



# 700 South Highland Drive, Cedar Hill, TX 75104

Comparative Market Analysis • Saved on November 20, 2025 at 12:11 PM

## BA Algorithm Rent Estimate

■ BA Transparent Rent Algorithm

**\$2,060/month**

Based on 25 comparable properties

Confidence: N/A

## AI Rent Estimate

■ Machine Learning Model

**\$2,050/month**

Advanced AI analysis of market trends

AI Confidence: 85.0%

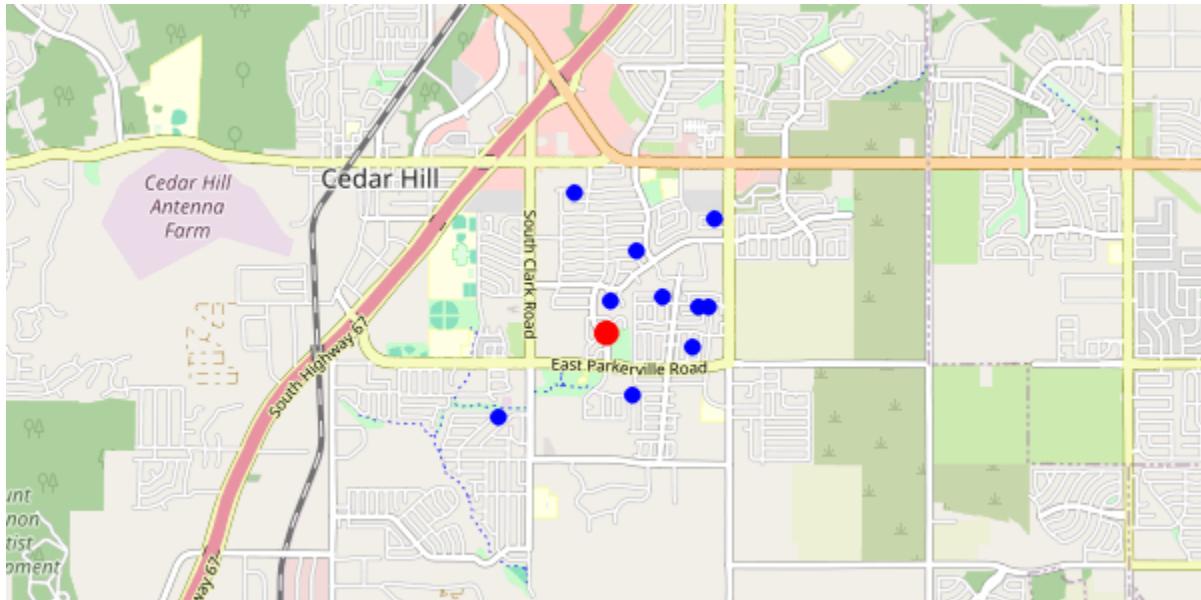
## Property Details

Address	700 South Highland Drive, Cedar Hill, TX 75104
Bedrooms	3
Bathrooms	2.0
Square Feet	1,620
Property Type	Single Family

## Comparable Properties Summary

Total Comparables	25
High Correlation Properties	25
Average Comp Rent	\$2,063
Rent Range	\$1,895 - \$2,224

## Property Location Map



Subject property location shown on map. View the web version for an interactive map with all comparable properties.

## Comparable Properties (25)

919 Richards Dr, Cedar Hill, TX 75104	Single Family	\$1,995	3BR/2BA	0	0.47 mi	100%
715 Ford Dr, Cedar Hill, TX 75104	Single Family	\$2,150	3BR/2BA	0	0.43 mi	100%
900 Blewitt Dr, Cedar Hill, TX 75104	Single Family	\$2,345	3BR/2BA	0	0.34 mi	100%

513 Olympus St, Cedar Hill, TX 75104	Single Family	\$2,100	3BR/2BA	0	0.16 mi	100%
821 Bentle Ct, Cedar Hill, TX 75104	Single Family	\$1,500	3BR/2BA	0	0.33 mi	100%
505 Vincent St, Cedar Hill, TX 75104	Single Family	\$1,950	3BR/2BA	0	0.44 mi	100%
911 Walters Dr, Cedar Hill, TX 75104	Single Family	\$1,970	3BR/2BA	0	0.78 mi	97%
204 Meadowbrooke Dr, Cedar Hill, TX 75104	Single Family	\$2,285	3BR/2BA	0	0.68 mi	97%
603 Turner Way, Cedar Hill, TX 75104	Single Family	\$1,995	3BR/2BA	0	0.52 mi	97%
411 Mckinley St, Cedar Hill, TX 75104	Single Family	\$1,830	3BR/2BA	0	0.72 mi	97%
116 Yorkshire Dr, Cedar Hill, TX 75104	Single Family	\$1,657	3BR/2BA	0	0.58 mi	97%
900 Springfield Dr, Cedar Hill, TX 75104	Single Family	\$2,060	3BR/2BA	0	0.88 mi	97%
465 Rainier St, Cedar Hill, TX 75104	Single Family	\$1,895	3BR/2BA	0	0.53 mi	97%
1009 Neptune Ct, Cedar Hill, TX 75104	Single Family	\$2,290	3BR/2BA	0	0.68 mi	97%
1200 Nutting St, Cedar Hill, TX 75104	Single Family	\$2,185	3BR/2.5BA	0	1.34 mi	93%
919 Crestwood Dr, Cedar Hill, TX 75104	Single Family	\$2,300	3BR/2BA	0	1.05 mi	93%
835 Collins Blvd, Cedar Hill, TX 75104	Single Family	\$2,130	3BR/2BA	0	1.10 mi	93%
906 Moore St, Cedar Hill, TX 75104	Single Family	\$2,195	3BR/2BA	0	1.33 mi	93%
1135 Germany Dr, Cedar Hill, TX 75104	Single Family	\$2,400	3BR/2BA	0	1.32 mi	93%
466 Tranquility Ln, Cedar Hill, TX 75104	Single Family	\$2,160	3BR/2BA	0	1.03 mi	93%
822 Collins Blvd, Cedar Hill, TX 75104	Single Family	\$2,150	3BR/2BA	0	1.04 mi	93%
460 Matterhorn St, Cedar Hill, TX 75104	Single Family	\$1,900	3BR/2BA	0	0.37 mi	93%
911 Turner Ct, Cedar Hill, TX 75104	Single Family	\$1,940	3BR/2BA	0	0.44 mi	93%
837 Collins Blvd, Cedar Hill, TX 75104	Single Family	\$2,200	3BR/2BA	0	1.10 mi	93%
510 Burleson St, Cedar Hill, TX 75104	Single Family	\$2,000	3BR/2BA	0	1.38 mi	93%

**Note:** Comparables are ranked by correlation score (90%+ = high correlation). Properties with higher correlation scores are more similar to the subject property.

Blue Atlas Realty | Professional Property Management

Data Source: BA Algorithm with RentCast Comparables | Analysis Date: November 20, 2025

This report is for informational purposes only and should not be considered as a formal appraisal.