

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

BUFFALO CREEK PLAZA

SEC BROWN STREET & U.S. HIGHWAY 287 BYPASS

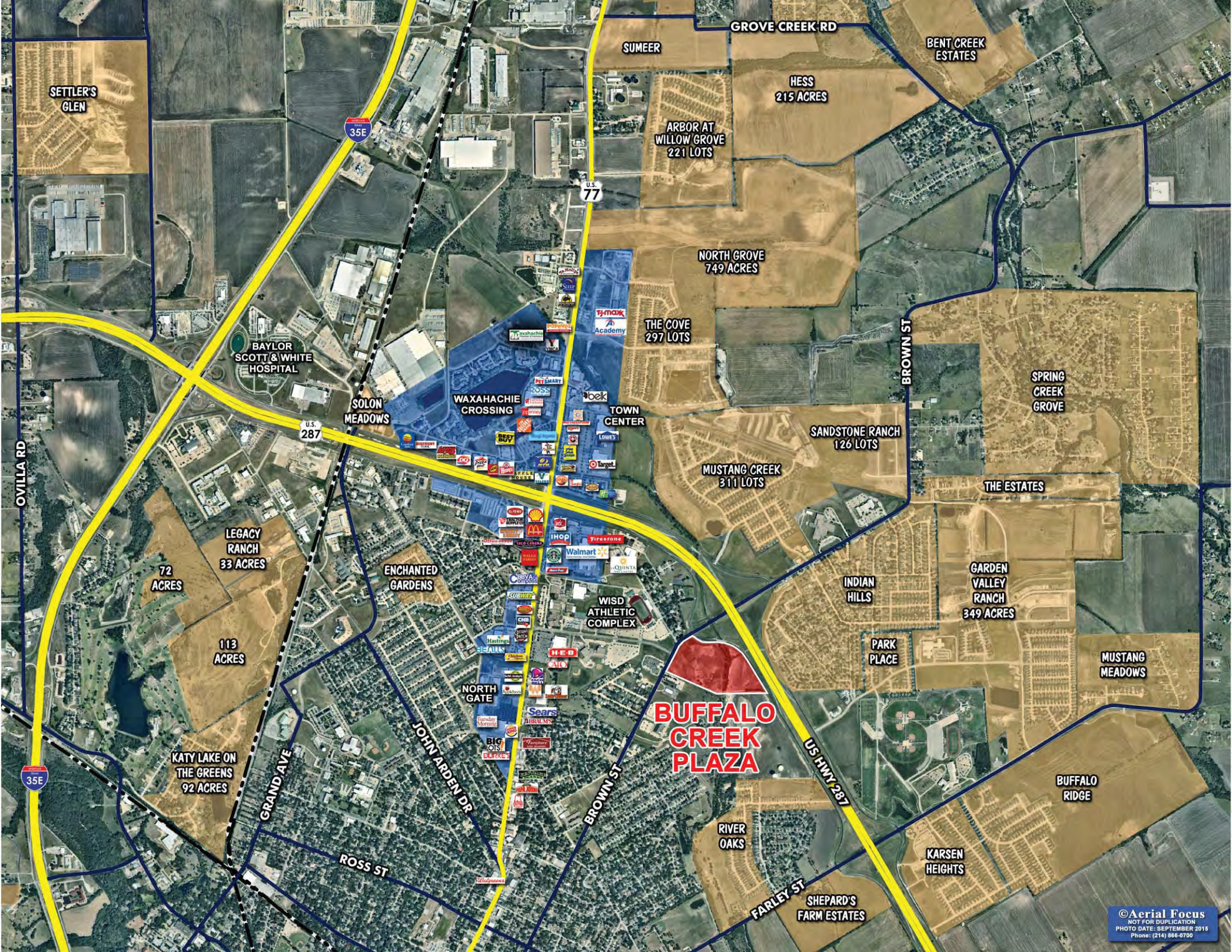
Waxahachie, Texas

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.



SETTLER'S GLEN

SUMEER

GROVE CREEK RD

BENT CREEK ESTATES

HESS 215 ACRES

ARBOR AT WILLOW GROVE 221 LOTS

NORTH GROVE 749 ACRES

THE COVE 297 LOTS

BAYLOR SCOTT & WHITE HOSPITAL

SOLO MEADOWS

WAXAHACHIE CROSSING

TOWN CENTER

SANDSTONE RANCH 126 LOTS

SPRING CREEK GROVE

MUSTANG CREEK 311 LOTS

THE ESTATES

LEGACY RANCH 33 ACRES

ENCHANTED GARDENS

WISD ATHLETIC COMPLEX

INDIAN HILLS

GARDEN VALLEY RANCH 349 ACRES

72 ACRES

113 ACRES

PARK PLACE

MUSTANG MEADOWS

KATY LAKE ON THE GREENS 92 ACRES

NORTH GATE

BUFFALO CREEK PLAZA

BUFFALO RIDGE

GRAND AVE

JOHN ARDEN DR

BROWN ST

US HWY 287

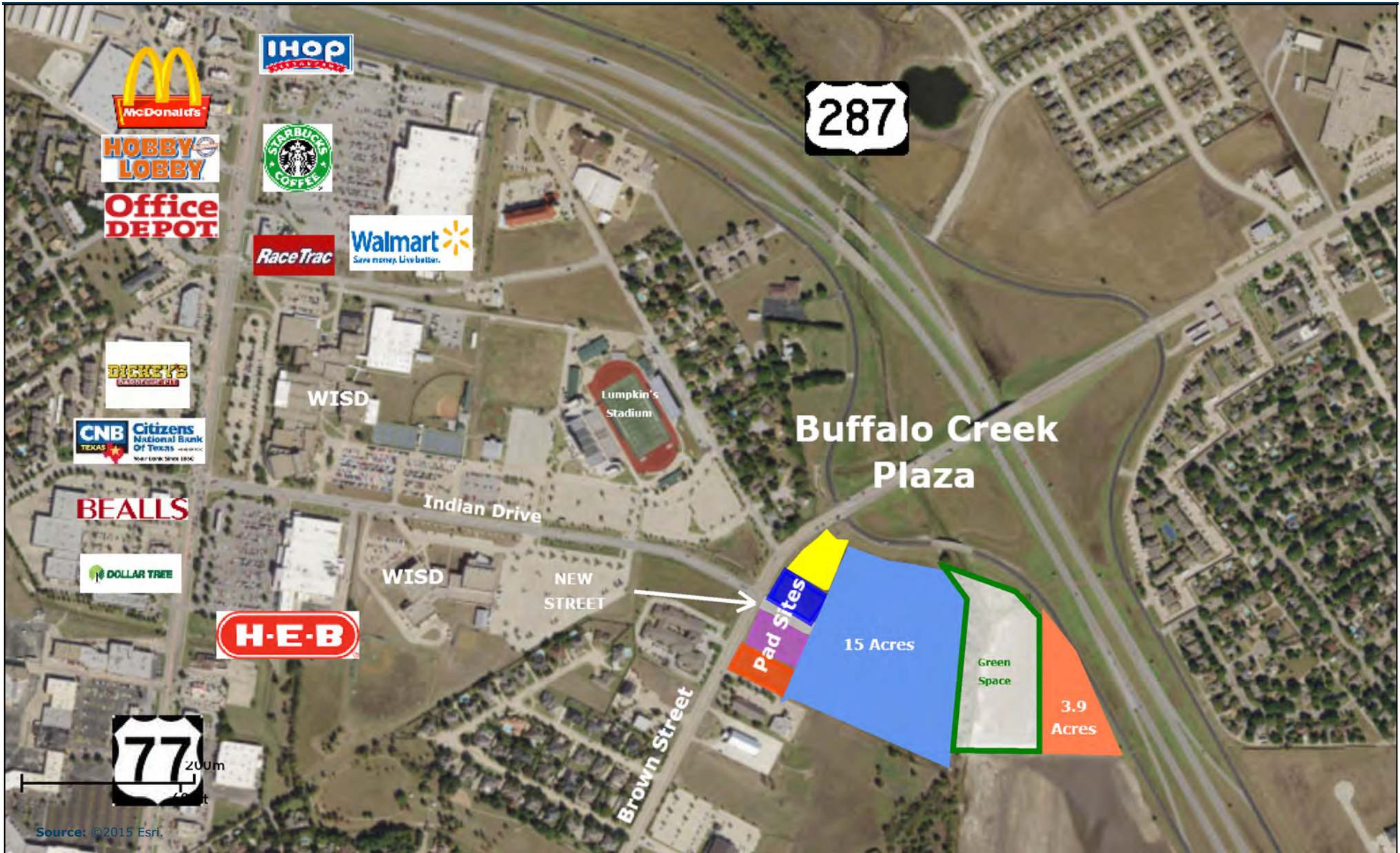
RIVER OAKS

KARSEN HEIGHTS

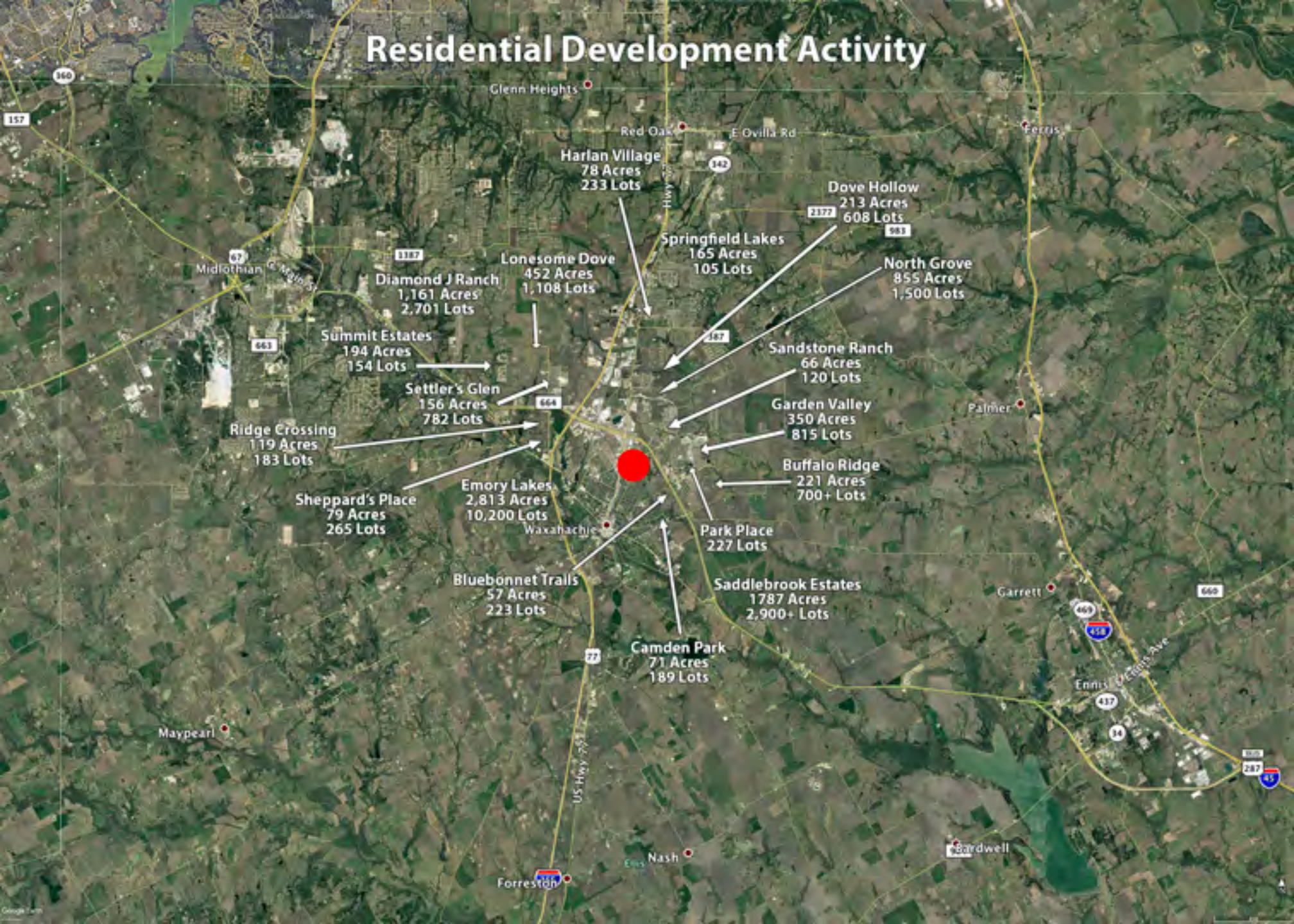
ROSS ST

FARLEY ST

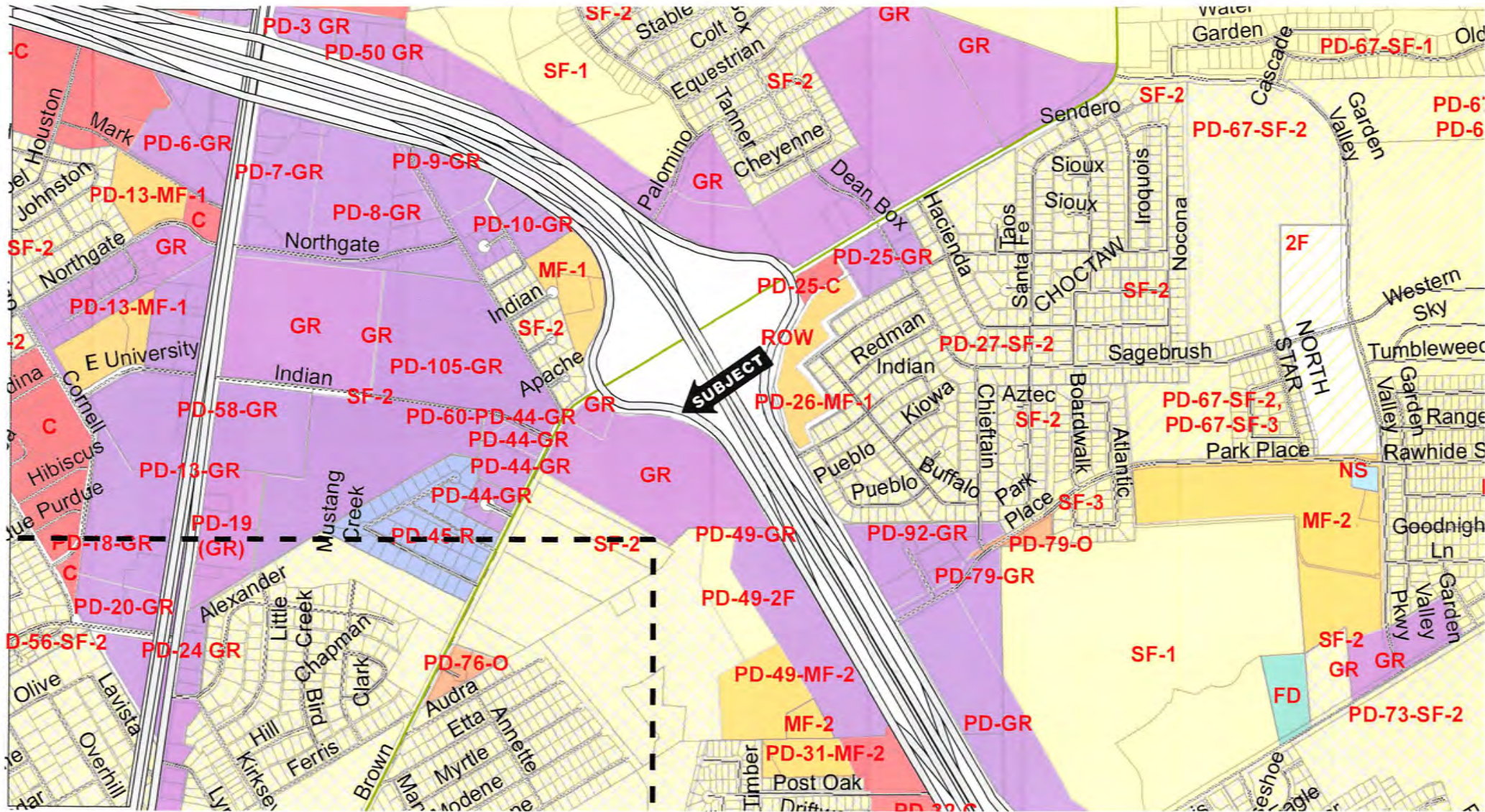
SHEPARD'S FARM ESTATES

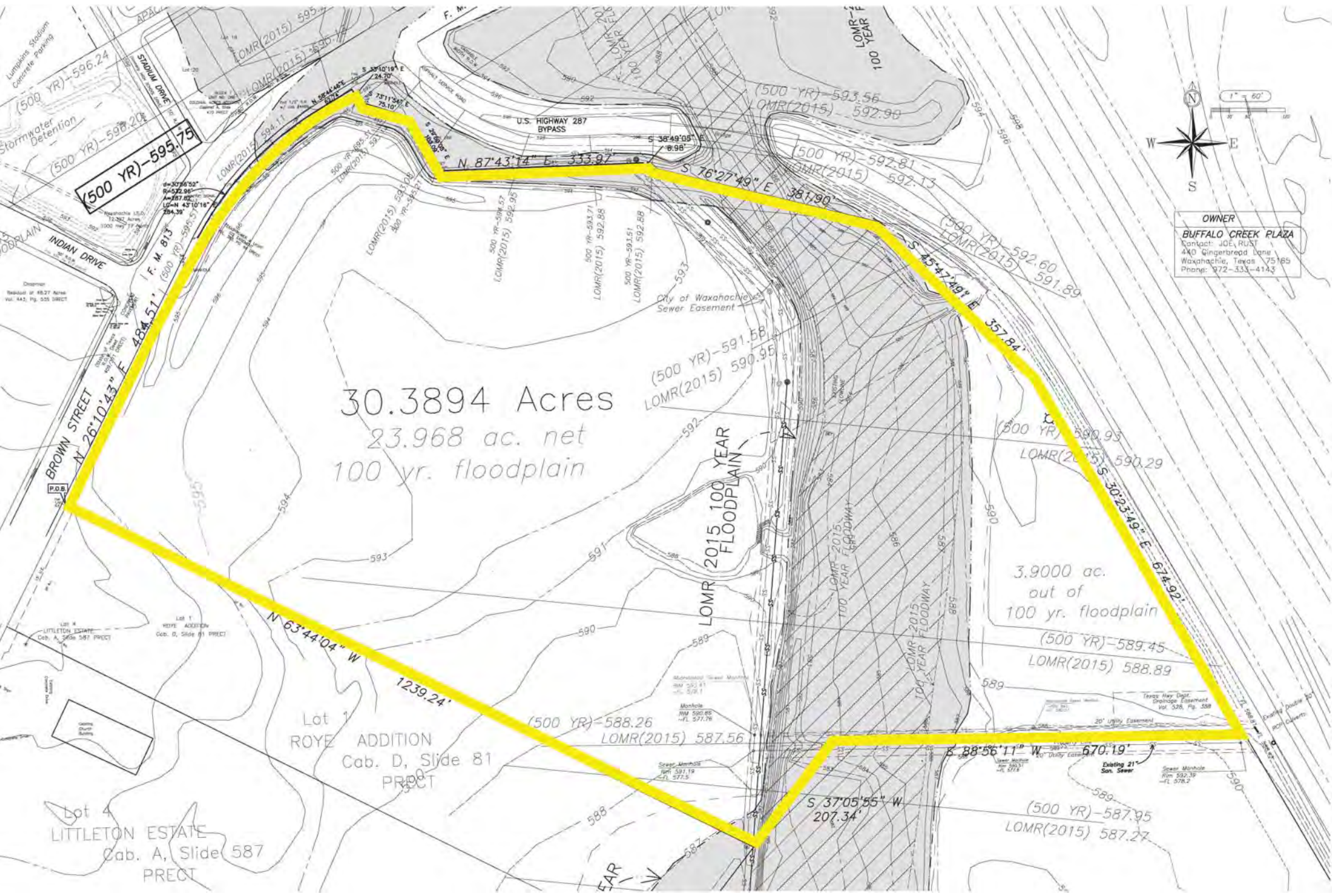


Residential Development Activity



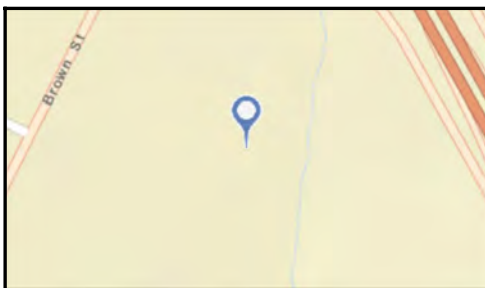
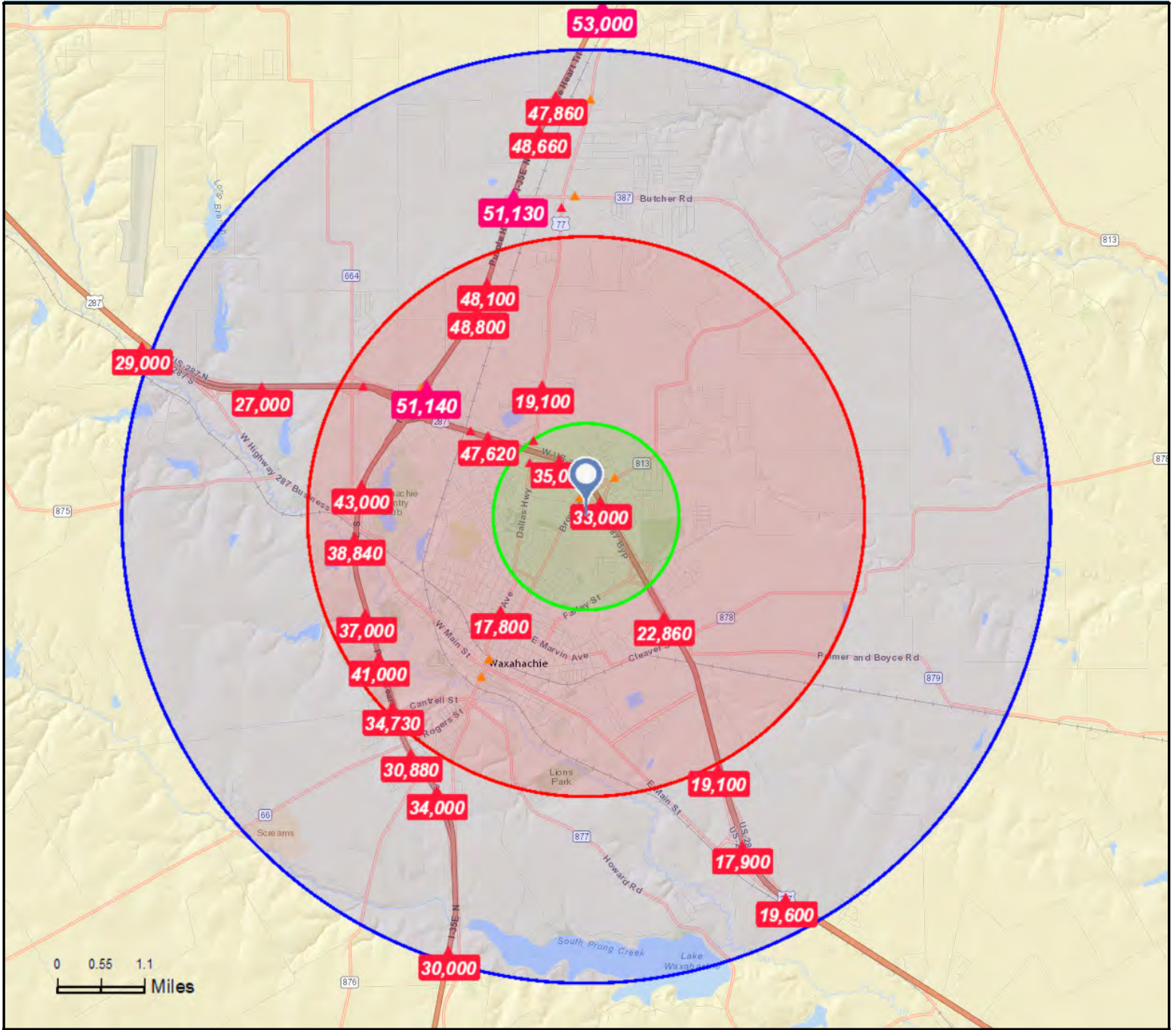
ZONING MAP





Buffalo Creek Plaza
75165-9600
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.40955
Longitude: -96.8303



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies



