

FOR SALE
119 ACRES – HIGH VISIBILITY CORNER
SWC I-35E & U.S. HIGHWAY 287 BYPASS
Waxahachie, Texas

LOCATION: The subject property is located at the southwest corner of I-35E and U.S. Highway 287 Bypass in Waxahachie, approximately 25 miles south of downtown Dallas.

SIZE: 119.542 Acres; 5,207,249.52 S.F.

ZONED: Commercial

FRONTAGE:

Interstate-35E	- 2,538.64 ft.
U.S. Highway 287 Bypass	- 2,225.61 ft.
FM 664	- 40 ft. ingress/egress easement

TRAFFIC COUNTS:

I-35E	- 51,140 vpd (<i>N of Hwy. 287</i>)
	- 43,000 vpd (<i>S of Hwy. 287</i>)
U.S. Hwy. 287 Bypass	- 47,620 vpd (<i>E of I-35E</i>)

UTILITIES: All utilities are available and ready for immediate development.

PRICE: \$3.50 Per S.F.; \$18,225,375.00

COMMENTS: Excellent location for retail, restaurants, hotel, commercial, medical office and multi-family uses. Baylor Scott & White Hospital opened at this intersection in 2014. One mile to the west on Highway 287 the new \$118,000,000 Waxahachie High School opened in 2018.

FOR MORE INFORMATION
Call
JOE RUST COMPANY
972-333-4143

119 ac-wax-fs-2018.docx

Information furnished is from sources deemed to be reliable but is not guaranteed by Joe Rust Company and is subject to change in price, correction, errors and omissions, prior sales and withdrawal without notice.

RETAIL / COMMERCIAL LAND CORNER

SWC I-35E & U.S. HIGHWAY 287 BYPASS

Waxahachie, Texas

The subject property is 119.542 acres located at the southwest corner of Interstate-35E and U.S. Highway 287 Bypass, approximately 25 miles south of downtown Dallas. This is the last vacant corner at this intersection.

This is a high visibility corner property with an abundance of frontage on two major thoroughfares, I-35E and U.S. Highway 287 Bypass. The property is zoned Commercial and will most likely be the next major retail / restaurant / commercial / office / mixed-use site developed south of Dallas. This location is comparable to the extremely successful retail developments in Cedar Hill (*U.S. Highway 67 and FM 1382*) and Mansfield (*U.S. Highway 287 and FM 157*). When you look at a map of the areas south of I-20, this looks to be the next “hot” intersection for retail / commercial development.

This is the premier intersection in Ellis County. In December of 2014, Baylor Scott & White Hospital opened in their new \$186.5 million dollar medical center at the northeast corner of this intersection, which includes a new 120 bed hospital, cancer center and related medical facilities including a 71,000 S.F. medical office building. The Waxahachie Civic / Convention Center, Hampton Inn and new Fairfield Inn occupy the southeast corner. The northwest corner is the home to several new automobile dealerships.

In August of 2018, the new Waxahachie High School (\$118,000,000) opened approximately one mile west of the subject property. Residential development is beginning to take place along Ovilla Road with over 650 lots approved and planned to begin development in 2018 - 2019. Also, Emory Lakes, located one mile south, unveiled plans for their 2,812 acres development featuring over 10,200 residential lots.

Based on the findings and recommendations of a professional consulting firm, it was determined that I-35E and specifically the intersection of I-35E and U.S. Highway 287 Bypass should be the number one priority in promoting the city and its future growth. Plans are to highlight this intersection to portray the new image and “Gateway” to Waxahachie, “The Crossroads of Texas”.

**2018
New Developments**

25 Miles from Downtown Dallas

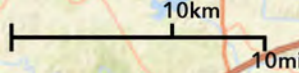
New Methodist Hospital Site

**Google
Data Center**

**New WHS Campus
119 Acres**

**North Grove
1,500 Lots**

**Emory Lakes
10,200 Lots**





119 Acres - SWC I-35E & U.S. Highway 287 Bypass

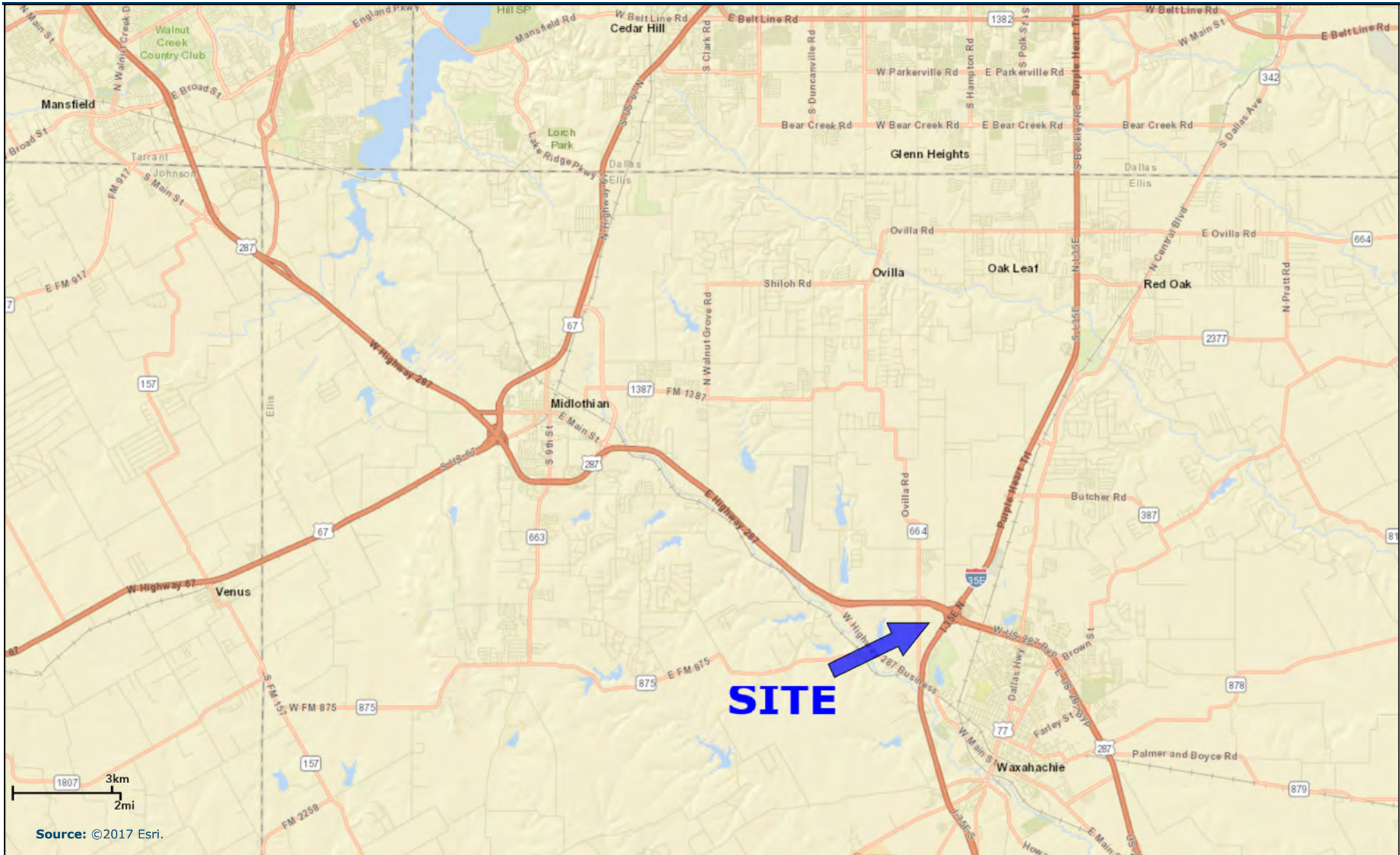
Waxahachie, Texas





119 Acres SWC I-35E & U.S. Highway 287 Bypass

Waxahachie, Texas



Source: ©2017 Esri.

April 21, 2018

119 ACRES

W
2018
New Campus
Site

North Grove Addition
800+ Acres

2,659 Acres
Planned Development
2016

Waxahachie



Waxahachie
Sports
Complex

Emory Lakes
8000 Plus SF Lots

2018
New Campus Site

W

287

287

Ovilla Road

287

Waxahachie
Country Club

35E

119 Acres

Walmart

WAXAHACHIE
AUTOMALL

35E

287

BEALLS

Office
DEPOT

HOBBY
LOBBY

TACO LAROMA

Wendy's

BEST
BUY

THE HOME
DEPOT

JPENNY

Race Trac

Starbucks

McDonald's

IHOP

chili's

Chick-fil-A

Target

LOWE'S

Academy

H-E-B

Walmart

Walmart

Walmart

Walmart

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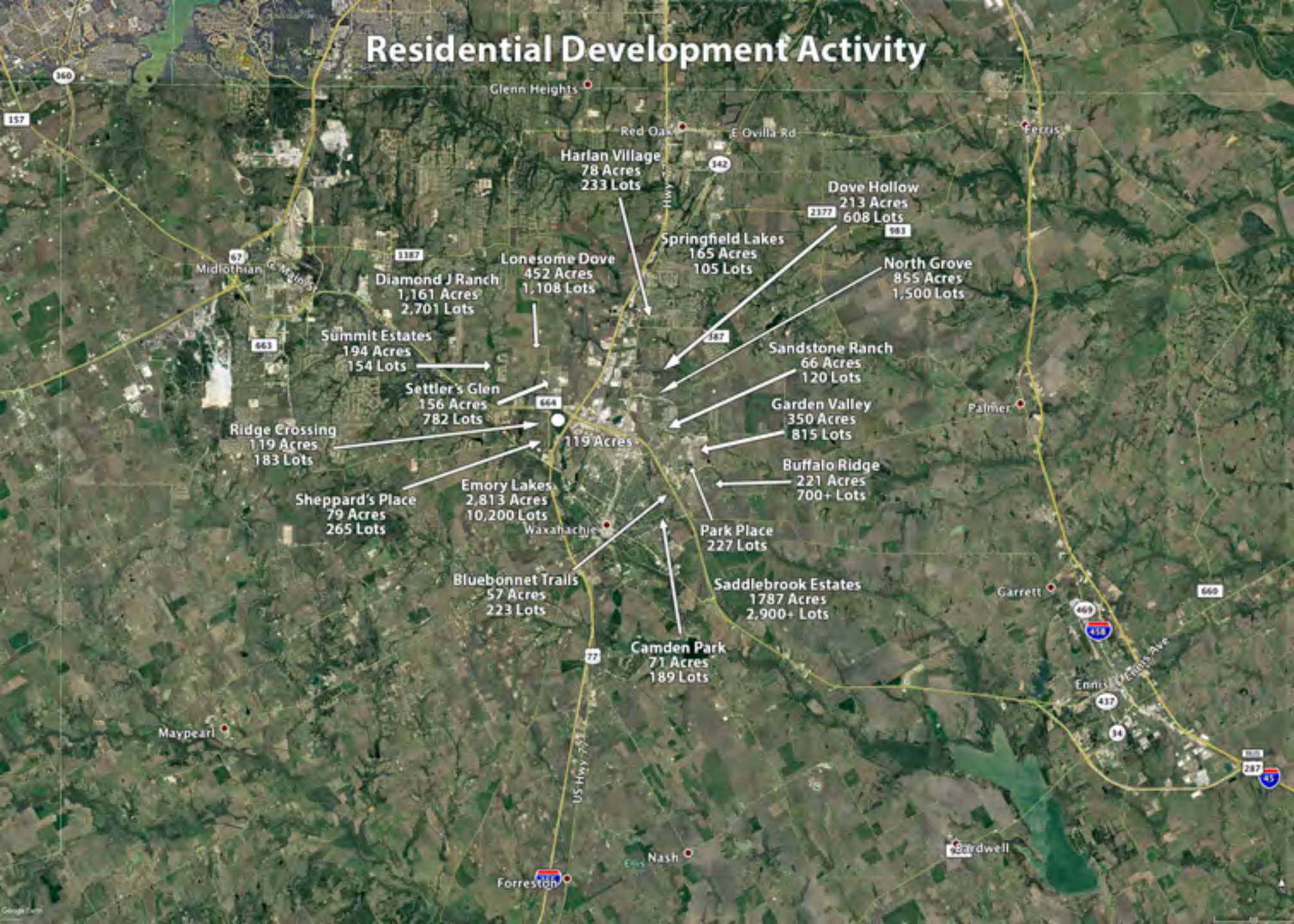
Walmart

Walmart

Walmart

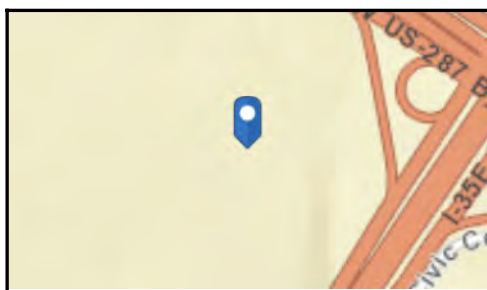
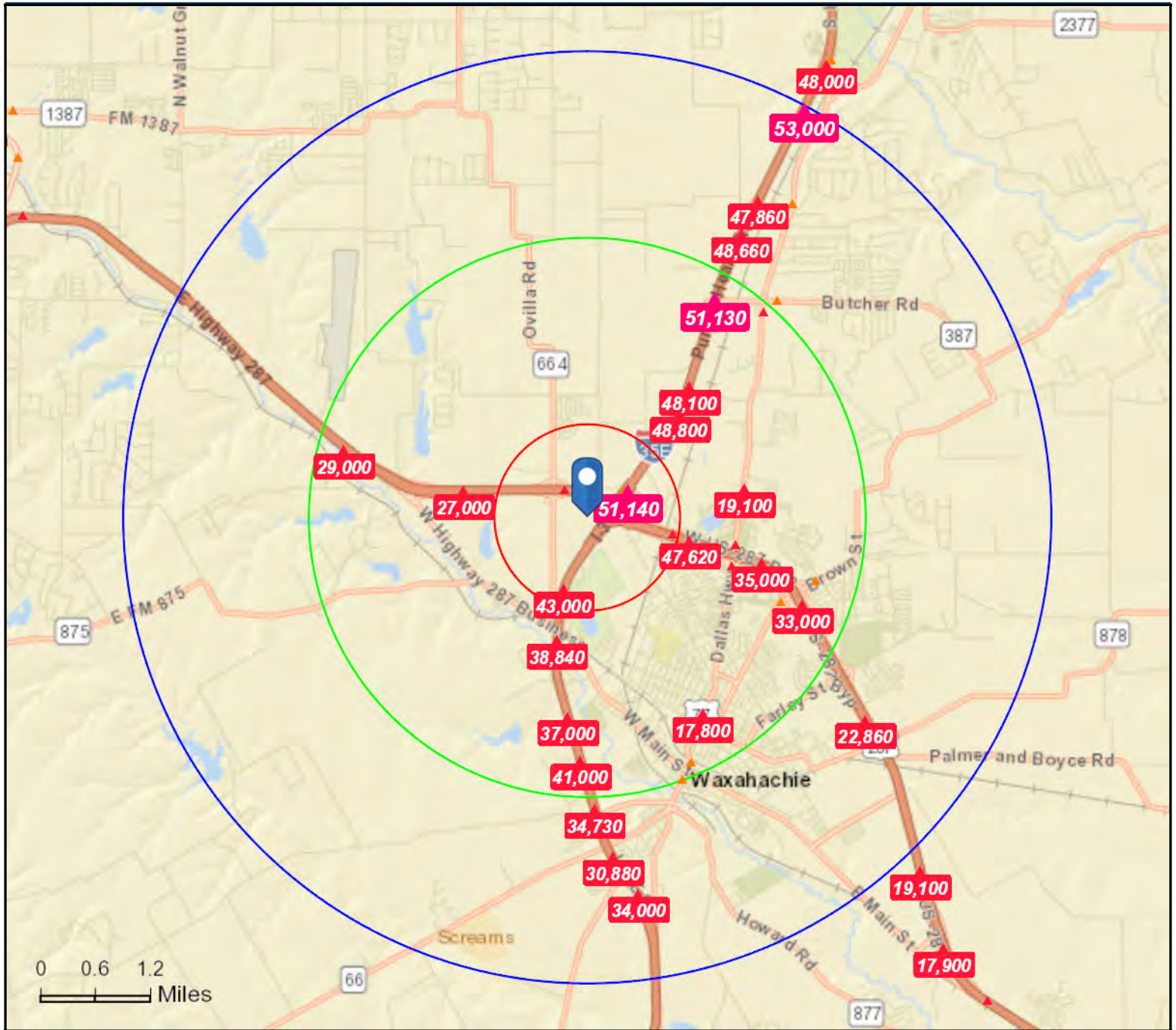
Walmart

Residential Development Activity



Waxahachie
 Waxahachie, Texas
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.42556
 Longitude: -96.86728



- 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: ©2018 Kalibrate Technologies (Q1 2018).

Conceptual Plan

Southwest View

OVILLA ROAD

CIVIC CENTER



287

INTERSTATE
35E



The Crossroads
Waxahachie, Texas

Conceptual Plan

Northeast View

Walgreens

Baylor Scott & White
HEALTH

287



CIVIC CENTER

OVILLA ROAD

INTERSTATE
35E

The Crossroads
Waxahachie, Texas

UTILITY INFORMATION

All Utilities Are Available

Water - City of Waxahachie

A 16 inch water line is on-site. Plenty of capacity for a large development.

Sewer - City of Waxahachie

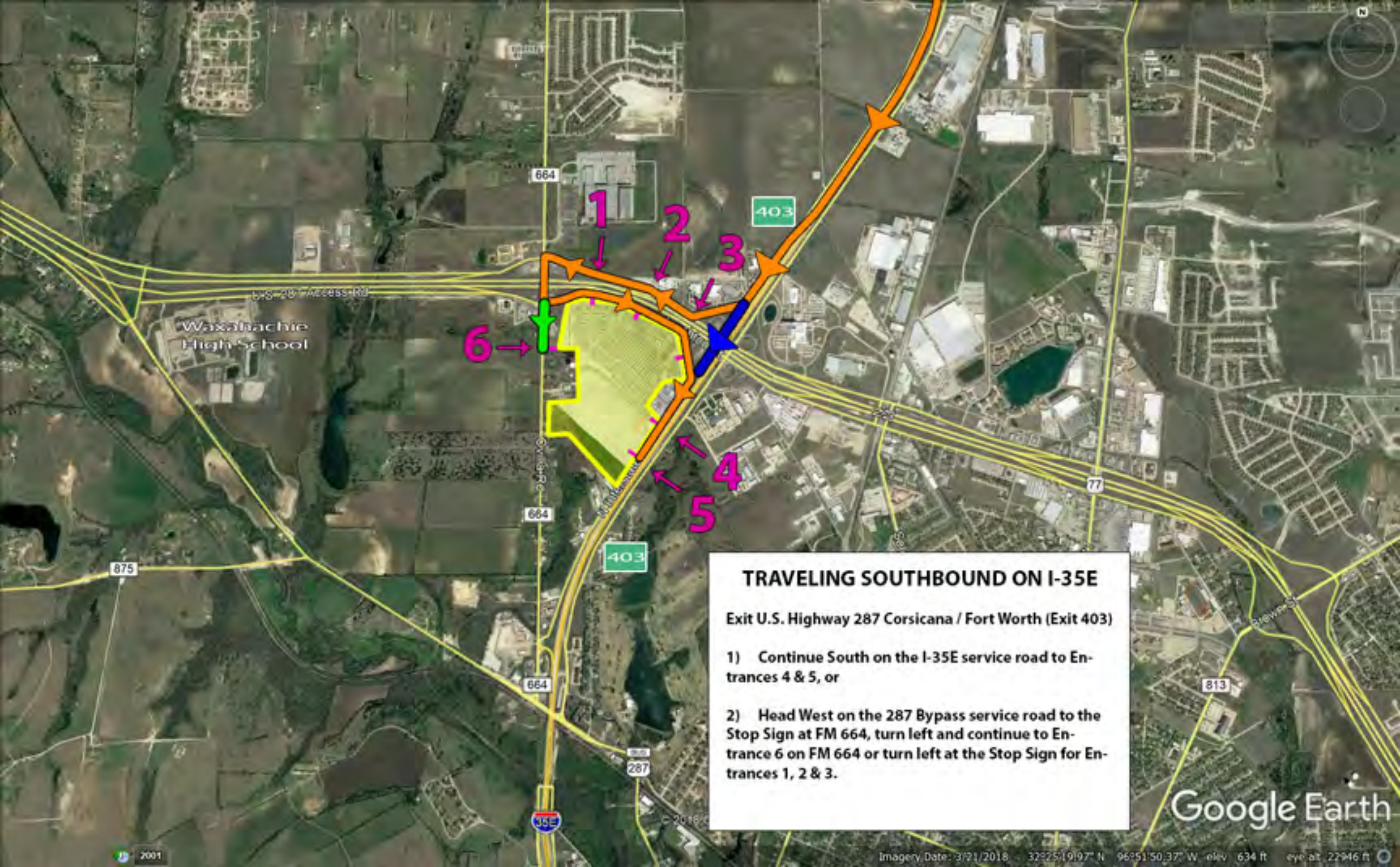
A 15 inch sewer line is on-site. Plenty of capacity for a large development.

Electric - TXU

Gas - Atmos Energy

Telephone - AT & T

**Traveling Southbound
on
I-35E**

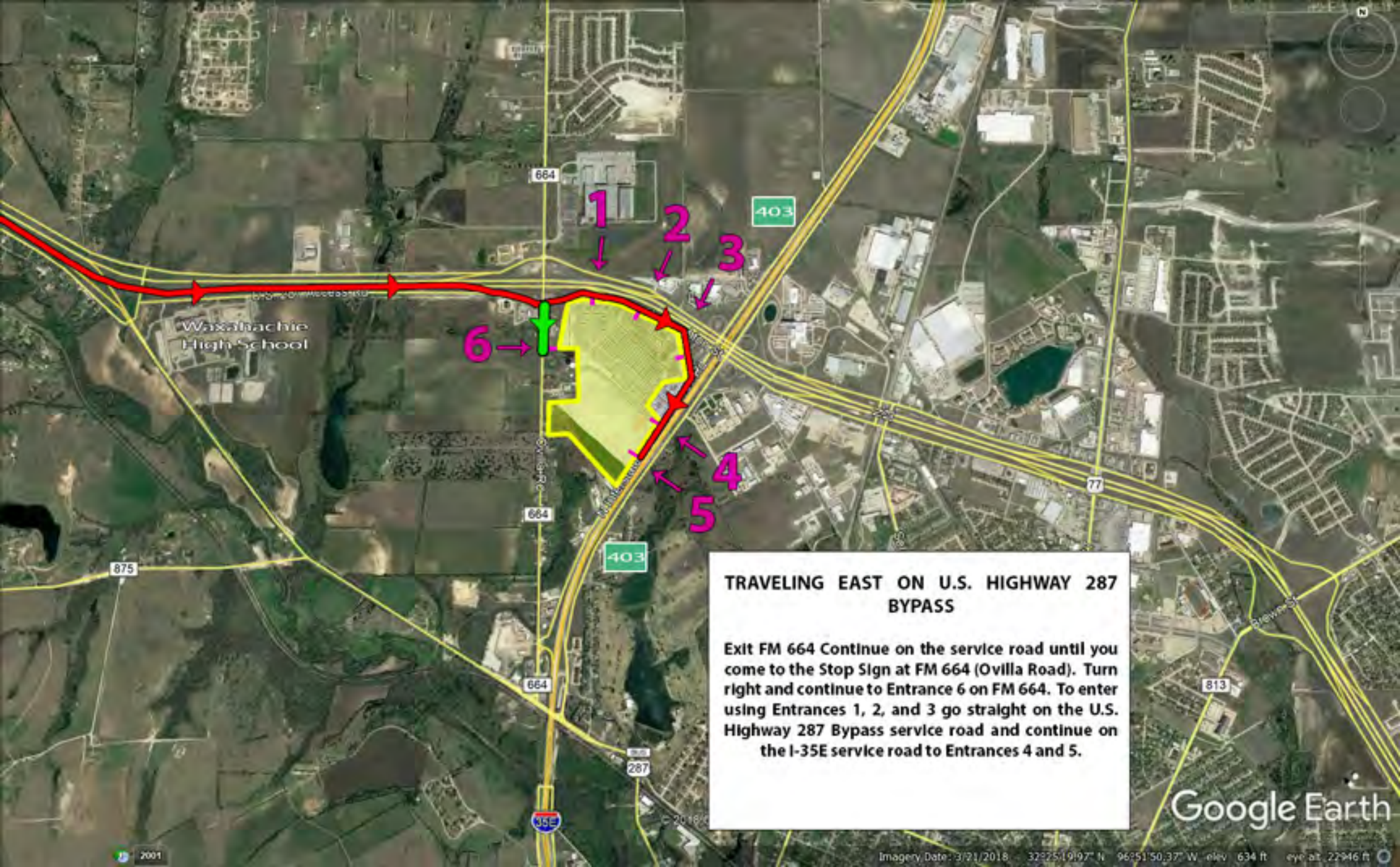


TRAVELING SOUTHBOUND ON I-35E

Exit U.S. Highway 287 Corsicana / Fort Worth (Exit 403)

- 1) Continue South on the I-35E service road to Entrances 4 & 5, or
- 2) Head West on the 287 Bypass service road to the Stop Sign at FM 664, turn left and continue to Entrance 6 on FM 664 or turn left at the Stop Sign for Entrances 1, 2 & 3.

**Traveling Eastbound
on
U.S. Highway 287 Bypass**



Waxahachie High School

664

403

6

1

2

3

4

5

664

403

875

664

287

35E

813

TRAVELING EAST ON U.S. HIGHWAY 287 BYPASS

Exit FM 664 Continue on the service road until you come to the Stop Sign at FM 664 (Ovilla Road). Turn right and continue to Entrance 6 on FM 664. To enter using Entrances 1, 2, and 3 go straight on the U.S. Highway 287 Bypass service road and continue on the I-35E service road to Entrances 4 and 5.

Google Earth

**Traveling Westbound
on
U.S. Highway 287 Bypass**



TRAVELING WEST ON U.S. HIGHWAY 287 BYPASS

Exit I-35E Dallas / Waco

Under I-35E take the southbound cloverleaf exit heading south (Waco) on I-35E. After crossing U.S. Highway 287 stay on the service road for Entrances 4 and 5.



Waxahachie High School

664

403



664

403

TRAVELING WESTBOUND ON U.S. HIGHWAY 287 BYPASS
Exit I-35E Dallas / Waco
Continue on the service road until you come to the Stop Sign at FM 664 (Ovilla Road). Turn left and continue to Entrance 6 on FM 664. To enter using Entrances 1, 2, and 3 turn left on the U.S. Highway 287 Bypass service road and continue on the I-35E service road to Entrances 4 and 5.

875

664

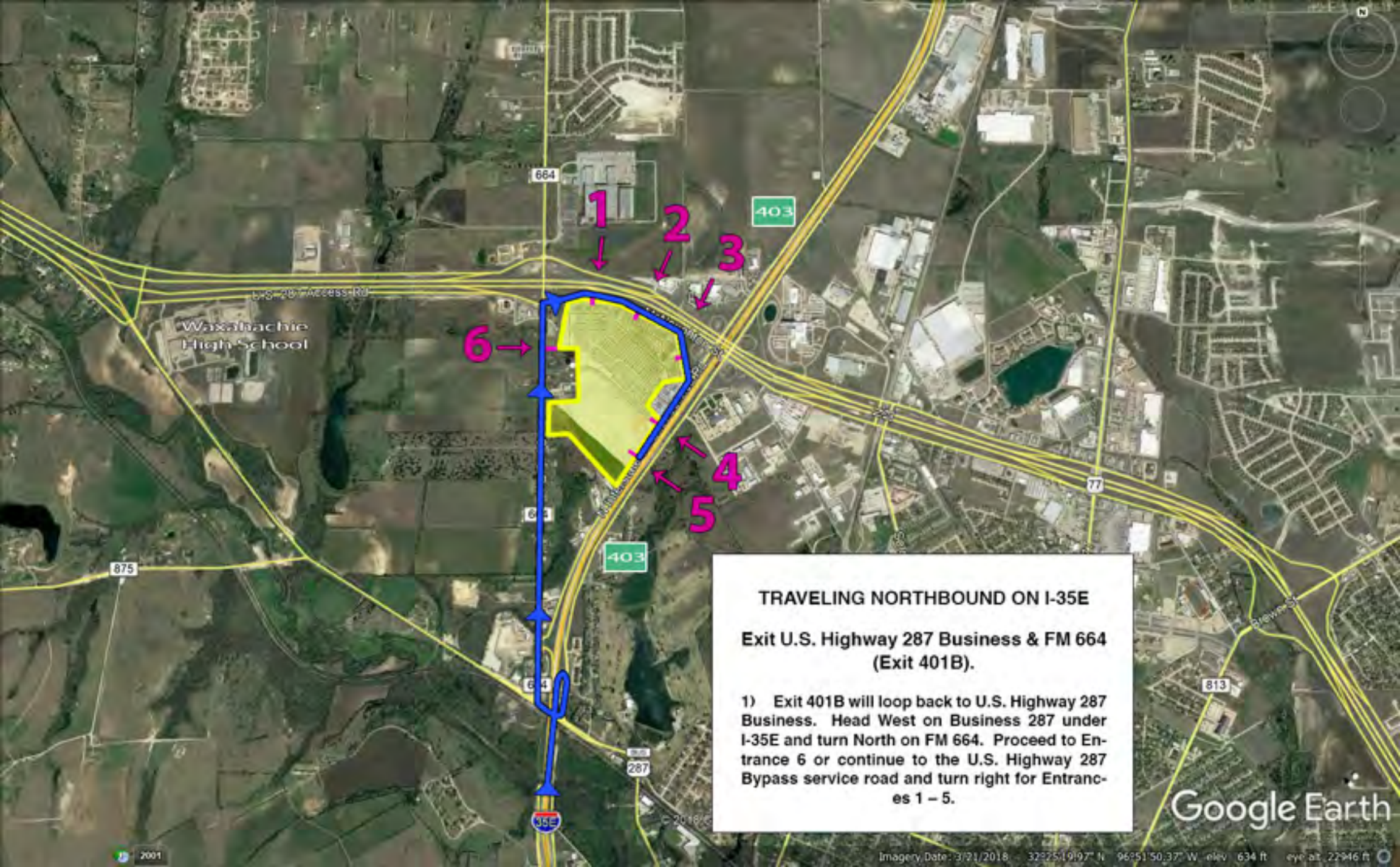
287

813

35E

Google Earth

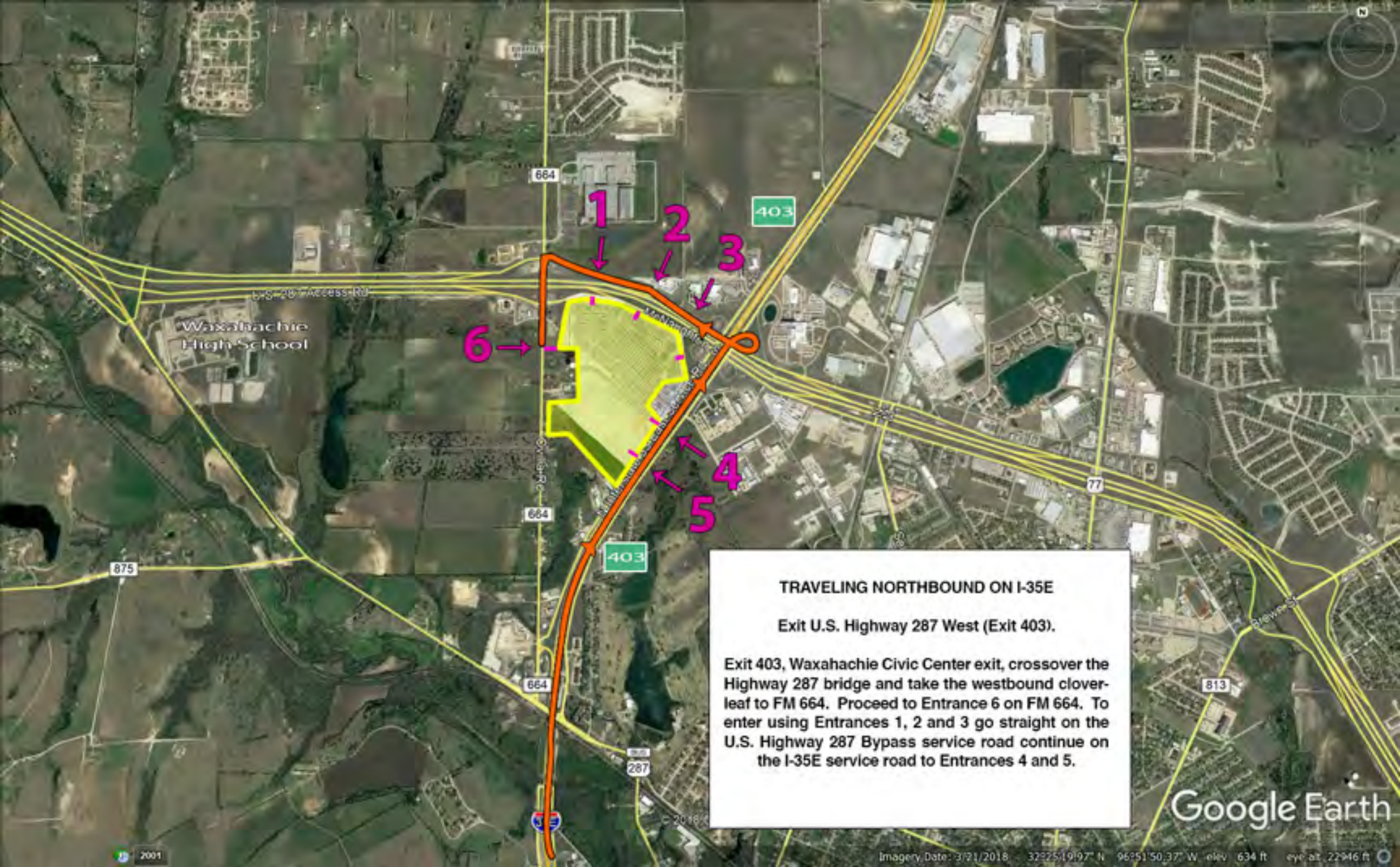
**Traveling Northbound
on
I-35E**



TRAVELING NORTHBOUND ON I-35E

**Exit U.S. Highway 287 Business & FM 664
(Exit 401B).**

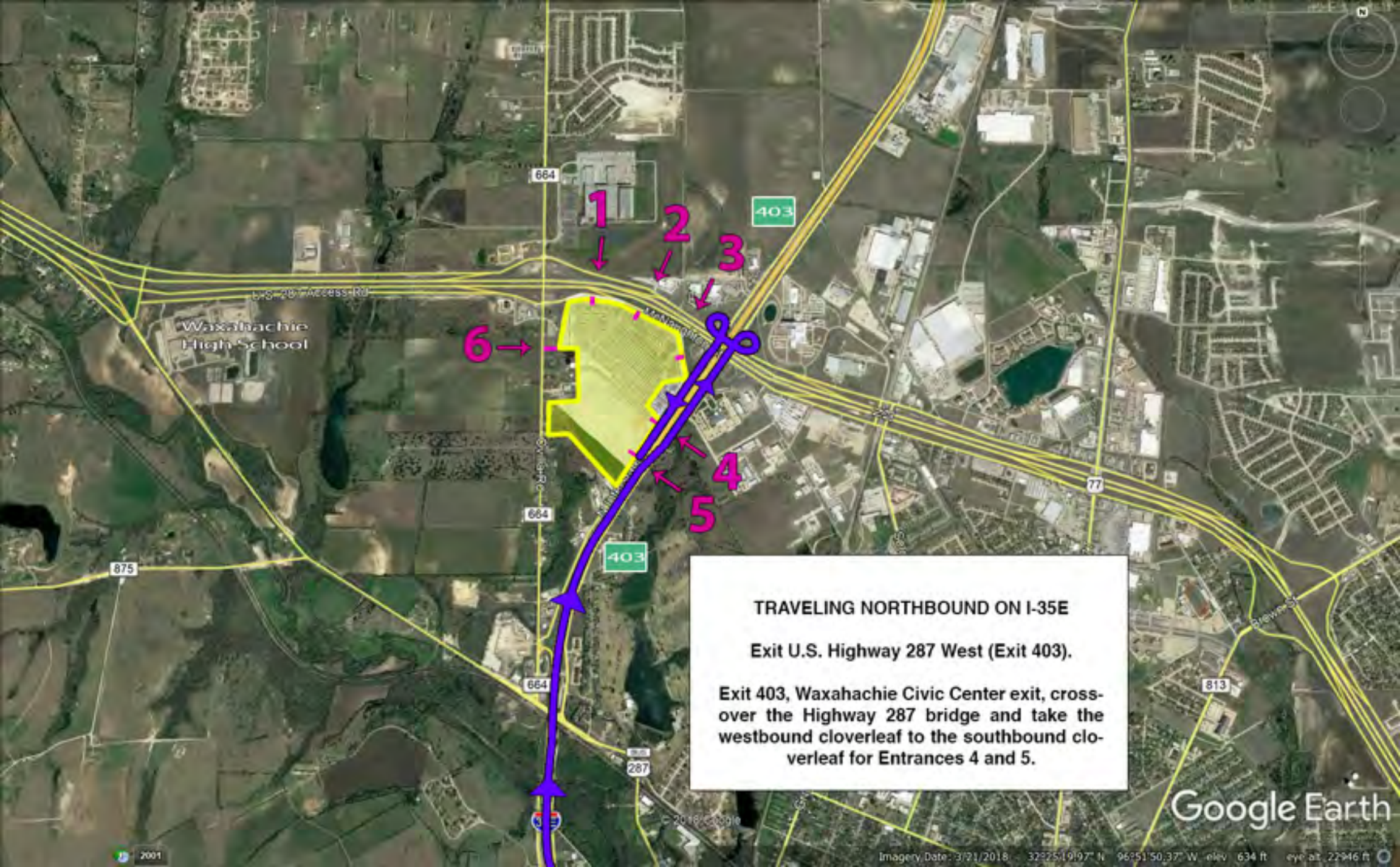
- 1) Exit 401B will loop back to U.S. Highway 287 Business. Head West on Business 287 under I-35E and turn North on FM 664. Proceed to Entrance 6 or continue to the U.S. Highway 287 Bypass service road and turn right for Entrances 1 – 5.



TRAVELING NORTHBOUND ON I-35E

Exit U.S. Highway 287 West (Exit 403).

Exit 403, Waxahachie Civic Center exit, crossover the Highway 287 bridge and take the westbound cloverleaf to FM 664. Proceed to Entrance 6 on FM 664. To enter using Entrances 1, 2 and 3 go straight on the U.S. Highway 287 Bypass service road continue on the I-35E service road to Entrances 4 and 5.



TRAVELING NORTHBOUND ON I-35E

Exit U.S. Highway 287 West (Exit 403).

Exit 403, Waxahachie Civic Center exit, cross-over the Highway 287 bridge and take the westbound cloverleaf to the southbound cloverleaf for Entrances 4 and 5.

Google Earth

**Traveling From Downtown Waxahachie
on
U.S. Highway 287 Business
(Main Street)**



Waxahachie High School

664

403

6

1

2

3

4

5

664

403

875

77

813

TRAVELING WESTBOUND ON U.S. Highway 287 BUSINESS FROM DOWNTOWN WAXAHACHIE

Head West on Business 287 under I-35E and turn North on FM 664.

Proceed to Entrance 6 or continue to the U.S. Highway 287 Bypass service road and turn right for Entrances 1 – 5.

Google Earth



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.

<u>Joe Rust Company</u>	<u>0204705</u>	<u>joerust@joerust.com</u>	<u>(972)333-4143</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0