



**FOR SALE**

**0.662 ACRES – SMALL MIXED-USE LAND**

**WAXAHACHIE, TEXAS**

- LOCATION:** The subject property is located on the west side of Highway 287, south of Cypress Creek Apartment Homes.
- SIZE:** 0.662 Acres; ~28,797 S.F.
- ZONED:** Multi Family
- PLACETYPE:** Mixed-use
- UTILITIES:** City Water, Sewer and Electricity are all available.
- TRAFFIC COUNT:** HWY 287 - 41,939 V.P.D (2023)
- PRICE:** \$315,000; ~10.94\$ Per S.F.
- COMMENTS:** High traffic, ready to build.

### **INFORMATION**

**972-935-2880**

**Real Estate Centre**

**1015 Ferris Avenue**

**Waxahachie, TX 75165**

**Ladd Vien - Owner/Agent**

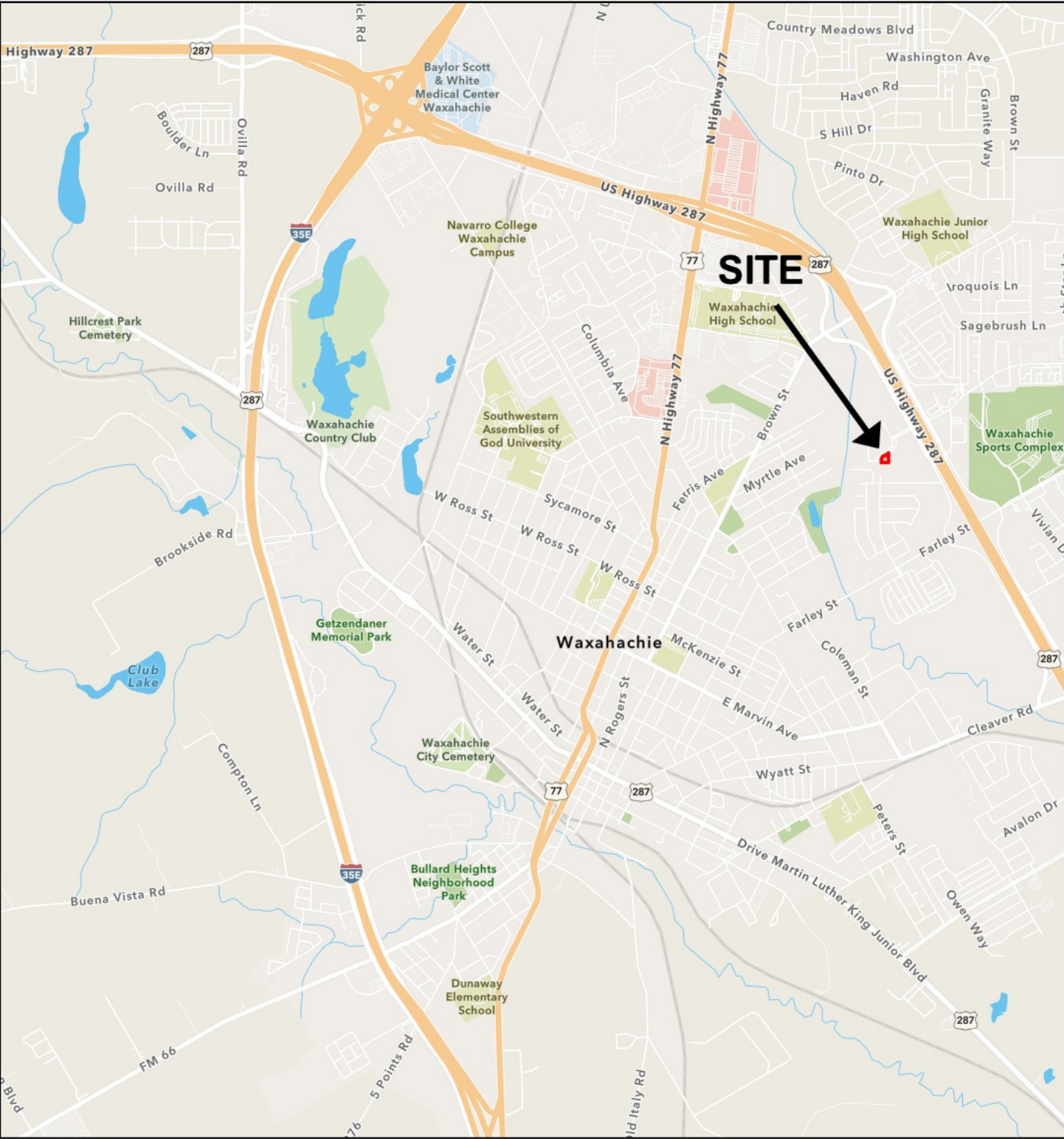
**Email [ladd@RECTEXAS.COM](mailto:ladd@RECTEXAS.COM)**

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**[WWW.RECTEXAS.COM](http://WWW.RECTEXAS.COM)**

# River Oak Blvd - 0.662 Acres



11/30/2024

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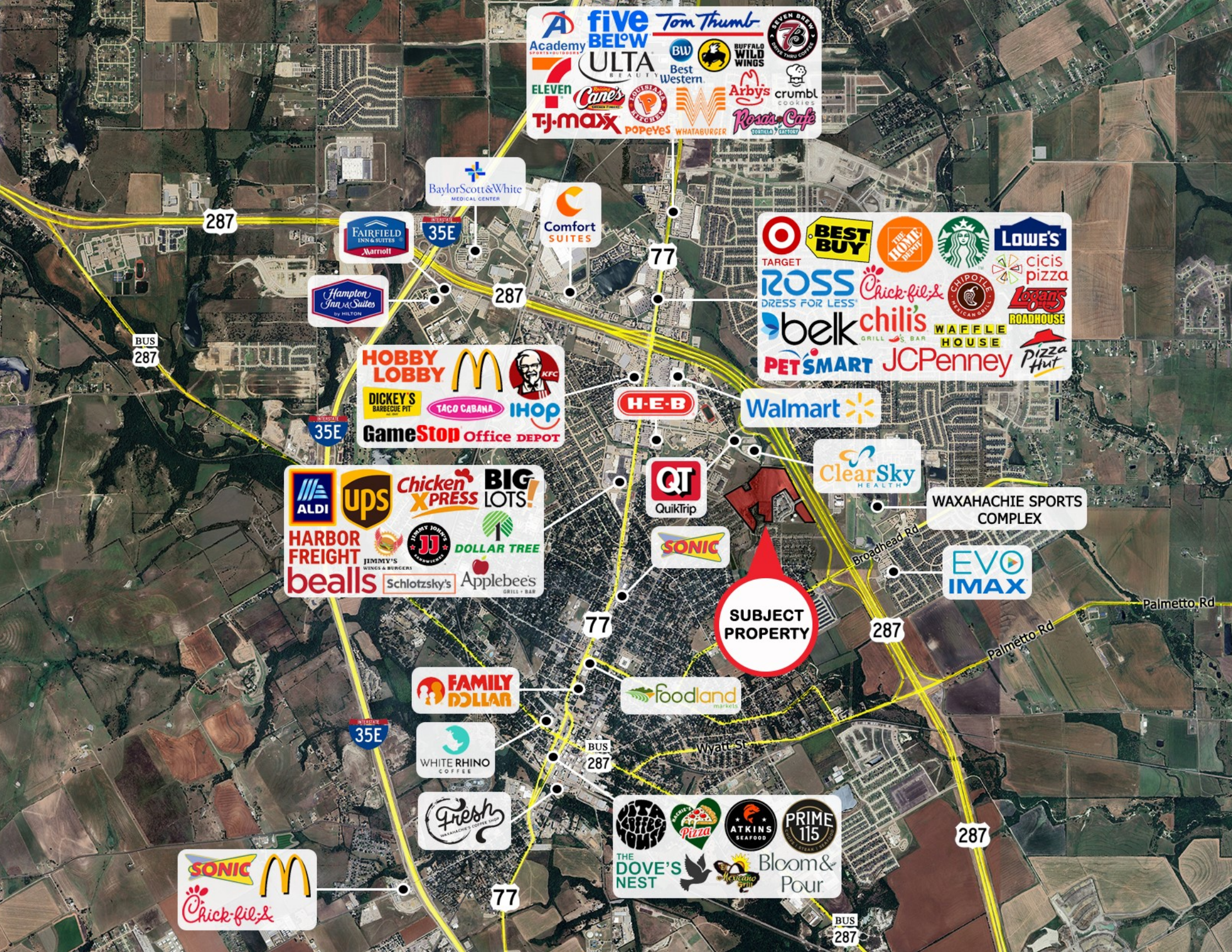


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Academy Sports & Outdoors | five BELOW | Tom Thumb | SEVEN BREW | BUFFALO WILD WINGS | Best Western | ULTA BEAUTY | Cane's | Popeyes | WHATABURGER | Arby's | crumbl | T.J. Maxx | ROSA'S CAFE

Baylor Scott & White MEDICAL CENTER | Fairfield Inn & Suites by Marriott | Hampton Inn & Suites by Hilton | Comfort Suites

Target | BEST BUY | THE HOME DEPOT | Starbucks | Lowe's | cici's pizza | Ross DRESS FOR LESS | Chick-fil- & | Chipotle MEXICAN GRILL | Logan's ROADHOUSE | belk | chili's GRILL & BAR | Waffle House | PET SMART | JCPenney | Pizza Hut

HOBBY LOBBY | McDonald's | KFC | Dickey's BARBECUE PIT | TACO CABANA | IHOP | GameStop | Office DEPOT

ALDI | UPS | Chicken Xpress | BIG LOTS! | Harbor Freight | Jimmy John's SANDWICHES | JJ | DOLLAR TREE | bealls | Schlotzsky's | Applebee's GRILL + BAR

H-E-B | Walmart

QT QuikTrip

ClearSky HEALTH

WAXAHACHIE SPORTS COMPLEX

SONIC

**SUBJECT PROPERTY**

EVO IMAX

FAMILY DOLLAR

foodland markets

WHITE RHINO COFFEE

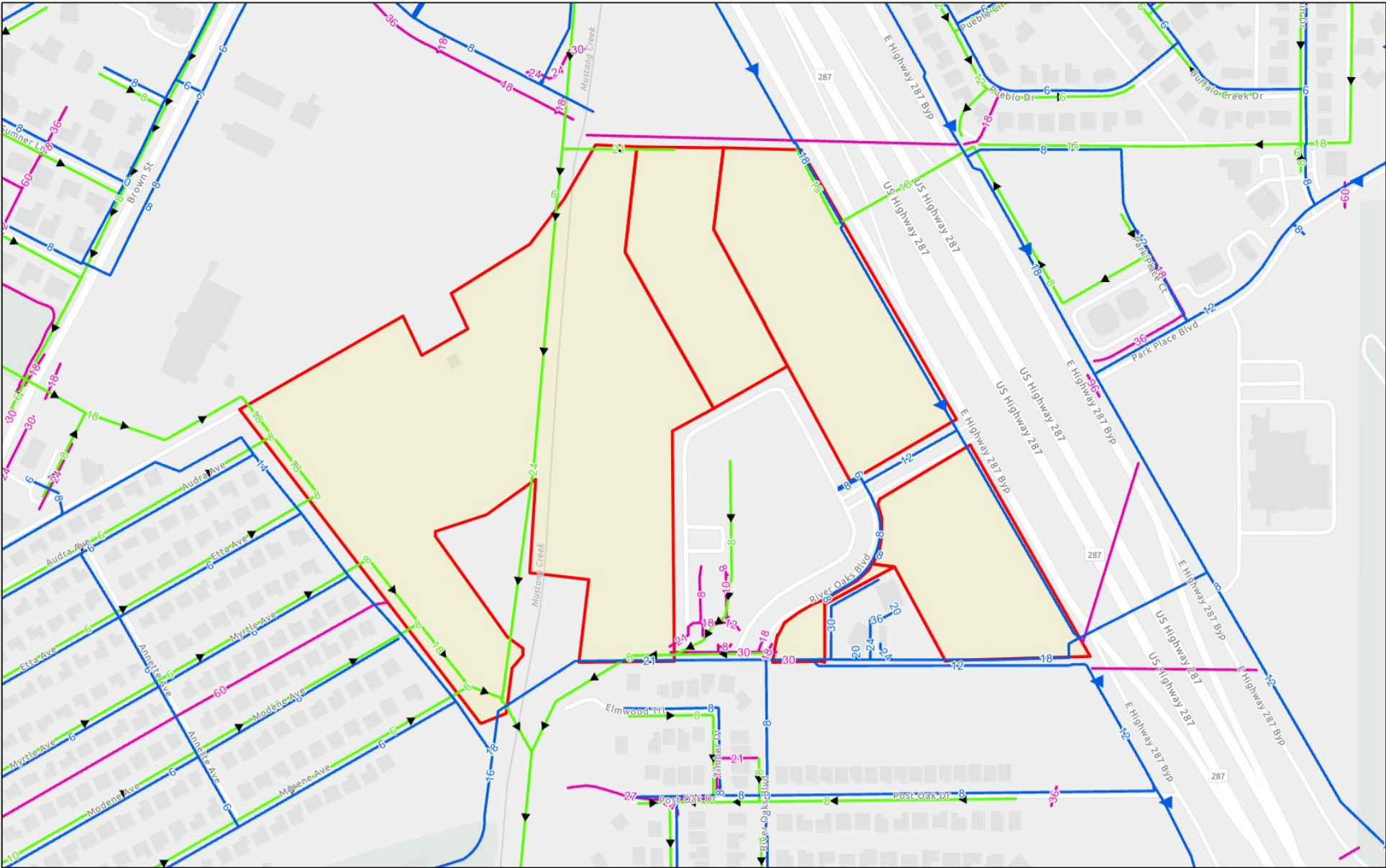
fresh WAXAHACHIE'S COFFEE SHOP

THE DOVE'S NEST | PIZZA HUT | ATKINS SEAFOOD | PRIME 115 | Bloom & Pour

SONIC | McDonald's | Chick-fil- &



# Water & Sewage



2024-11-22

- Water
- Waste
- Storm



## 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.

#### REAL ESTATE CENTRE

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

**0281629**

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**glynn@rectexas.com**

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#### GLYNN LOWRIE

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#### GLYNN P LOWRIE

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#### LADD VIEN

Sales Agent/Associate's Name

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Email

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Real Estate Centre, 1015 Ferris Avenue Waxahachie, TX 75165

Glynn Lowrie

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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