

FOR SALE

41 ACRES FOR DEVELOPMENT

Parks School House Rd | Waxahachie, TX 75165



VISION
COMMERCIAL REAL ESTATE



SPACE AVAILABLE

1,785,960 SF (41 AC)
Will Divide

PRICING INFORMATION

\$3.50 PSF

LOCATION

SWQ Parks School
House Rd & S. Hwy 287

TRAFFIC GENERATORS



- 👁️ 41 Acres zoned "CC" Community Commercial, ready for development
- 👁️ Located in an Opportunity Zone area
- 👁️ Approximately. 1,025 ft of frontage, and 1,740 ft of depth
- 👁️ Ideal location for single family development/office/retail/and multifamily
- 👁️ Next to Oliver E. Clift Elementary/Waxahachie ISD
- 👁️ All utilities on site
- 👁️ 2 Miles from Historic Downtown Waxahachie
- 👁️ 15 Minutes from I-20 & I-30
- 👁️ Rapidly growing area with housing developments across the street
- 👁️ Clift Estates phase "V" A one street addition on the back of Clift Estates
- 👁️ Saddlebrook Estates located 3.38 miles away will be adding more homes

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	913	24,546	38,775
Employees	192	9,308	18,623
Average HH Income	\$51,638	\$75,444	\$77,273
2019-2024 Annual Rate	9.86%	13.26%	12.64%
Traffic Count	1,277 VPD @ Parks School House Rd & US Hwy 287 19,100 VPD @ US Hwy 287 & Parks School House Rd		

*CoStar.com 2019



Zach Boatwright

972.743.4260

VISIONCOMMERCIAL.COM

ZACH.B@VISIONCOMMERCIAL.COM

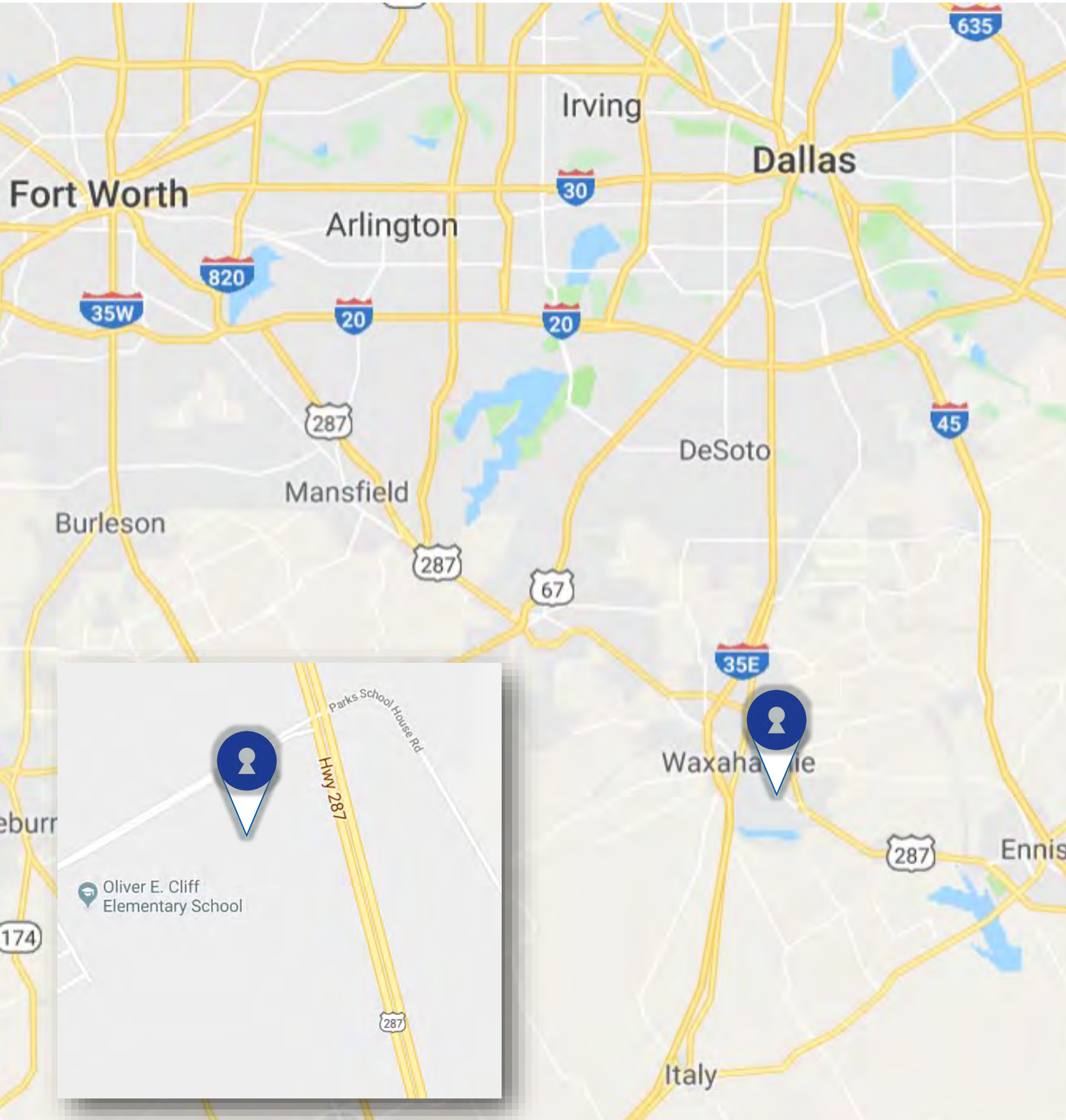
The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

41 ACRES FOR DEVELOPMENT

Parks School House Rd | Waxahachie, TX 75165



VISION
COMMERCIAL REAL ESTATE



Zach Boatwright

972.743.4260

VISIONCOMMERCIAL.COM

ZACH.B@VISIONCOMMERCIAL.COM

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

41 ACRES FOR DEVELOPMENT

Parks School House Rd | Waxahachie, TX 75165



VISION
COMMERCIAL REAL ESTATE



Zach Boatwright

972.743.4260

VISIONCOMMERCIAL.COM

ZACH.B@VISIONCOMMERCIAL.COM

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

41 ACRES FOR DEVELOPMENT

Parks School House Rd | Waxahachie, TX 75165



0' 60' 120'

05/29/2018



Zach Boatwright

972.743.4260

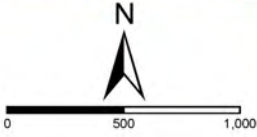
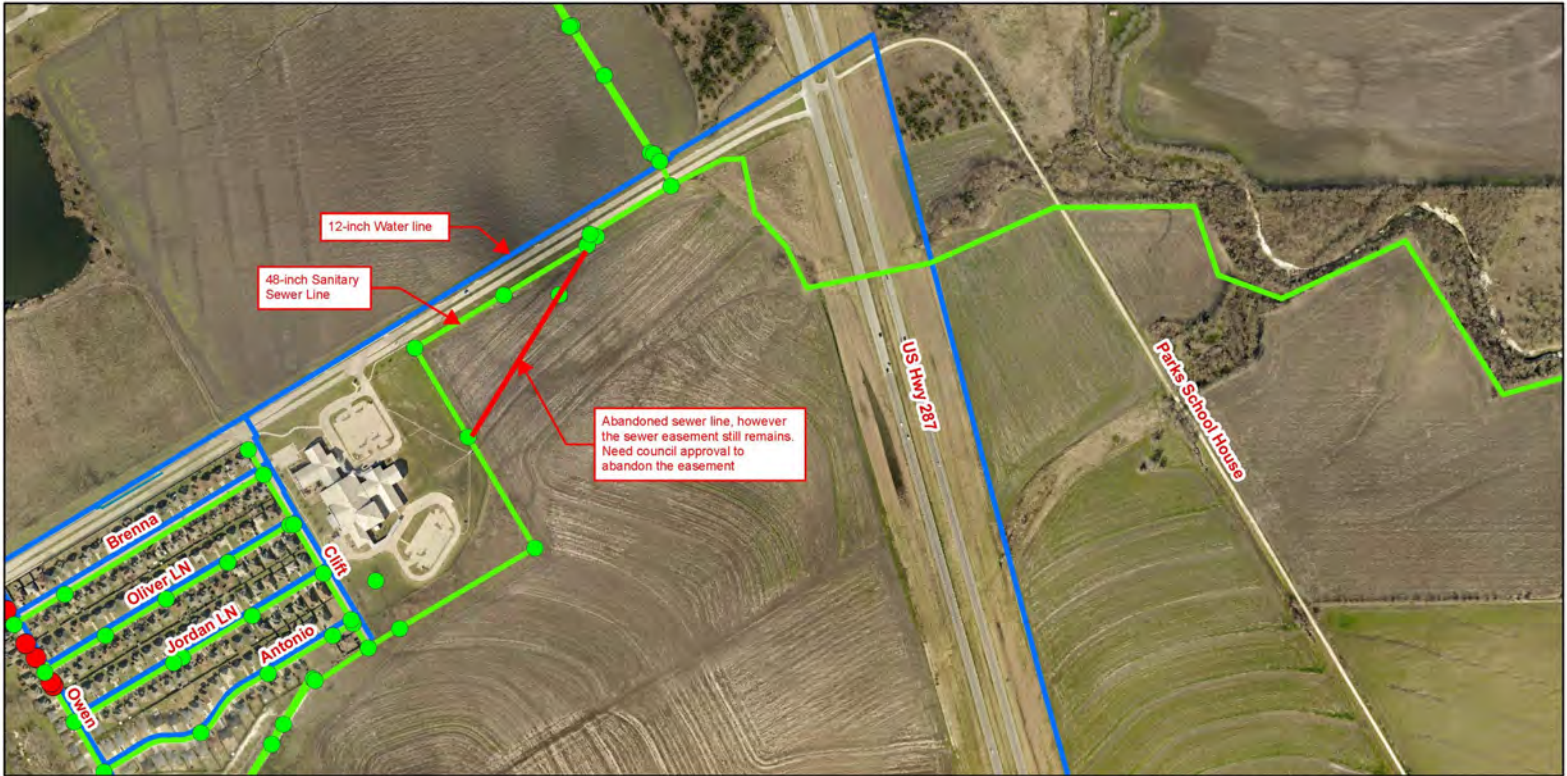
VISIONCOMMERCIAL.COM

ZACH.B@VISIONCOMMERCIAL.COM

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

41 ACRES FOR DEVELOPMENT

Parks School House Rd | Waxahachie, TX 75165



Waxahachie Public Utilities Utility Exhibit

This information is designed for illustrative purposes only. The features depicted here are generalized. If you discover errors please bring them to our attention. More site-specific investigation obtained from the Utility Department is required to draw accurate conclusions. Enlargements of this map to scales greater than the original can induce errors and may lead to misinterpretations of the data. Every effort is made to ensure the information displayed here is accurate however, the City of Waxahachie makes no claims to its accuracy or completeness.



Zach Boatwright
 972.743.4260
 VISIONCOMMERCIAL.COM
 ZACH.B@VISIONCOMMERCIAL.COM

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

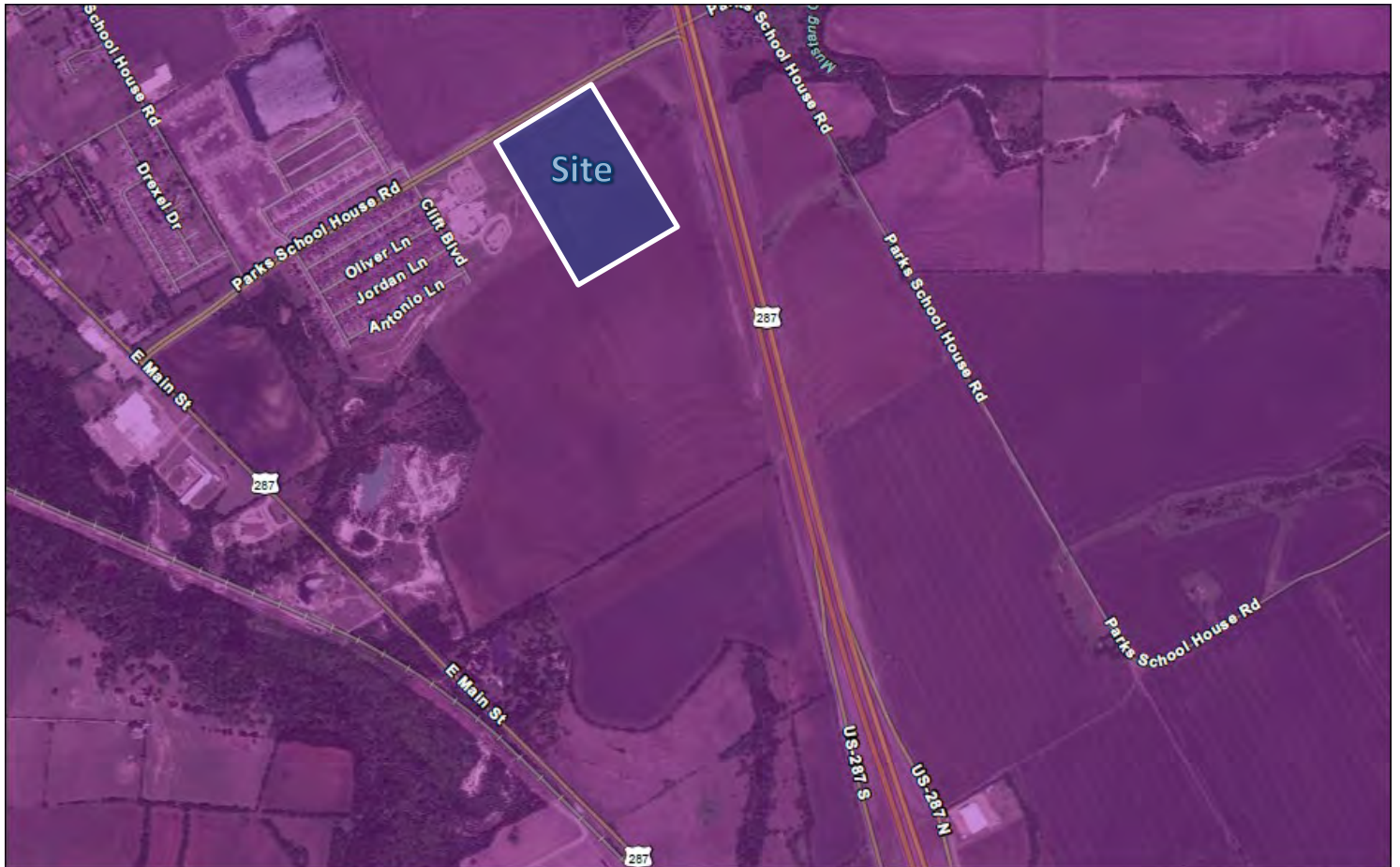
41 ACRES FOR DEVELOPMENT

Parks School House Rd | Waxahachie, TX 75165



VISION
COMMERCIAL REAL ESTATE

41 Acres on Parks School House Rd Located in an Opportunity Zone



Zach Boatwright

972.743.4260

VISIONCOMMERCIAL.COM

ZACH.B@VISIONCOMMERCIAL.COM

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

Information On 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.

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 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.

Vision Commercial RE DFW LLC

Broker Firm Name

9006752

License No.

info@visioncommercial.com

Email

817-803-3287

Phone

Trenton Price

Designated Broker of Firm

0652029

License No.

info@visioncommercial.com

Email

817-803-3287

Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



Zach Boatwright

972.743.4260

VISIONCOMMERCIAL.COM

ZACH.B@VISIONCOMMERCIAL.COM

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.