# **Buffalo Creek Plaza**

SEC U.S. Highway 287 & Brown Street
Waxahachie, Texas

# **RETAIL/COMMERCIAL LAND**

# U.S. Highway 287 Bypass & Brown St. (FM 813) Waxahachie, Texas

**LOCATION:** The subject property is located at the southeast corner of U.S.

Highway 287 Bypass and Brown St. (FM 813) in Waxahachie.

SIZE: 30.3894 Acres; 23.9368 Acres Net of Flood Plain

1,042,687 S.F. Net of Flood Plain

**ZONED:** General Retail (GR)

**UTILITIES:** All utilities are available.

**FRONTAGE:** U.S. Highway 287 - 1,958.50 ft.

Brown St. - 835.06 ft.

**TRAFFIC** 

**COUNTS:** U.S Highway 287 - 32,979

Brown St. - 16,369

**PRICE:** \$6,777,465.00; \$6.50 Per S.F. Net of Flood Plain

**COMMENTS:** High visibility tract with frontage on 2 sides. Great location for

retail, commercial, restaurants and office sites. Brown Street is heavily traveled with school and church traffic. There are four schools in the immediate area which generate the traffic along with the High School Football stadium and other athletic facilities. This property is ideally located for the existing residents and the future residential growth that will take place in this and

surrounding areas of Waxahachie.

FOR MORE INFORMATION

Call

JOE RUST COMPANY 972-333-4143 469-337-4627

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# BUFFALO CREEK PLAZA SEC BROWN STREET & U.S. HIGHWAY 287 BYPASS Waxahachie, Texas

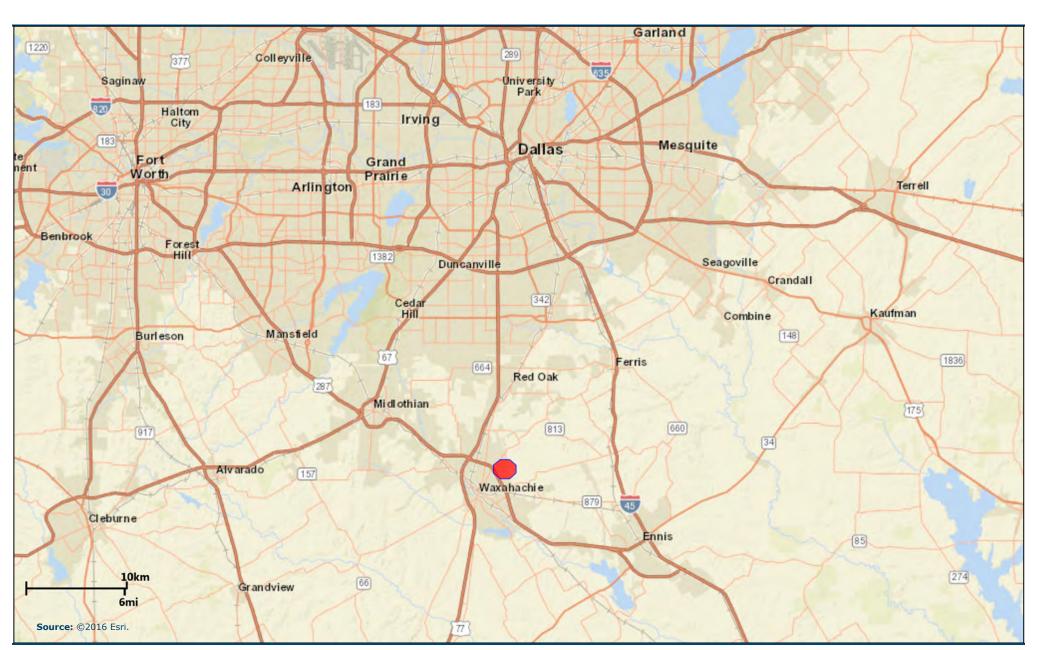
Buffalo Creek Plaza is a new Retail/Restaurant/Commercial/Office development that is located in rapidly growing Waxahachie at the southeast corner of U.S. Highway 287 Bypass and Brown Street.

This is a premier high visibility corner property with frontage on Brown Street and U.S. Highway 287 Bypass. This property is zoned General Retail. Brown Street is heavily traveled with school traffic generated by four WISD campuses, athletic facilities and Lumpkins Stadium which received a \$22 million dollar renovation in 2011.

This is a great retail location for the new residential development taking place in the area. The new North Grove Planned Development is under construction after receiving zoning approval for Phase I (400+ acres of land) located north of Buffalo Creek Plaza via Brown Street. The total North Grove development will be just under 900 acres with the majority of the property designated as residential. Also, located northeast of Buffalo Creek Plaza, Garden Valley and Buffalo Ridge continue to build out at over 1,300+ lots. To the east, Saddlebrook Estates (2,800+ lots) is continuing to develop new home sites. Mustang Creek III and Sandstone Ranch will add another 200+ home sites nearby. Numerous other new home developments are also underway.

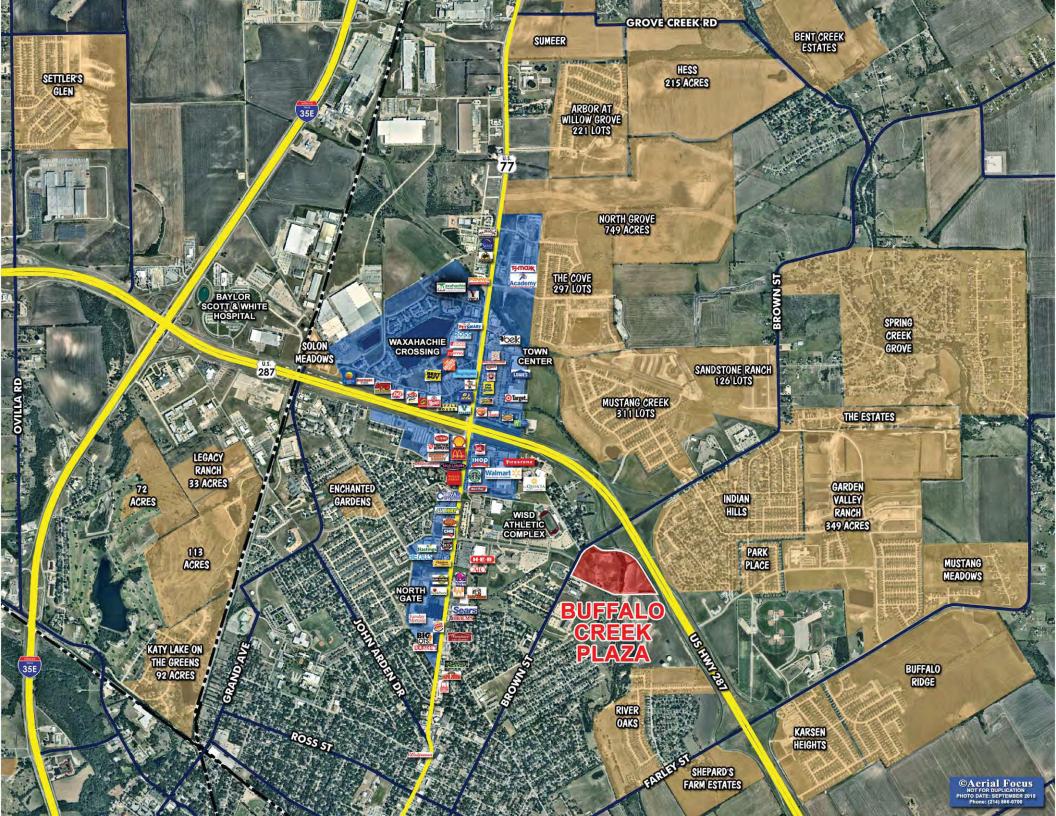
In December of 2014, Baylor Scott & White Hospital opened its new \$186.5 million dollar medical center at the northeast corner of I-35E and U.S. Highway 287 Bypass. This new facility includes a 120 bed hospital, cancer center and related medical facilities including a 71,000 S.F. medical office building, which was fully leased prior to completion. Waxahachie is definitely feeling the effects of this major economic force with the Hospital already looking at adding a second Tower.

Waxahachie, Texas



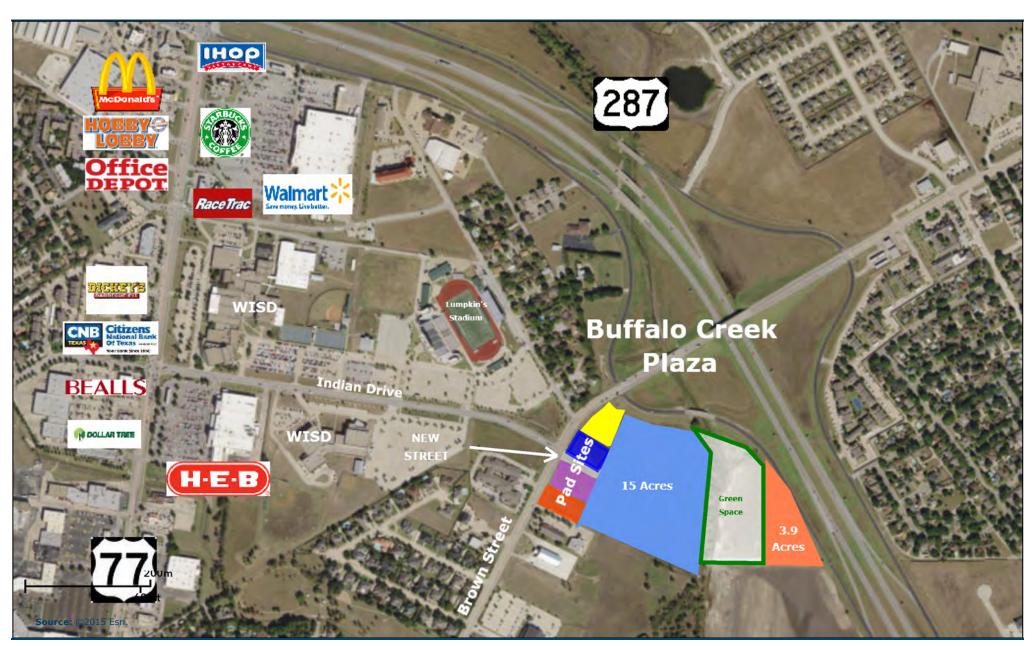
July 09, 2016

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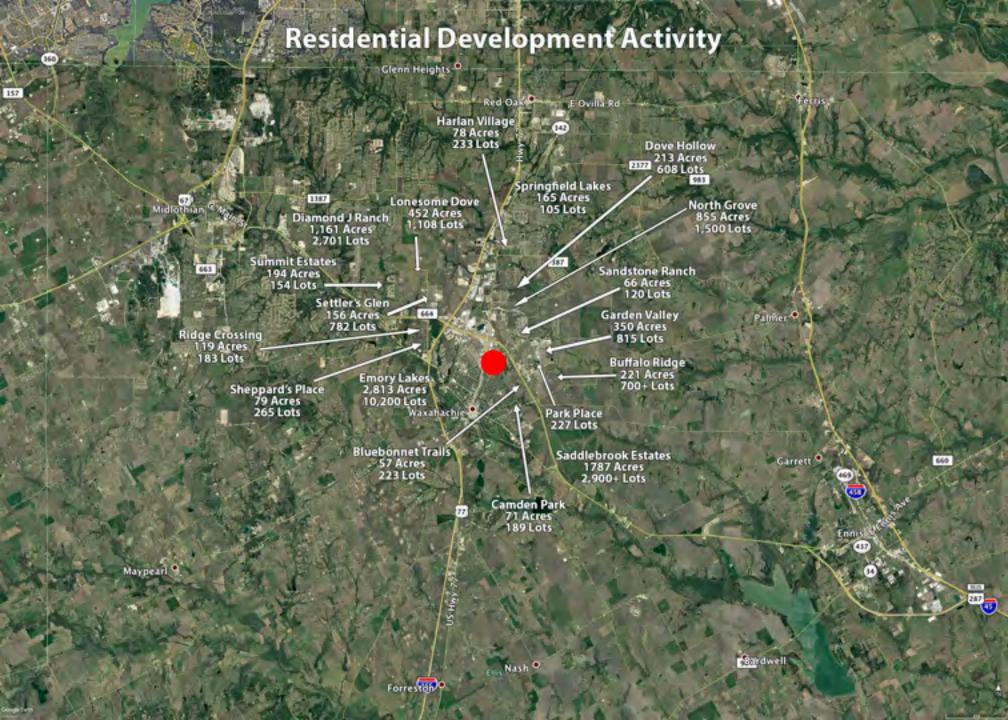


Waxahachie, Texas

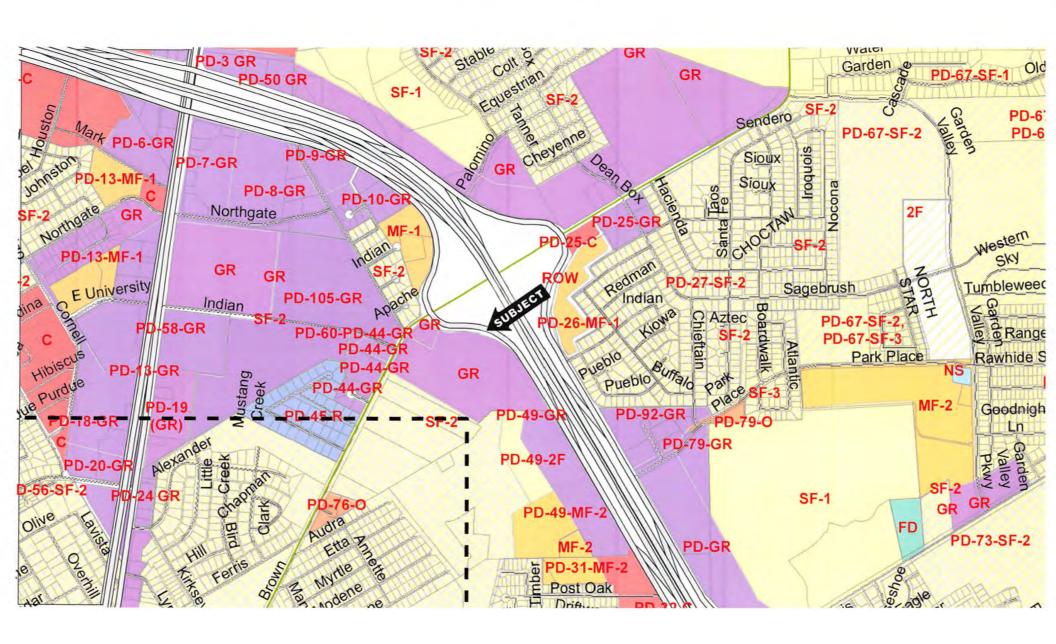


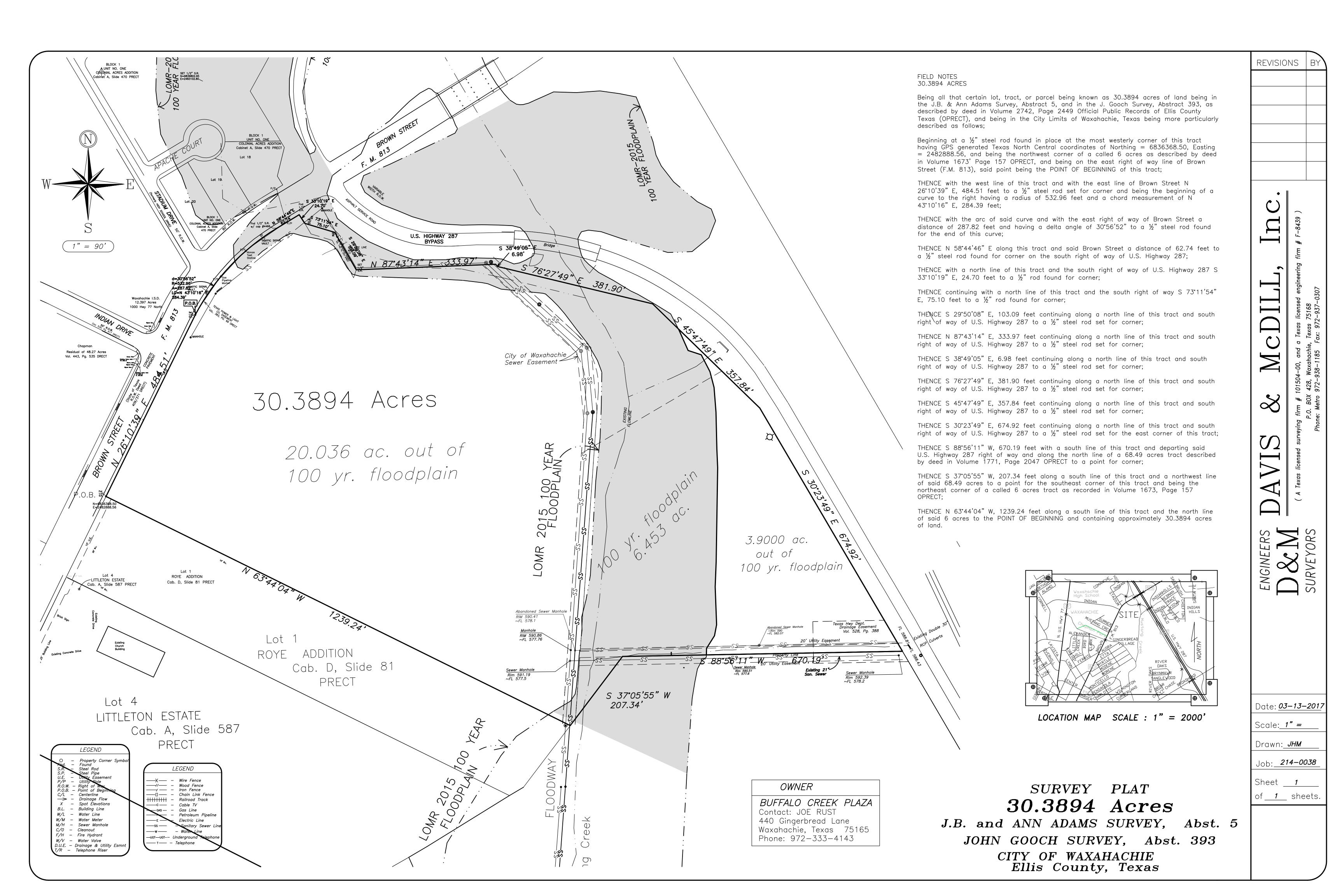
January 03, 2017

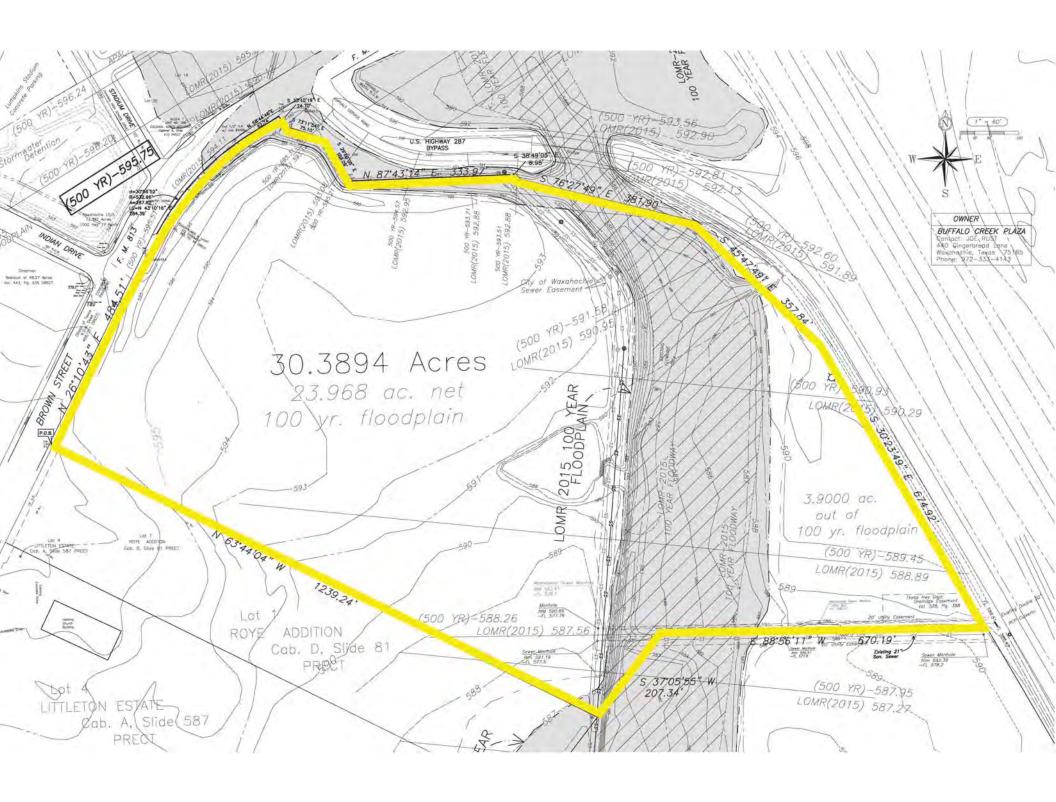
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### **ZONING MAP**









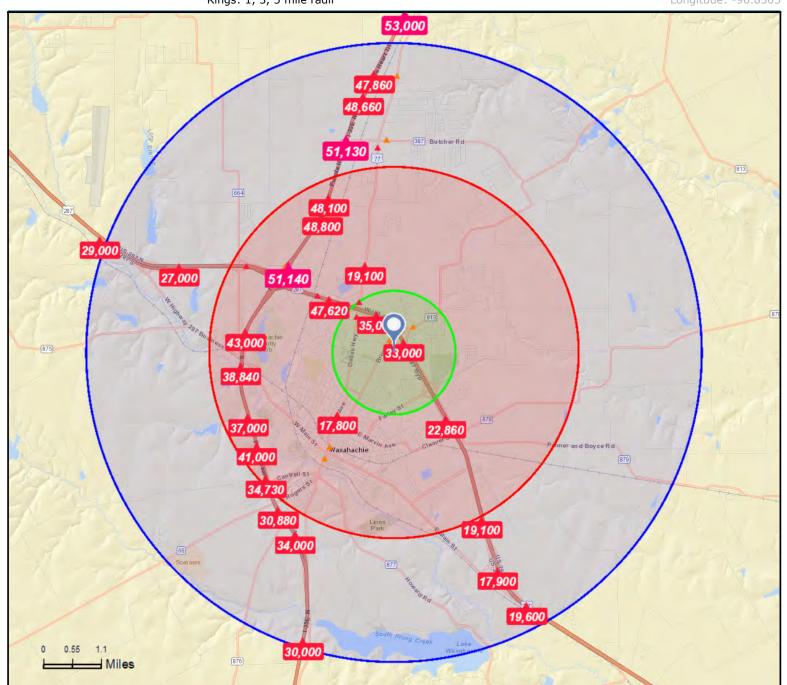
# Traffic Count Map

Buffalo Creek Plaza 75165-9600

Rings: 1, 3, 5 mile radii

Prepared by Esri Latitude: 32.40955

Latitude: 32.40955 Longitude: -96.8303





Average Daily Traffic Volume

Up to 6,000 vehicles per day

A6,001 - 15,000

▲15,001 - 30,000

▲30,001 - 50,000

▲50,001 - 100,000

▲More than 100,000 per day



Source: ©2016 Kalibrate Technologies

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## **Information About Brokerage Services**

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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

Joe Rust Company	0204705	joerust@joerust.com	(972)333-4143
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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**