

TBD FM 876, ELLIS COUNTY,
Waxahachie, TX

97 ACRES OF PRIME RESIDENTIAL / HOUSING DEVELOPMENT

FEATURES

- Minutes from Pine Meadows Estate
- Frontage & Access:
- Direct frontage on FM 876 and access to FM 66, minutes to I-35E and US-77.
- Commute: ~30 minutes to Downtown Dallas.



I-35E Expansion & Growth Corridor

- Infrastructure Surge: Situated right in the path of progress along the I-35E expansion corridor.
- Massive Regional Demand: Located adjacent to a major planned development bringing 13,000+ homes west of I-35E.
- In-Fill Synergy: Positioned next to new residential subdivision street layouts and near Pine Meadows Estates, proving residential viability.



Best of Both Worlds: Waxahachie & Maypearl Amenities

- **Waxahachie Convenience:**
 - Quick access to Historic Downtown Waxahachie.
 - Proximity to major regional employment and healthcare drivers like Baylor Scott & White Medical Center.
 - Abundant retail and dining options along US-77 and I-35E (e.g., Chick-fil-A, local dining, and shopping).
 - Parks, trails, and cultural attractions such as Lake Waxahachie and the Scarborough Renaissance Festival nearby.
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- **Maypearl Small-Town Charm:**
 - Zoned within Maypearl ISD.
 - Offers quiet country living, community parks, and local events without sacrificing access to DFW Metroplex employment hubs.



1. Single-Family Residential Developers: Looking for master-planned community land along proven growth routes in Ellis County.
2. Build-to-Rent (BTR) Developers: Seeking high-yield suburban parcels near major highways and municipal employment centers.
3. Buy-and-Hold Investors: Capitalizing on the ~\$40,000/acre entry point prior to full completion of local highway expansion projects.

