

COMMERCIAL LAND FOR SALE

SWC S Hwy 287 & Farley St, Waxahachie, TX, 75165



MATTHEWS™

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PROJECT SCOPE

- Up to ±11.51 AC available for sale or GL
 - Pad sites available for Sale/GL
- Directly across EVO Entertainment, Robbie E Howard Jr High School, Whataburger, etc
- One of the last remaining undeveloped land tracts with Frontage along US-287
- Waxahachie has multiple transportation routes such as I-35, US-287, & SH-77 making it an attractive hub for Commercial & Industrial real estate development.
- The addition of major employers such as Baylor Scott & White & Walgreens Distribution has contributed to the home growth in the area.



NEARBY AREA RETAILERS



DOLLAR GENERAL



**±1.0 - 11.51 AC
AVAILABLE**



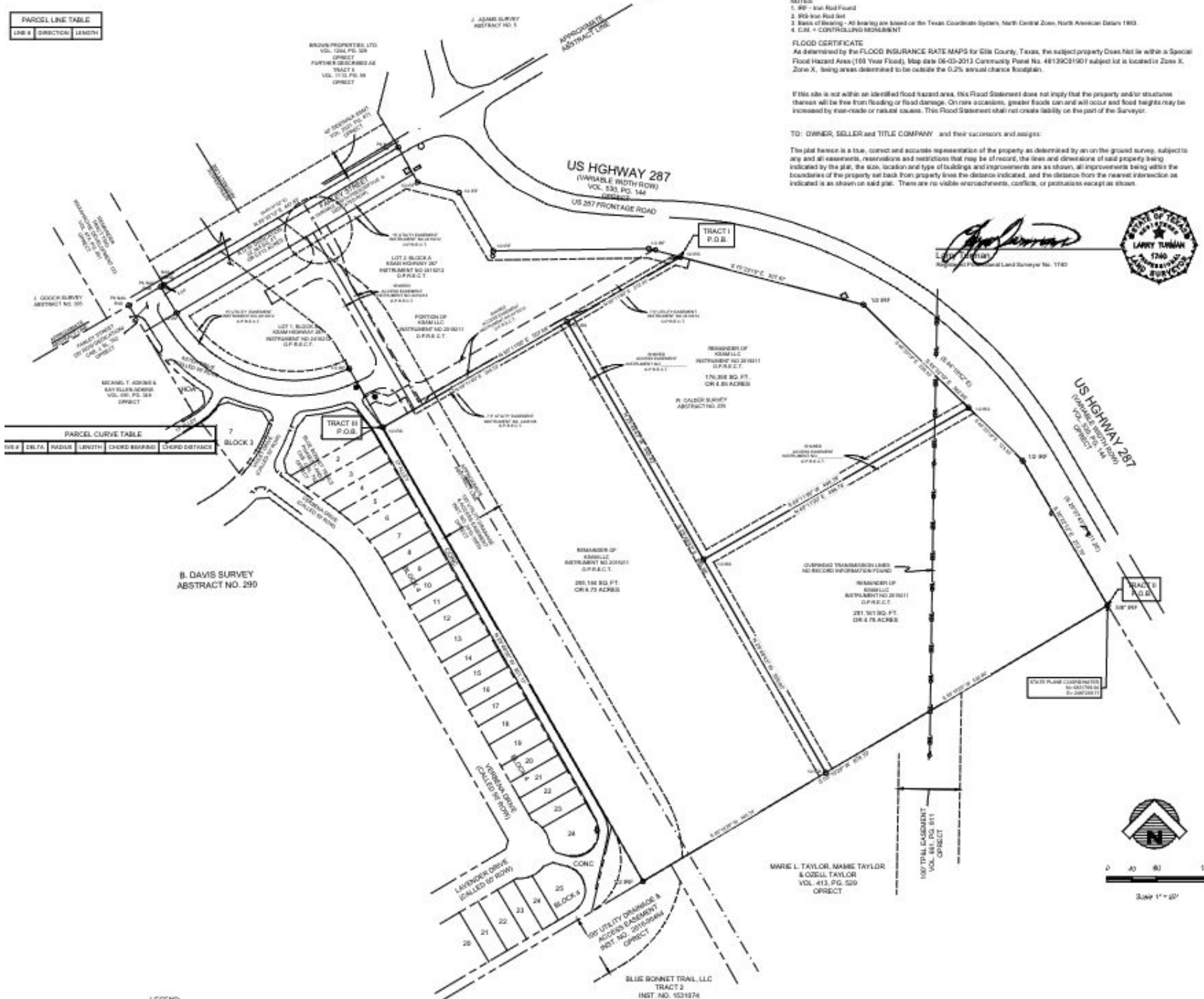
**±12,200 VPD (E Hwy 287 BYP)
±34,000 VPD (Hwy 287)**

DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	9,446	46,778	66,740
Current Year Estimate	8,248	38,032	53,209
2020 Census	7,714	32,072	44,310
Growth Current Year-Five-Year	14.52%	22.99%	25.43%
Growth 2020-Current Year	6.92%	18.58%	20.08%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,451	17,378	24,535
Current Year Estimate	2,919	13,814	19,126
2020 Census	2,633	11,472	15,662
Growth Current Year-Five-Year	18.20%	25.80%	28.28%
Growth 2020-Current Year	10.88%	20.41%	22.12%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$97,972	\$101,570	\$110,878

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH

PARCEL CURVE TABLE					
LINE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE



NOTES
 1. 90' Iron Rod Found
 2. 90' Iron Rod Set
 3. Basis of Bearing - All bearings are listed on the Texas Coordinate System, North Central Zone, North American Datum 1983.
 4. C.S. = CONTROLLING MEASUREMENT

FLOOD CERTIFICATE
 As determined by the FLOOD INSURANCE RATE MAPS for Ellis County, Texas, the subject property does not lie within a Special Flood Hazard Area (100 Year Flood), Map date 06-03-2013 Community Panel No. 48129C01907 subject lot is located in Zone X, Zone X, being areas determined to be outside the 0.2% annual chance floodplain.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

TO: OWNER, SELLER and TITLE COMPANY and their successors and assigns:

The plat hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated, and the distance from the nearest intersection as indicated is as shown on said plat. There are no visible encroachments, conflicts, or protrusions except as shown.

Larry Turbin
 Larry Turbin
 Licensed Land Surveyor No. 1180



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287

Farley St ± 4,000 VPD

± 34,000 VPD

E Highway 287 BYP ± 12,200 VPD

PROPOSED OFFICE/
RETAIL BUILDING
NOT BUILT

VALERO

DRIVE-THRU
WINDOW

Subject
Property

Under Contract
4.05 AC

The Townhomes at Bluebonnet Trails
±114 Units

293,144 SQ. FT.
OR 6.73 ACRES

REMAINDER OF
KSAM LLC
INSTRUMENT NO 20190211
O.P.A.C.T.
201,161 SQ. FT.
OR 4.78 ACRES



 **River Oaks**
±1,566 Residents

**Subject
Property**

**Under Contract
4.05 AC**

**Waxahachie
Sports
Complex**

Nearly 10,000
Participants
a Year

 **Robbie E Howards Jr High**
±758 Students

 **Buffalo Ridge**
±1,867 Residents



Farley St ± 4,000 VPD

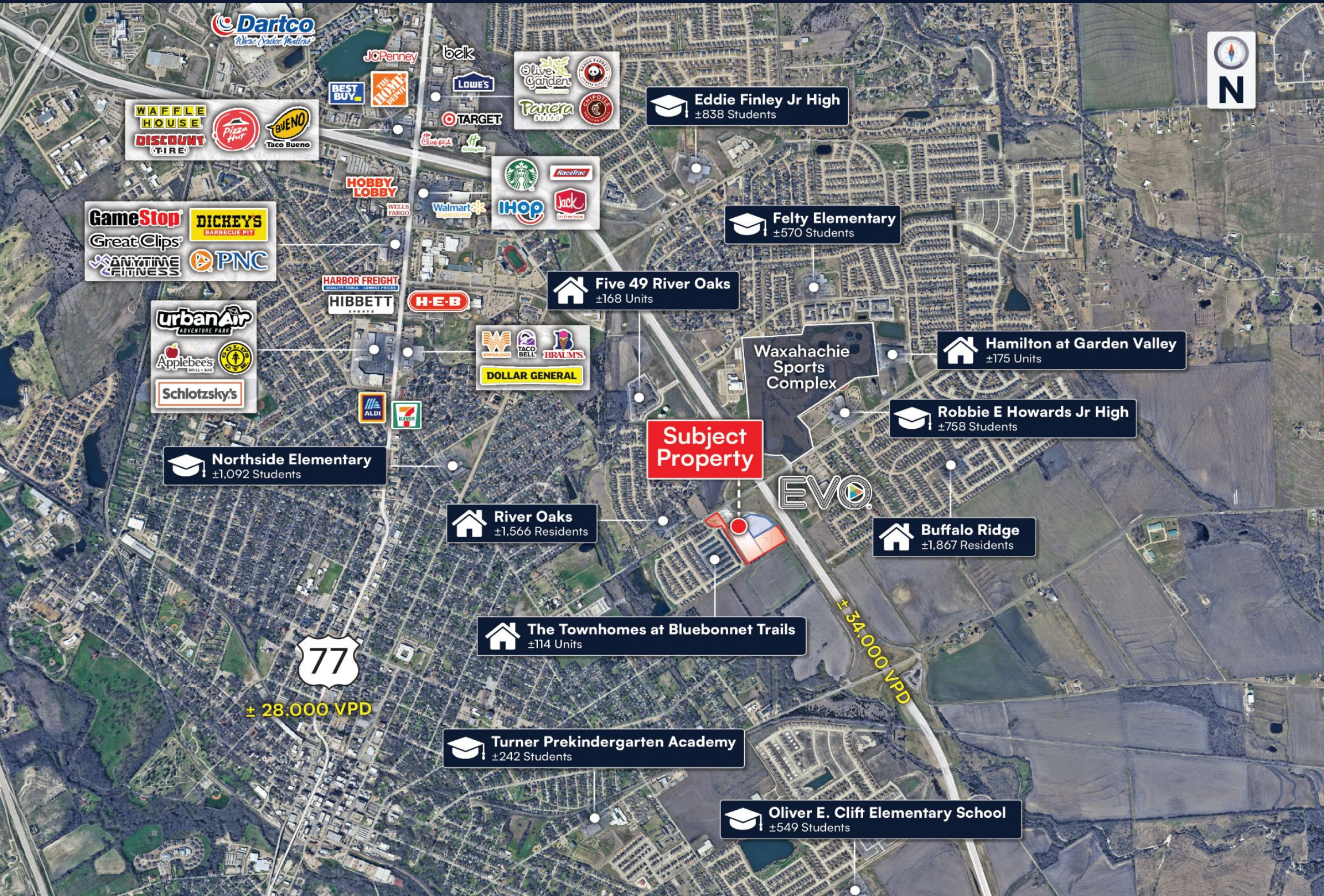
287

± 34,000 VPD

Farley St ± 4,000 VPD

 **The Townhomes at Bluebonnet Trails**
±114 Units

E Highway 287 Bypass ± 12,200 VPD



Eddie Finley Jr High
±838 Students

Felty Elementary
±570 Students

Five 49 River Oaks
±168 Units

Hamilton at Garden Valley
±175 Units

Robbie E Howards Jr High
±758 Students

Subject Property

Northside Elementary
±1,092 Students

River Oaks
±1,566 Residents

Buffalo Ridge
±1,867 Residents

The Townhomes at Bluebonnet Trails
±114 Units

Turner Prekindergarten Academy
±242 Students

Oliver E. Cliff Elementary School
±549 Students



± 28,000 VPD

± 34,000 VPD





Mid-Way
Regional
Airport

THE HOME DEPOT **JCPenney** **ROSS DRESS FOR LESS**
PET SMART **Waffle House**
BEST BUY **Pizza Hut** **Taco Bueno** **DISCOUNT TIRE**

Academy SPORTS+OUTDOORS **five BELOW**
TJ-MAXX **Valvoline**
McALISTER'S DELI **Cane's** **Arby's**

TARGET **LOWE'S** **beK**
Olive Garden **Panera BREAD** **CHICK-FIL-1** **Chick-fil-1**

HARBOR FREIGHT **ANYTIME FITNESS** **GameStop**
HIBBETT SPORTS **PNC** **Great Clips**
HOBBY LOBBY **Urban Air ADVENTURE PARK** **Office DEPOT**

Walmart Supercenter **WHATABURGER** **TACO BELL** **BRAUM'S**
H-E-B **Starbucks** **Jack in the box** **IHOPE**
DOLLAR GENERAL

CVS pharmacy **SHERWIN WILLIAMS** **NAPA**
O'Reilly AUTO PARTS

Subject
Property

+ 28,000 VPD

+ 55,900 VPD

+ 34,000 VPD



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.

11-2-2015



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.

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.

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

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **SWC S Hwy 287 & Farley St, Waxahachie, TX, 75165** ("Property"). It has been prepared by Matthews.™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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Vice President

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FVP & Associate Director

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License No. 725363 (TX)

Broker of Record

Patrick Graham

Broker Lic. No.: 528005 (TX)

Firm Lic. No.: 9005919 (TX)