING

The Cedar Hill Roller Rink is an indoor roller and inline skating rink. It is known as the oldest roller rink in Texas. It's a nostalgic venue for hosting birthday parties, holiday parties, and corporate events. The rink is located in historic downtown Cedar Hill.

<https://www.facebook.com/Roller.Sk8ing>

TRAILS

Trail access runs throughout Cedar Hill. Our trails connect our retail hub Hillside Village with our new library, signature park and historic downtown. Cedar Hill features over 36 miles of trails.

<https://cedarhilltx.com/365/Parks-Trails>

TRAPHENE HICKMAN LIBRARY, MUSEUM & SIGNATURE PARK

New to Cedar Hill, this state of the art library offers meeting space for groups and organizations within the community. It is ideal for smaller gatherings, receptions or reunions. Perfectly located in the Midtown District and backed up by the natural beauty of Cedar Hill, the library is a social innovation in a park.

<https://www.cedarhilltx.com/676/Library>

Other Places of Interest

CEDAR RIDGE PRESERVE

<https://audubondallas.org/cedar-ridge-preserve>

LYNN CREEK MARINA

<https://lynncreekmarina.com>

TANGLE RIDGE GOLF CLUB

<https://www.tangleridge.com>

HISTORIC DOWNTOWN EVENTS AND SHOPPING

<https://www.cedarhilltx.com/90/historic-downtown>



The Greenest Spot in the Metroplex

Cedar Hill State Park
Dogwood Canyon Audubon Center
Joe Pool Lake
Over 36 miles of trails



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