

MYRTLE CREEK

HWY 287 + DARTMOOR DR
WAXAHACHIE, TX



Multifamily, Duplex + Retail/Commercial Tracts For Sale

Drop us a line.

Mike B. Kennedy

Principal | +1 214 269 3142

michael.kennedy@avisonyoung.com

Sullivan Johnston

Senior Vice President | +1 512 717 3073

sullivan.johnston@avisonyoung.com

James Nelson

Principal, Head of US Investment Sales | +1 212 729 6585

james.nelson@avisonyoung.com



**AVISON
YOUNG**

OFFERING SUMMARY

Availability

- Multifamily: Flexible parcel size
- Duplex: Flexible parcel sizes
- Retail/Commercial:
5 acres
3.3 acres

Utilities

- Master Developer to bring all utilities to parcel perimeter
- Commercial, Multifamily and Duplex parcels adjacent to SH 287: utilities ready to connect

Zoning

- Duplex zoning is PD-2F: 9,000 sf min lot area, 80' x 100' min lot size, 6' side yard, 900 sf minimum
- Multifamily zoning is PD-MF-1: 18 units per acre, 2-story height limit

Pricing Guidance

- Contact broker for more information



Where modern living meets Texas charm.

Thirty minutes south of Dallas in the heart of Waxahachie, Myrtle Creek is a 1,263-acre master-planned community offering an exceptional blend of luxury, convenience, and small-town warmth. Designed for today's lifestyle, Myrtle Creek features over 2,500 residential units, including single-family homes, multifamily residences, and duplexes.

Community Highlights

Resort-style amenities: Enjoy a private lazy river, resort-style pool, clubhouse, pickleball courts, playgrounds, and scenic parks and trails.

Family-Focused Living

Zoned to the highly-rated Waxahachie ISD, with plans for an on-site elementary school and proximity to Waxahachie High School and Robbie E. Howard Jr. Middle School.

Prime Location

Just minutes from historic downtown Waxahachie and Lake Waxahachie, with easy access to Highway 287 and I-35 for seamless commuting to Dallas and Fort Worth.

Phasing + Timeline for Single Family Homes:

Phase 1: 345-lots - Developed
Phase 3: 574 lots delivering 2028

Phase 2: 379 lots delivering Q4 2026
Remaining 1,211 lots begin delivering in 2030



COMMUNITY BUILDERS



Welcome to the neighborhood.





● LOCATION

Texas to a T.



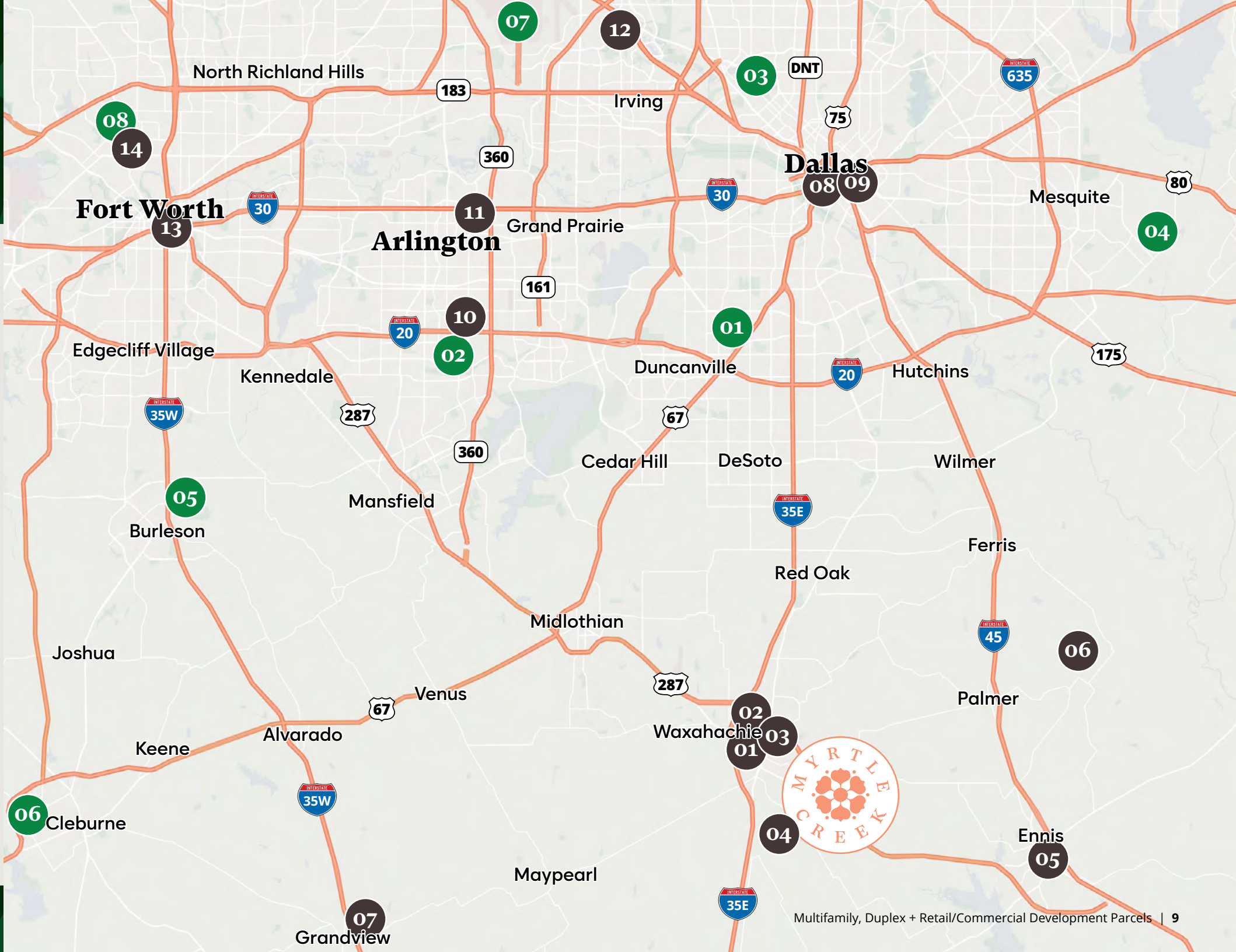
Accessibility

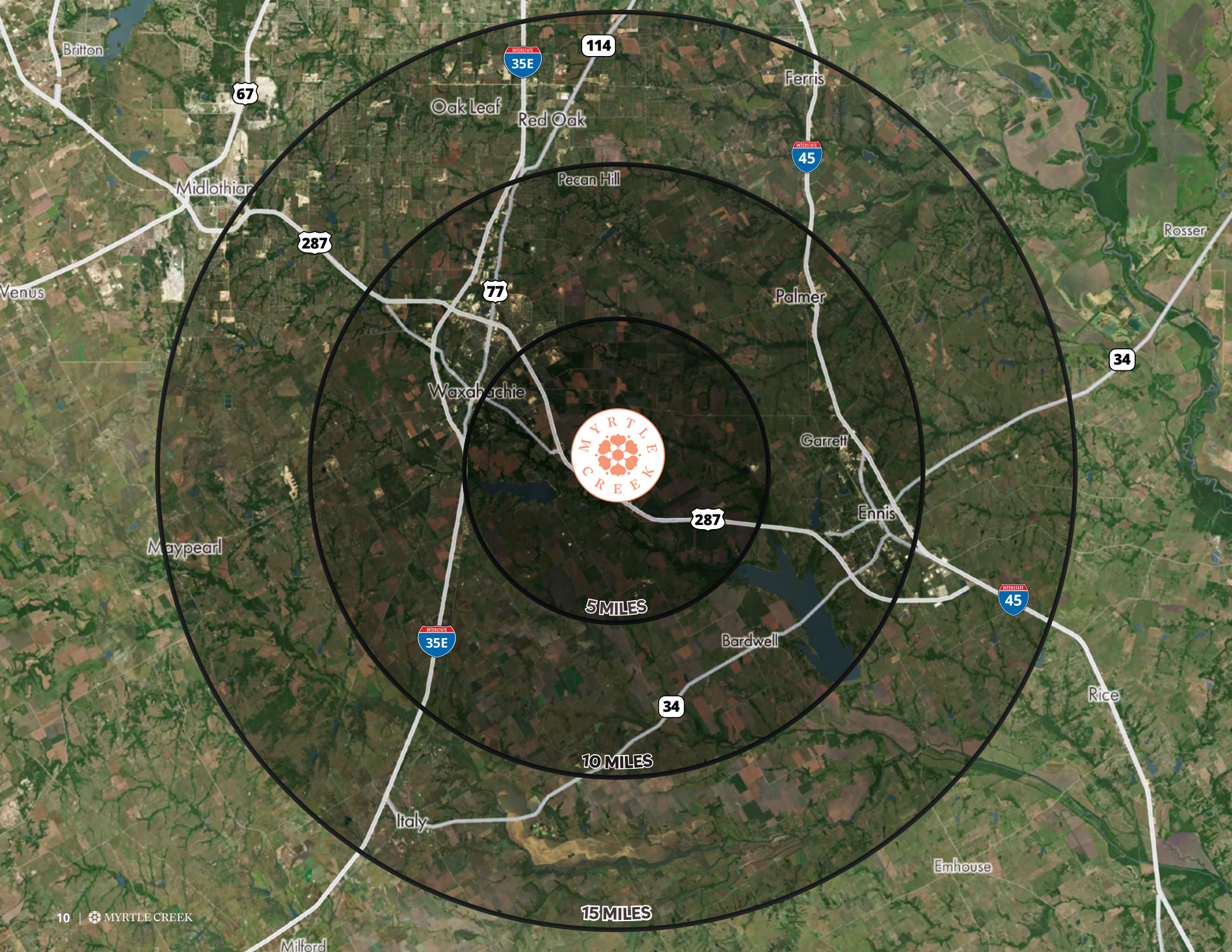
01	- Dallas Executive Airport—27 miles
02	- Arlington Municipal Airport—34 miles
03	- Dallas Love Field—39 miles
04	- Mesquite Metro Airport— 43 miles
05	- Spinks Airport—44 miles
06	- Cleburne Regional Airport—45 miles
07	- DFW International Airport—46 miles
08	- Fort Worth Meacham Airport—50 miles



Entertainment

01	- The Texas Theater—4 miles
02	- Epic Waters Indoor Waterpark—3 miles
03	- Historic Downtown Waxahachie—4 miles
04	- Lake Waxahachie—11 miles
05	- Bluebonnet Trail—14 miles
06	- Sugar Ridge Winery—19 miles
07	- Beaumont Ranch—27 miles
08	- Downtown Dallas—30 miles
09	- AT&T Discovery District—32 miles
10	- Grand Prairie Premium Outlets—34 miles
11	- Arlington Entertainment District—39 miles
12	- Toyota Music Factory—42 miles
13	- Downtown Fort Worth—46 miles
14	- Fort Worth Stockyards—48 miles





● DEMOGRAPHICS

Where real meets rooted.

Population	5 miles	10 miles	15 miles
Total population	18,490	94,206	198,545
Median age	34	34	35
Income			
Average household income	\$102,743	\$113,224	\$129,447
Median household income	\$79,182	\$90,545	\$101,488
Households			
Median home value	\$274,499	\$285,057	\$320,687
Total households	6,286	33,025	68,071
Average household size	3	3	3
Workforce			
Employed population	9,194	50,362	106,533
Bachelor's degree or above	4,964	30,486	72,728



Fall in love...



with the way you live.



Drop us a line.

Mike B. Kennedy

Principal | +1 214 269 3142

michael.kennedy@avisonyoung.com

Sullivan Johnston

Senior Vice President | +1 512 717 3073

sullivan.johnston@avisonyoung.com

James Nelson

Principal, Head of US Investment Sales | +1 212 729 6585

james.nelson@avisonyoung.com

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purposes.



**AVISON
YOUNG**