40 ACRES, ~23 BUILDABLE AC WITH IH-35 ACCESS

Austin Road | Waxahachie, Texas 75165

FOR SALE

OLDHAMGOODWIN.COM | 979.268.2000

OG
INVESTMENT SALES

PROPERTY HIGHLIGHTS

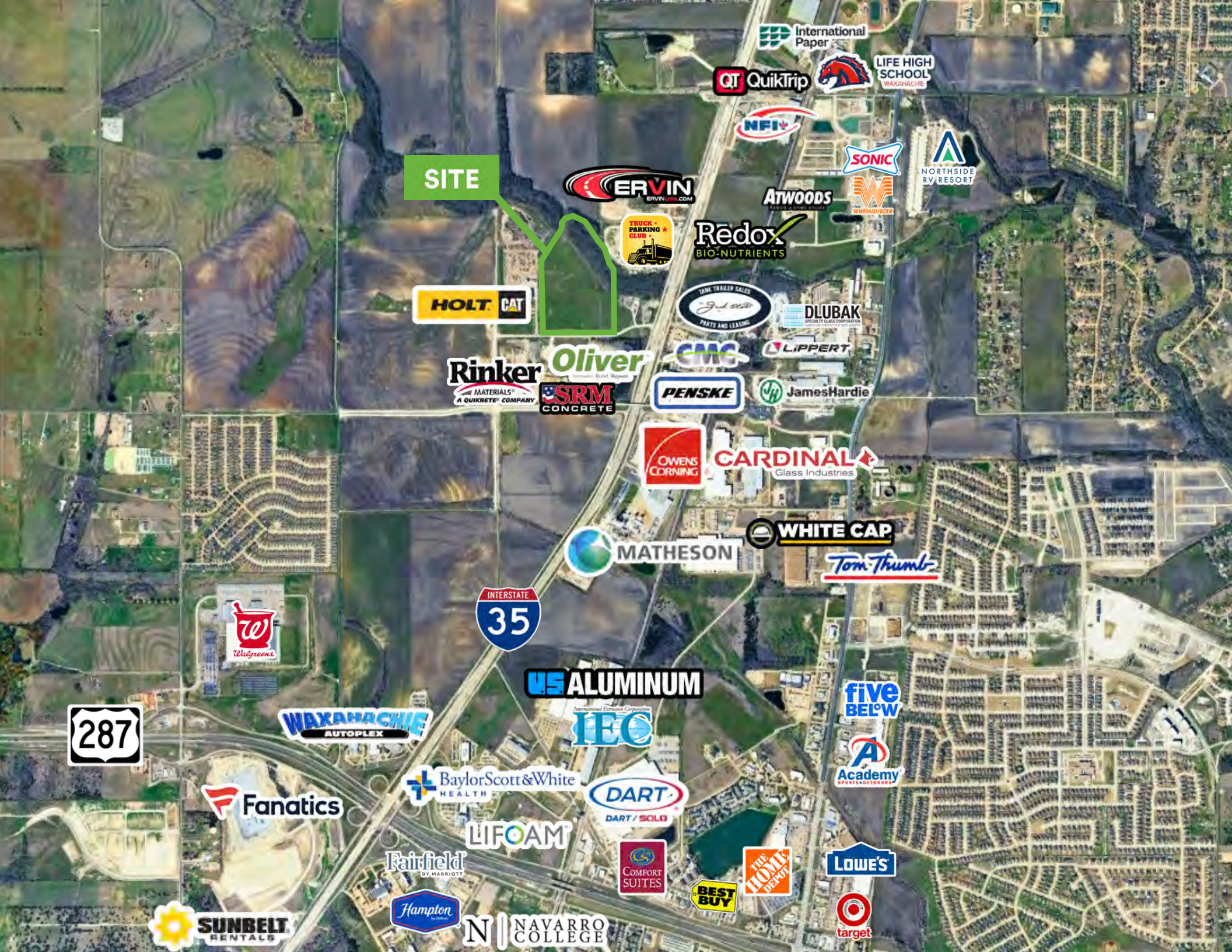
- 40 AC (22.8 AC Buildable) available in Waxahachie (Dallas MSA)
- Shovel ready site with all public utilities available, mostly flat topography, and entitled with LI-1 Zoning
- ~23 AC of developable land, with direct access to drainage corridor limiting the need for drainage/detention infrastructure
- Strategic location with close proximity to I-20, I-35, and I-45 providing quick access to both North/South and East/West Interstate systems
- Booming submarket of Dallas, with projected population growth of 20% by 2031, providing a dense and growing labor base
- Close proximity to area retail, residential development, and Baylor Scott & White Medical Center

SALES PRICE

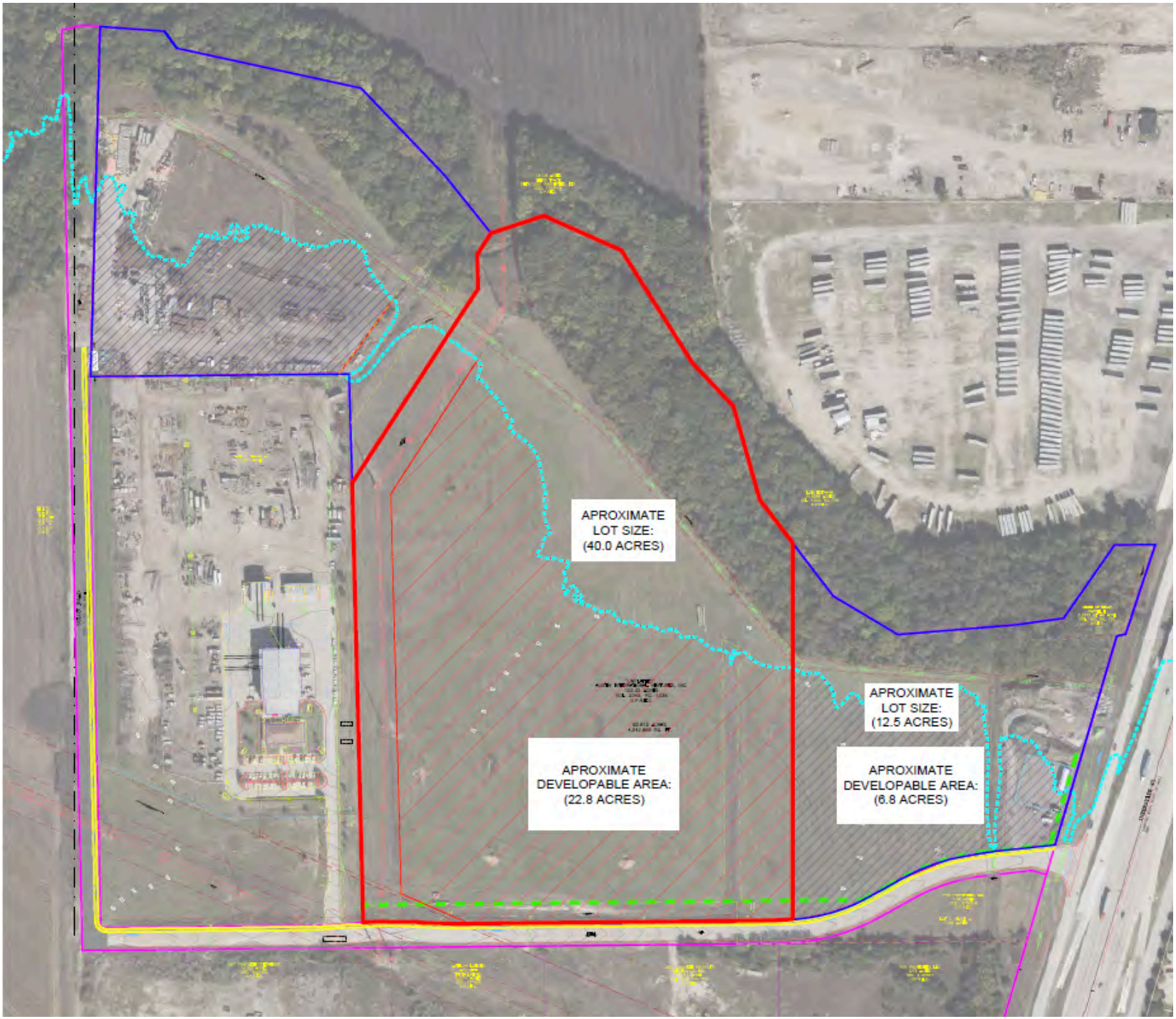
$4.75/SF

SITE SIZE

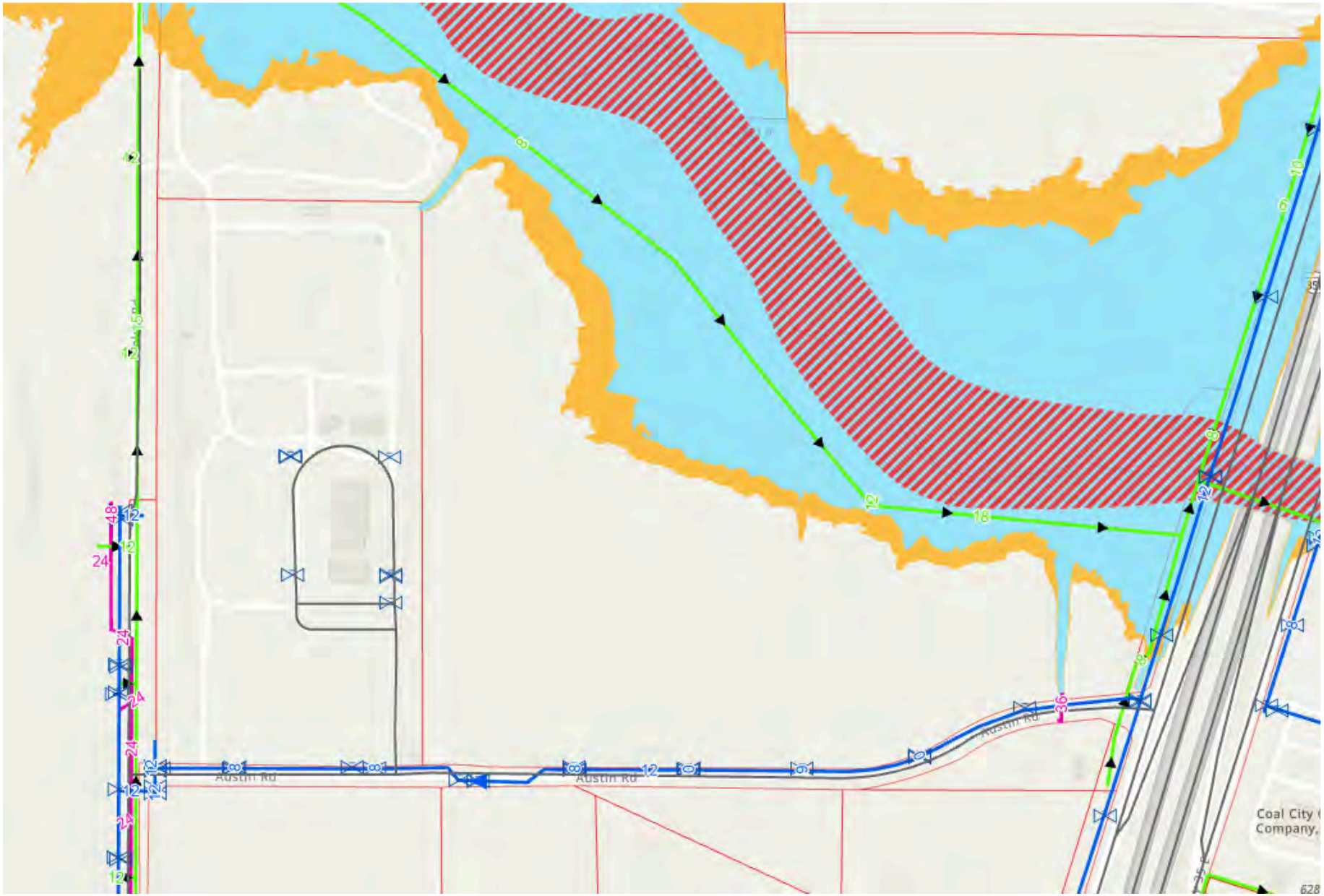
+/- 40 AC


SITE
International Paper
QuikTrip
LIFE HIGH SCHOOL
WAXAHACHIE
NFI
SONIC
NORTHSIDE RV RESORT
ERVIN
ATWOODS
WHATABURGER
TRUCK PARKING CLUB
Redox
BIO-NUTRIENTS
HOLT CAT
DLUBAK
LIPPERT
Rinker
MATERIALS
A QUIKRETE COMPANY
Oliver
SRM CONCRETE
GMC
PENSKE
JamesHardie
OWENS CORNING
CARDINAL
Glass Industries
WHITE CAP
MATHESON
Tom Thumb
INTERSTATE
35
Walgreens
US ALUMINUM
five BELOW
287
WAXAHACHIE
AUTOPLEX
IEC
Academy
BaylorScott&White
HEALTH
DART
DART / SOLO
Fanatics
LIFOAM
Fairfield
BY MARRIOTT
COMFORT SUITES
THE HOME DEPOT
LOWE'S
BEST BUY
Hampton
target
SUNBELT
RENTALS
NAVARRO
COLLEGE

AERIAL


APROXIMATE
LOT SIZE:
(40.0 ACRES)
APROXIMATE
DEVELOPABLE AREA:
(22.8 ACRES)
APROXIMATE
LOT SIZE:
(12.5 ACRES)
APROXIMATE
DEVELOPABLE AREA:
(6.8 ACRES)

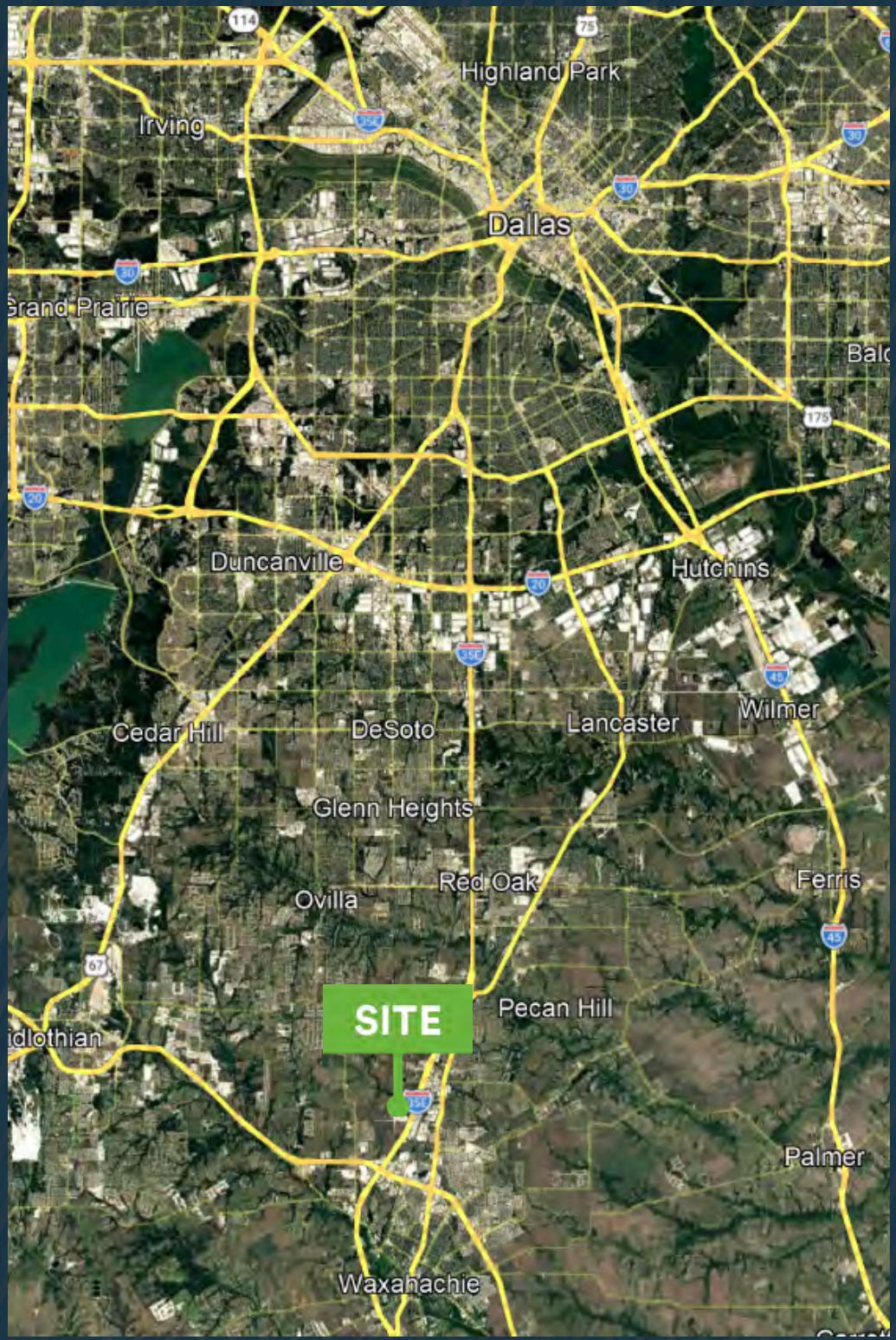
UTILITY MAP



ACCESS MAP

Exit 406 to Austin Road - 0.5 Miles

Austin Road to Northbound 35 - 1.1 Miles



PROPERTY INFORMATION	
Size	+/- 40 Acres (22.8 Acres Buildable)
Legal Description	Part of 70.162 Acres, 790 E C Newton *& 1000 J Shaver, Ellis County
ID Number	Ellis CAD 188455
Access	Access via Austin Road
Frontage	~1,110' Frontage along Austin Road
Zoning	LI-1 - Light Industrial
Utilities	8" Water Line along Austin Road 8" Sewer Line along hte norther boundary of the property
Traffic Counts	99,180 VPD + along IH-35

DEMOGRAPHICS

	ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING	GROWTH RATE
1 MILE	713	$129K	$8.59B	14%
3 MILE	31K	$104K	$308B	20%
5 MILE	82K	$106K	$816B	19%

TEXAS OVERVIEW

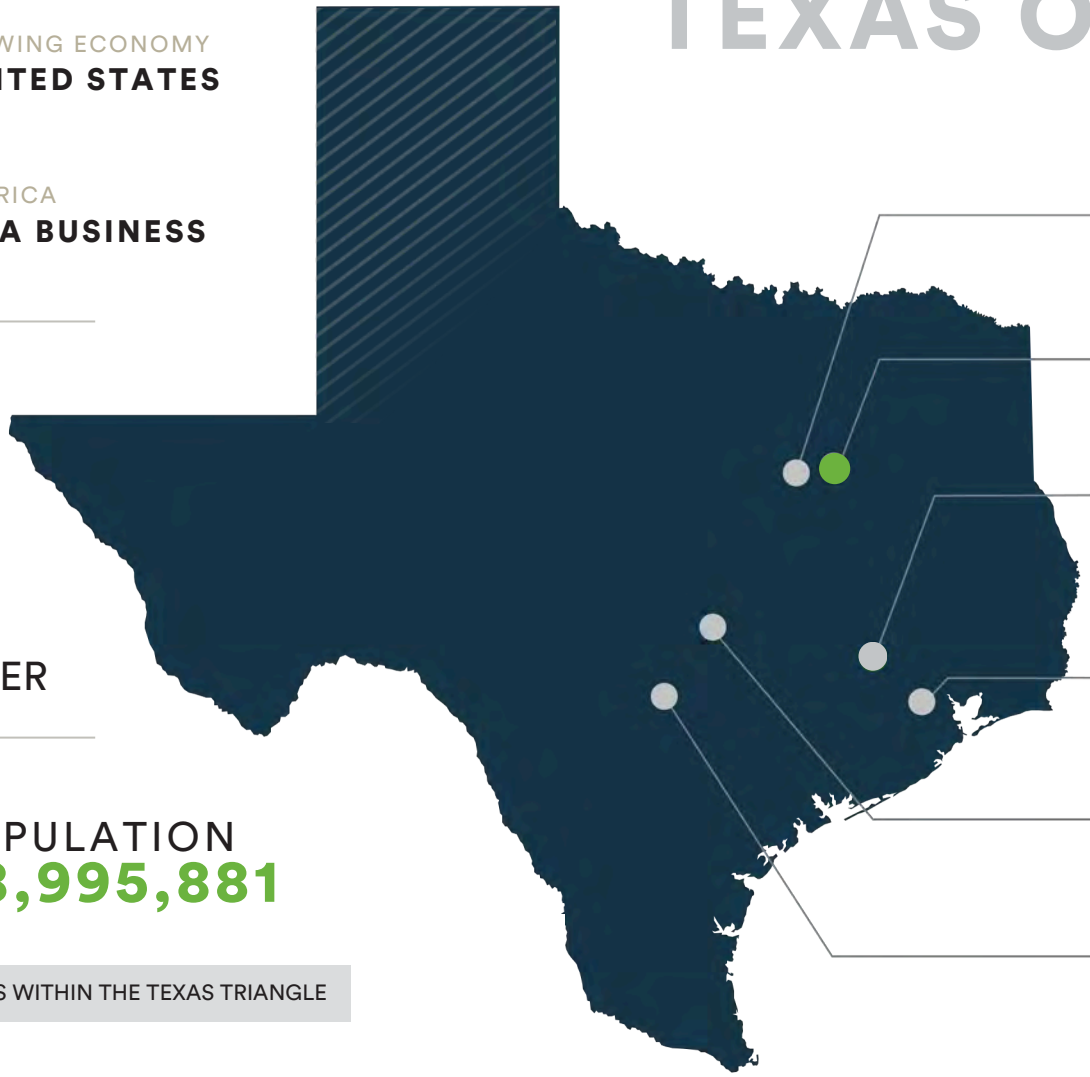
2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS

LARGEST
MEDICAL CENTER

POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



Fort Worth
TOP CITY FOR SALES GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION GROWTH IN 2020

Bryan/College Station
#1 BEST SMALL PLACES FOR BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION IN THE U.S.

Austin
NAMED BEST CITY TO START A BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY IN THE NATION

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

BEST STATE
FOR BUSINESS

TOP STATE
FOR JOB GROWTH

NO STATE
INCOME TAX

INFORMATION ABOUT BROKERAGE SERVICES

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual of Business Entity)	License No.	Email	Phone
Name of Designated Broker Licensed Individual of Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Oldham Goodwin OG

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:

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San Antonio

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This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.