

Farm & Ranch ▫ Commercial ▫ Investment Properties ▫ Recreation ▫ Land ▫ Homes

4.34 AC IH 35 and FM 1446

Waxahachie, TX 75165

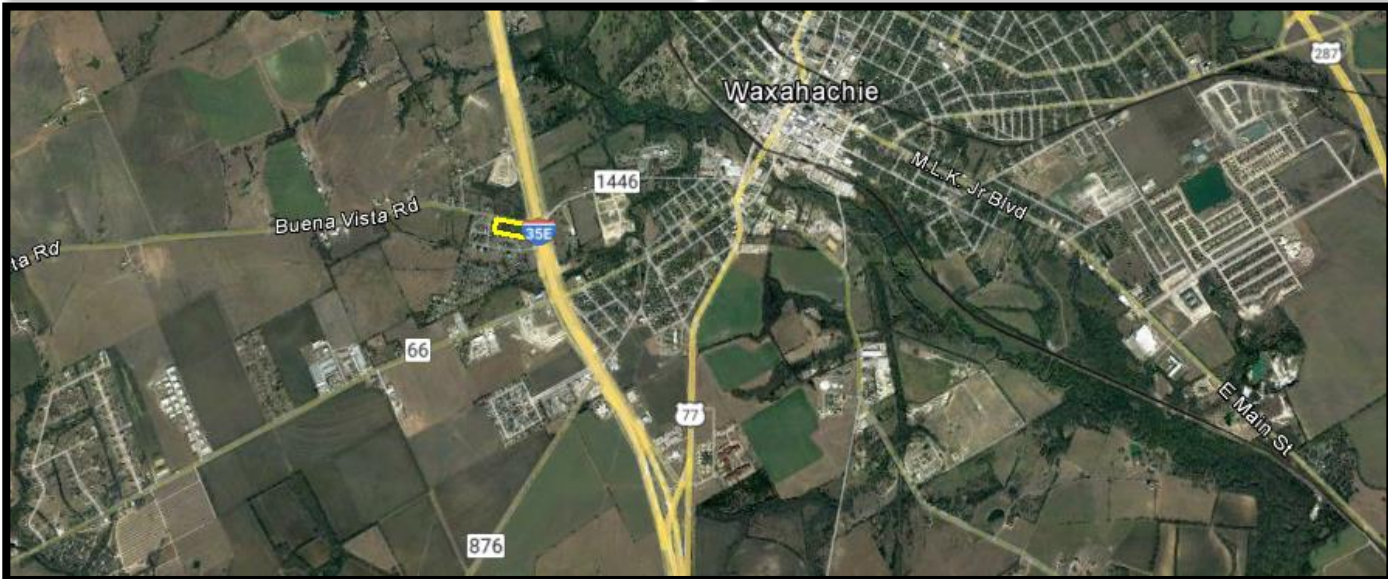


Incredible IH 35 High Visibility Corner in Rapidly growing Waxahachie. Located on the SW corner of IH 35 and FM 1446 and sitting on top of the hill creating visibility for nearly a mile. Direct on and off access to both North and South Lanes. Water and Sewer to the site.

1007 Ferris Ave Waxahachie, TX 75165 | 469.517.0012 | www.hiviewrealestate.com

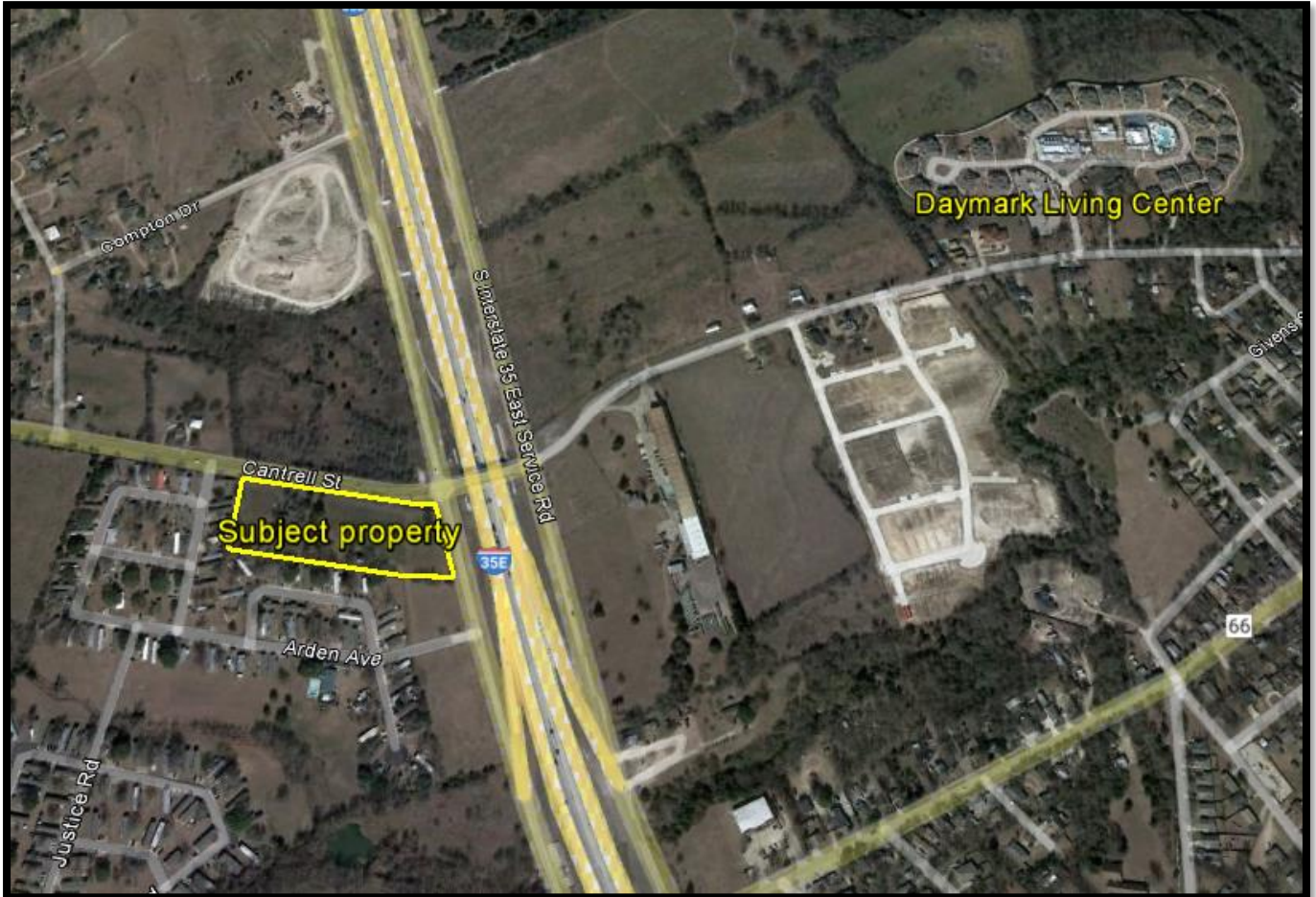
Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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4.34 Acres IH 35 & FM 1446

Its all about location and this site has it. Visible with great access and all basic utilities are to the site. Seller owns adjacent land and can add to the 4.34 AC Parcel 1446 is direct access to Downtown Waxahachie and to both North and South bound IH 35. Great site for a C store or QSR.



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 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.

<u>Hi View Real Estate</u>	<u>9004146</u>	<u>info@hiviewrealestate.com</u>	<u>(469)517-0012</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Andrew Garrett</u>	<u>0588777</u>	<u>andrew@hiviewrealestate.com</u>	<u>(972)921-1594</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Andrew Garrett</u>	<u>0588777</u>	<u>andrew@hiviewrealestate.com</u>	<u>(972)921-1594</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Brett Hess</u>	<u>0524118</u>	<u>brett@hiviewrealestate.com</u>	<u>(214)207-5431</u>
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 Date

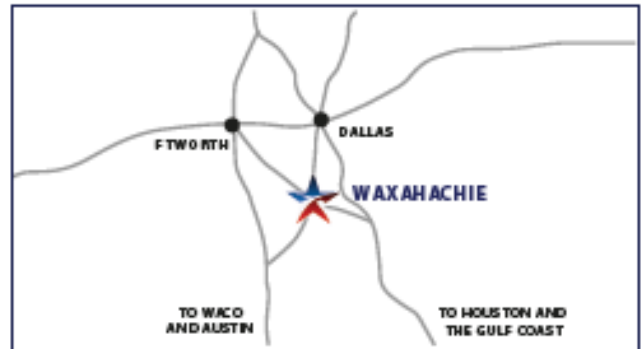
2021 Community Profile

Location and Transportation

Waxahachie is strategically located at the Crossroads of Interstate 35-E and U S Highway 287 linking the Gulf Coast and Mexico to the archways of Canada. Waxahachie is also just minutes from Interstate 20 and Interstate 30, both major east-west interstates.

If location and transportation are important to your business, there's nowhere else in Texas where you can be so close to so much for so little.

Waxahachie is one of only a few Texas locations where rail service by both BNSF and Union Pacific Railroads is available. The community also features Mid-Way Regional Airport with a 6,500 foot runway. And just a few hours to the south, trains, trucks and cargo planes can connect Waxahachie to the Port of Houston.



North...30 minutes to Dallas.
West...30 minutes to Fort Worth.
East...15 miles to I-45 and the Piney Woods of East Texas.
South...50 miles to Waco and the Hill Country.

Air Service

Mid-Way Regional Airport

Runway Length	6,500 ft.
Runway Surface	Concrete/Asphalt
Lighted	Yes
Fuel	AV-gas & Jet-A
FBO	Yes
Instrument Landing System	GPS & PAPI Approach
Hangers	48 T-Hangars; 9 Box Hangars 4 Corporate Hangars

Commercial Air Service within 1 Hour

Love Field	DFW International
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Freight Carriers

J. B. Hunt Transport, Inc.

Central Freight Lines

FedEx

National Freight, Inc.

United Parcel Service

TIMCO Logistics

WLX, LLC

Rail Carriers

Burlington Northern/Santa Fe

Union Pacific

Doing Business in Waxahachie

Property Tax Rate (Per \$100 Assessed Value)

Ellis County	0.350276
Waxahachie City	0.660000
Waxahachie ISD	1.365400
TOTAL	2.375676

Sales Tax Rates

Municipal:	1.50%
Community Development (Type "B")	0.50%
State	6.25%
TOTAL	8.25%

2021 Demographics (City of Waxahachie)

POPULATION



% GROWTH RATE 2010 - 2021



HOUSEHOLDS



AVERAGE HOUSEHOLD SIZE



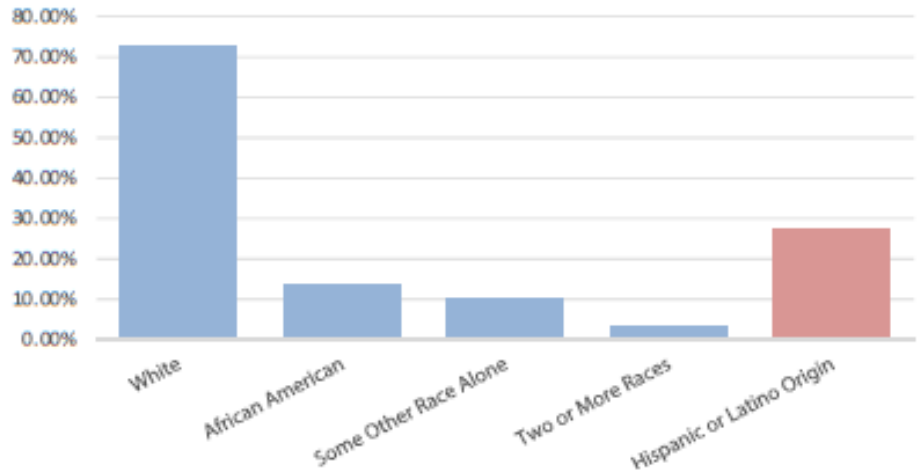
MEDIAN AGE



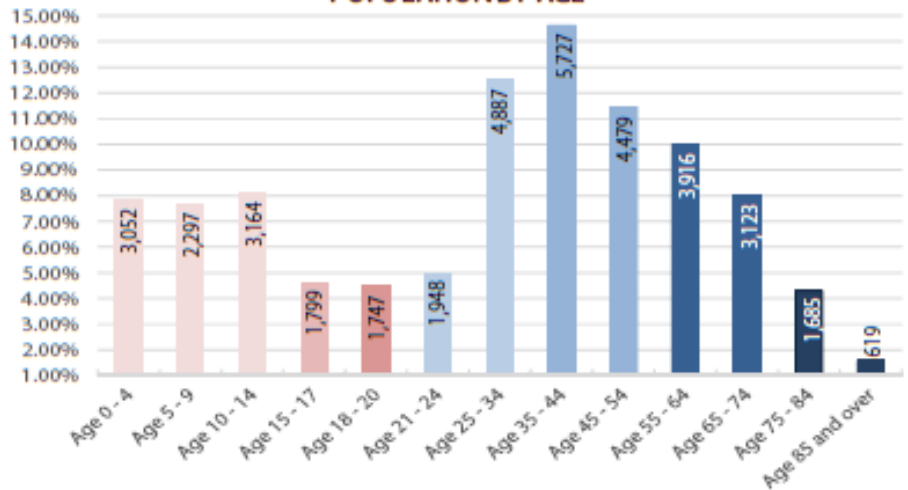
AVERAGE HOUSEHOLD INCOME



POPULATION BY RACE & ETHNICITY



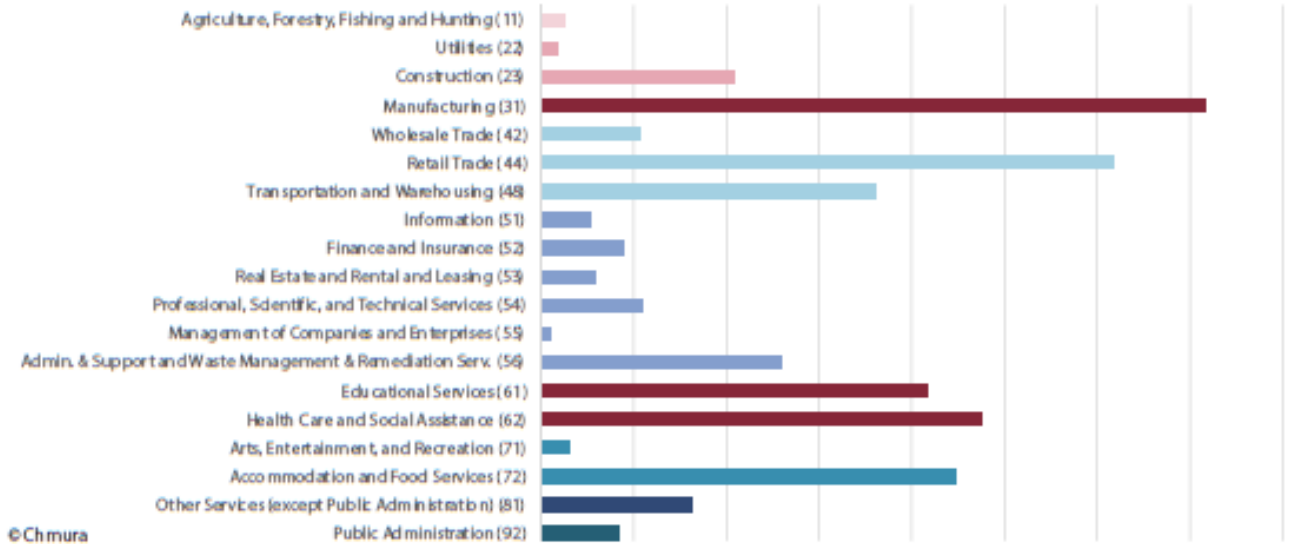
POPULATION BY AGE



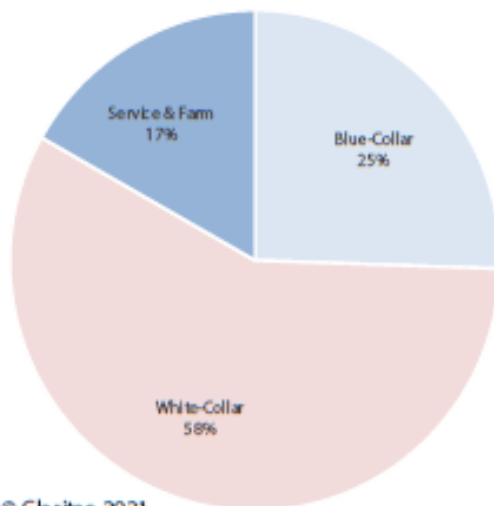
HOUSEHOLD INCOME



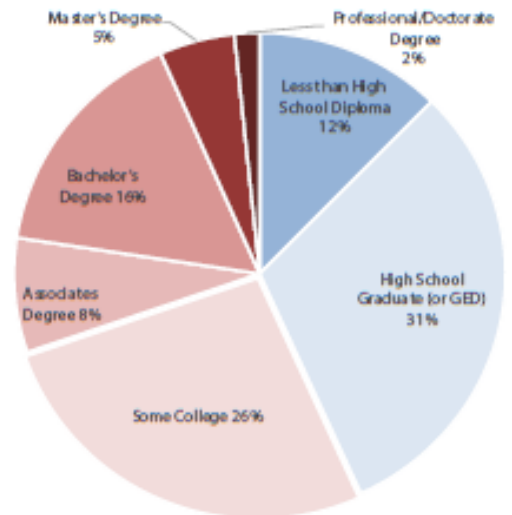
Employment by Industry



Occupation Classification



Education Attainment



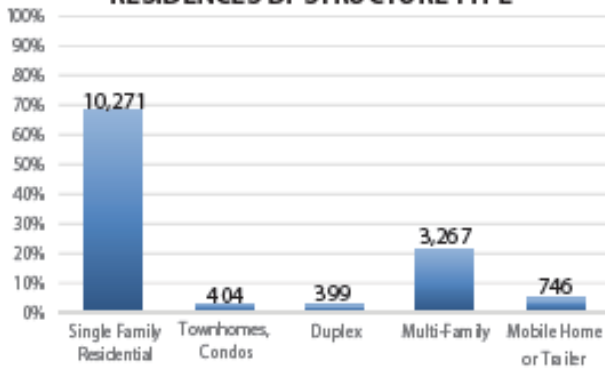
Data © Claritas 2021

Top 10 Primary Employers

Company Name	Description	# of FT Employees
Walgreens	Distribution Center	750-999
Waxahachie ISD	Public Schools	750-999
Baylor Medical Center at Waxahachie	Hospital	750-999
Dart Container Corp.	Insulated foam cups	500-749
Owens-Corning Fiberglass	Insulation	500-749
City of Waxahachie	Local Government	250-499
U. S. Aluminum	Commercial storefronts	100-249
Cabinet Specialists, Inc.	Cabinet manufacturers	100-249
Cardinal CG Co.	Coated glass	100-249
Cardinal IG Co.	Insulated glass	100-249

Residential

RESIDENCES BY STRUCTURE TYPE



Data courtesy Ellis CAD

MEDIAN ALL OWNER-OCCUPIED HOUSING VALUE



\$212,953

AVERAGE MONTHLY RENT 1 BED APARTMENT



\$1,066

MEDIAN YEAR STRUCTURE BUILT



1999

Data © Claritas 2021

NEW SINGLE FAMILY RESIDENTIAL PERMITS 2020



867*

(*Per City Building Dept)

Community Amenities

Healthcare

Waxahachie and the surrounding area is primarily served by the Baylor Scott & White Health System with an award winning 129 bed acute care medical center and numerous outpatient services.

Media

Newspapers	2
Radio Stations	1
Regional (DFW) TV Networks	ABC, CBS, FOX, NBC

Places of Worship

Over 20 different denominations and religious communities are represented in Waxahachie.

Recreation & Leisure

Parks	18
Lakes	1
Public Golf Courses	1
Tennis Courts	6
Fitness Centers	7
Movie Theatres	1
Public Library	1
Bed & Breakfast Facilities	2
Hotel & Motel Rooms	500+

OTHER: Sports Complex, Disc Golf Course, Dog Park, 10 Miles of Hike & Bike Trails, 2 Public Swimming Pools, Rodeo Grounds, Amphitheater, Chatauqua Auditorium

Education

Waxahachie ISD

Early Childhood/Pre-K	Yes
PPCD/Head Start	Yes
Elementary	8
Junior High School	3
High School (with all 16 CTE clusters offered)	1
Global High (STEM/Early College High School)	1
Alternative High School	1
Total Enrollment	9,500

Local Colleges & Universities

In Waxahachie

Navarro College at Waxahachie
Southwestern Assemblies of God University

Other Colleges & Universities

In Ellis County

Midlothian Higher Education Center- Navarro College, Tarleton State, TXA&M-Commerce, UNT-Dallas
Texas State Technical College, Red Oak

Other Area Colleges & Universities

Dallas Baptist University, Dallas
Cedar Valley Community College, Lancaster
Southern Methodist University, Dallas
Tarrant County College, SE Campus, Arlington
Texas Christian University, Fort Worth
University of North Texas at Dallas
University of Dallas



The City of Waxahachie
Economic Development Department
PH: 469.309.4120 www.CrossroadsOfTX.com



