

# MYRTLE CREEK

HWY 287 + DARTMOOR DR  
WAXAHACHIE, TX

MULTIFAMILY, DUPLEX + RETAIL/COMMERCIAL TRACTS FOR SALE



Drop us a line.

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## ● OFFERING SUMMARY

### Size

- 1,263 acres

### Utilities

- Master Developer to bring all utilities to parcel perimeter
- Commercial, Multifamily and Duplex parcels adjacent to SH 287: utilities ready to connect
- Commercial parcels at center of the development: utilities complete Q4 2028
- Regional Drainage + Detention

### 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

- Determined by market

## ● AVAILABLE PARCELS

	Product	Acreage
	Multifamily	±17.4 AC
	Duplex	±10.7 AC

	Product	Acreage
	Commercial	±20.0 AC
	Commercial	±6.8 AC
	Commercial	±3.3 AC

## ● COMMUNITY OVERVIEW

# 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.

### Lifestyle & Design

Myrtle Creek homes are thoughtfully crafted with energy-efficient features, gourmet kitchens, spacious living areas, and smart home technology. Whether you're seeking a cozy retreat or a spacious family haven, Myrtle Creek offers customizable options to suit every lifestyle.

### 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 OVERVIEW

# Welcome to the neighborhood.





PARKS SCHOOL HOUSE RD

MOUNTAIN LAUREL DR

PINE LEAF TRL

SHINNERY OAK WY

STARGATE DR

DARTMOOR DR

SCARLET SAGE DR

SCARLET SAGE DR

FEATHERGRASS WY

MOUNTAIN LAUREL DR

ROCK ROSE DR

BRISTLELEAF LN

287



● THE AMENITIES

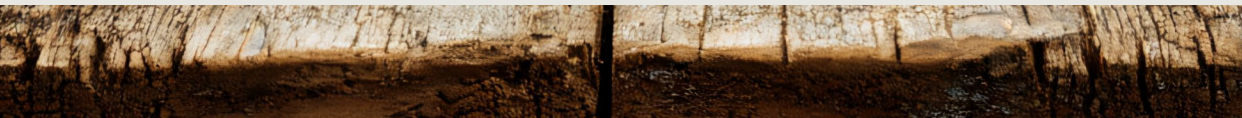
# True Texas living.



Your options are always open at Myrtle Creek. Take your pick from our parks and trails. Dive into one of our pools or float away on our lazy river. Challenge your friends to a few games of pickleball, or bring your kids to hang out in our treehouse. Plus, our on-site HOA manager and lifestyle director keep the special events coming so there's always something new to do!

**Amenities include:**

- ❁ Private lazy river
- ❁ Resort-style pool
- ❁ Pickleball courts
- ❁ Playground
- ❁ Scenic parks and trails
- ❁ Fire pits
- ❁ Food truck area
- ❁ Clubhouse
- ❁ Outdoor event space



● LOCATION

# Texas

# to a T.



## Accessibility

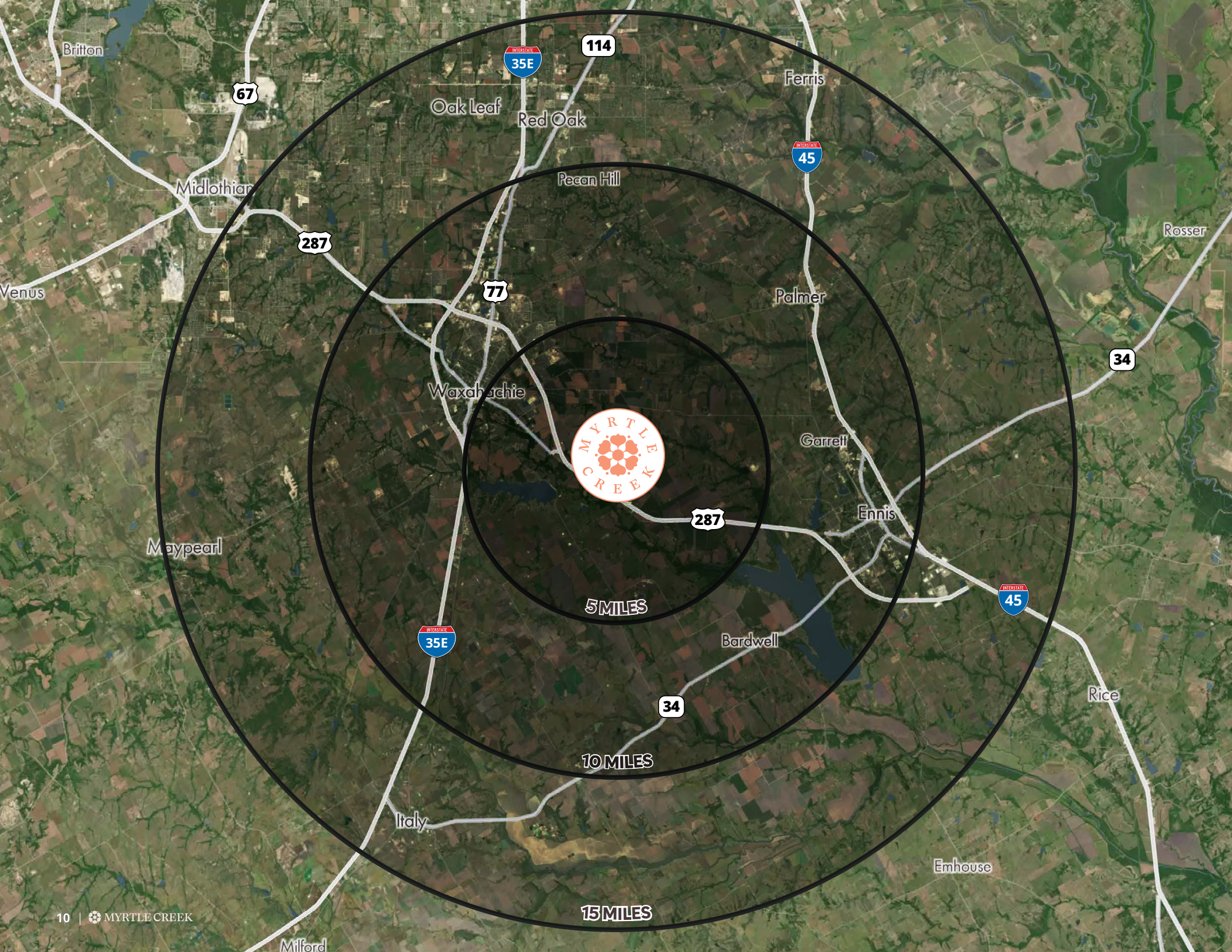
- 01 - Dallas Executive Airport—27 miles
- 02 - Arlington Municipal Airport—34 miles
- 03 - Dallas Love Field—39 miles
- 04 - Mesquite Metro Airport— 43 miles
- 05 - Spinks Airport—44 miles
- 06 - Cleburne Regional Airport—45 miles
- 07 - DFW International Airport—46 miles
- 08 - Fort Worth Meacham Airport—50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





5 MILES

10 MILES

15 MILES

Britton

67

35E

114

Oak Leaf

Red Oak

Ferris

45

Pecan Hill

Midlothian

287

77

Palmer

Rosser

Venus

34

Waxahachie

Garrell

Maypearl

Ennis

287

45

Bardwell

Rice

34

Italy

Emhouse

Milford

● 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.



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