



FOR SALE

BATES

283 OLD CHURCH RD. WAXAHACHIE, TX

PROPERTY OVERVIEW

± 10.1 acres (unincorporated land)

Quick access to Hwy 287 (see map page for details)

Outside of city limits (Ellis County)

No known floodplain or wetland limitations

Limited use restrictions due to unincorporated land status

PROPERTY SUMMARY

Located just off Highway 287, this ± 10.1-acre tract offers a rare opportunity to secure acreage in a steadily growing corridor. Situated within the city's Extraterritorial Jurisdiction. Features a peaceful rural environment with no known floodplain or wetland limitations affecting the property. Its proximity to Highway 287 allows for efficient access to DFW while still maintaining the privacy and space today's buyers seek. The property is also conveniently located near local amenities and falls within the Waxahachie ISD. Access to city water. History of electricity on site. No known sewer or septic on site. Sardis Water 6" at the road. Power to be delivered by Oncor.





The information contained herein was obtained from sources believed reliable; however, Bates Real Estate Company makes no warranties, or representations as to the accuracy thereof. The presentation submitted subject to errors, omissions, change of price, or conditions, prior sale or lease, or withdrawal notice.

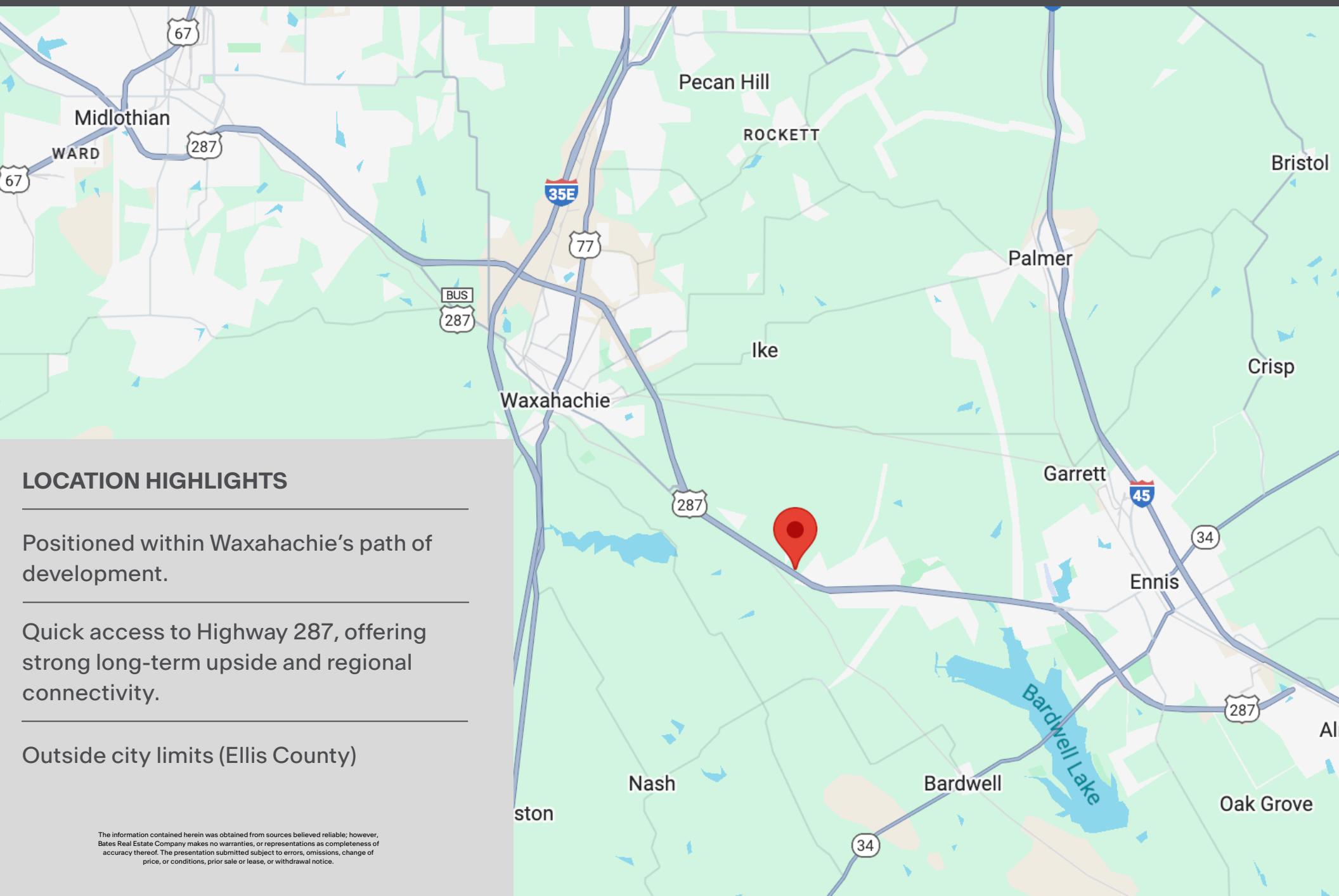
FOR SALE

283 OLD CHURCH RD. WAXAHACHIE, TX 75165

CALEB BATES

214-797-7939

caleb@batesrealestate.com





CONTACT US

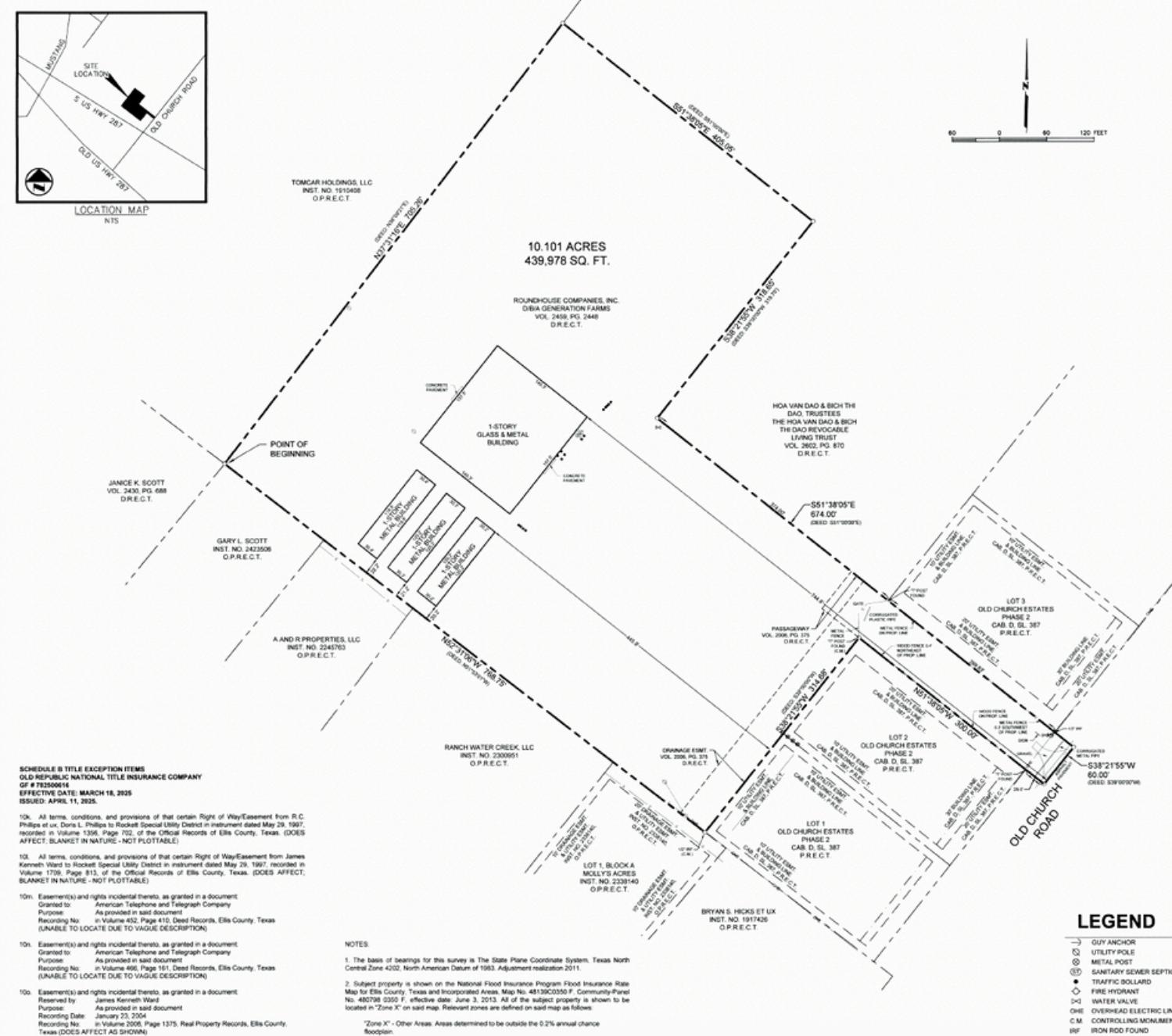
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LEGEND

- GUY ANCHOR
- ☒ UTILITY POLE
- ⊗ METAL POST
- ㉑ SANITARY SEWER SEPTIC TANK
- TRAFFIC BOLLARD
- FIRE HYDRANT
- ▷ WATER VALVE
- OH/E OVERHEAD ELECTRIC LINE
- C.M. CONTROLLING MONUMENT
- HW/ IRON ROAD FOUND.

DESCRIPTION OF PROPERTY SURVEYED
439,978 SQ. FT. / 10.101 ACRES

BEING a tract of land situated in the George Carpenter Survey, Abstract No. 190, Ellis County, Texas, and being all of that certain tract of land conveyed to Roundhouse Companies, Inc. dba Generation Farms by deed recorded in Volume 2459, Page 2448, Deed Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a point for the northwest corner of said Roundhouse Companies, Inc. tract, the south corner of a tract of land conveyed to Tomcar Holdings, LLC by deed recorded in Instrument No. 151406, Official Public Records, Ellis County, Texas, the north corner of a tract of land conveyed to Gary L. Scott by deed recorded in Instrument No. 2423506 of said Official Public Records, and the east corner of a tract of land conveyed to Janice K. Scott by deed recorded in Volume 2430, Page 668, Deed Records, Ellis County, Texas.

THENCE N 37°37'10" E, with the common line of said Roundhouse Companies, Inc. tract and said Temic Holdings, LLC tract, a distance of 705.26 feet to a point at the north corner of said Roundhouse Companies, Inc. tract and the west corner of a tract of land conveyed to Hoa Van Dao and Bich Thi Dao, Trustees of The Hoa Van Dao and Bich Thi Dao Revocable Living Trust by deed recorded in Volume 2602, Page 870, Deed Records, Ellis County, Texas.

THEM departing said common line of the Headhouse Companies, Inc. tract and Tomcar Holdings, LLC tract, with the common line of said Roundhouse Companies, Inc. tract and said Hoa Van Dao and Bich Tri Dao Revocable Living Trust tract, the following courses and distances:

S 51°38'05" E, a distance of 405.05 feet to a point for corner.

38° 21' 40" W, a distance of 316.65 feet to a point for corner.
S 51° 38' 05" E, a distance of 374.00 feet passing a "T" post found for the south corner of said Hoe Van Dae and Bick Th Do Reversible Living Trust tract and the west corner of Lot 3, Old Church Estates Phase 2, an addition to Old Church, Texas, according to the plat thereof recorded in Cabinet D, Sheet 387, Plat Records, Eddy County, Texas, at a distance of 643.83 feet passing a 112-chink iron rod found at the south corner of said Lot 3, and continuing for a total distance of 674.00 feet to a point for corner in Old Church Road; same being the most easterly northeast corner of said Roundhouse Companies, Inc. tract.

THENCE S. 38°21'55" W. with the southeast line of said Roundhouse Companies, Inc. tract, a distance of 60.00 feet to a point for corner.

THENCE N 51°38'95" W, at a distance of 29.00 feet passing a "T" post found at the east corner of Lot 2 of said Old Church Estates Phase 2 and continuing for a total distance of 300.00 feet to a "T" post found at the north corner of said Lot 2; same being an interior ell corner of said Roundhouse Companies, Inc. tract.

THENCE S 38°21'55" W. with the common line of said Roundhouse Companies, Inc. tract and Lots 2 and 1 of the Old Church Estates Phase 2, a distance of 314.68 feet to a 12-inch iron rod found for corner in the northeast line of Lot 1, Block A, Molly's Acres, an addition in Ellis County, Texas, according to the plat thereof recorded in Instrument No. 238140, Public Records, Ellis County, Texas at the west corner of said Lot 1 and the south corner of said Roundhouse Companies, Inc.

TRACT; with a southwest line of said Roundhouse Companies, Inc. tract, a distance of 768.75 feet to the POINT OF BEGINNING and containing 436.878 square feet or 10.161 acres of land, more or less.

SURVEYOR'S CERTIFICATION

To: Shoal Creek Capital Management LLC, a Texas limited liability company;
National Title Group, LLC, and
Old Republic National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2001 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS.

The fieldwork was completed on April 3, 2025.

Name: Candy Horne
Title: RPLS for Voting Surveying Company
Registered Professional Land Surveyor
Registration No.: Texas 5867
Firm No.: 10013600
Address: 1336 North Road, Suite 1100, Dallas, Texas 75240
Office No.: (469) 333-8831
Email: candy@votingsurveying.com

10.101 ACRES
3 OLD CHURCH ROAD
SPS LAND TITLE SURVEY
SITUATED IN THE

GEORGE CARPENTER SURVEY, ABSTRACT NO. 190
CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

SCALE: 1"=60' DATE: APRIL 3, 2025
REVISED: JUNE 3, 2025

PROJECT NO. 2025-012

THIS CONCEPTUAL LAYOUT IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD NOT BE RELIED UPON FOR DESIGN, ENGINEERING, OR CONSTRUCTION PURPOSES.



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. **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.

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 ESTABLISHED:

- 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.

Bates Real Estate, LLC	9014642	accounts@batesrealestate.com	
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Caleb Bates	660669	caleb@batesrealestate.com	
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
		Date	
Buyer/Tenant/Seller/Landlord Initials			