

575.97 Acres of Industrial & Manufacturing Land for Sale or Build-to-Suit in Waxahachie, Texas



DALLAS

SOUTH GROVE
INDUSTRIAL PARK
575.97 ACRES



287

SOUTH GROVE

INDUSTRIAL PARK

MATT DORNAK, SIOR
mdornak@streamrealty.com
214.267.0461

RIDLEY CULP
ridley.culp@streamrealty.com
214.560.2422

OWNED & DEVELOPED BY:

WYNNE JACKSON



MARKETED BY:



ROAD INFRASTRUCTURE DEVELOPMENT PLAN

TRACT 4
165.72 ACRES

TRACT 3
95.26 ACRES

TRACT 2
133.04 ACRES

TRACT 1
93.82 ACRES

BUTCHER RD.



SOLON RD.

AUSTIN RD.

MARSHALL RD.

LOFLAND
INTERCHANGE

PATRICK RD.

MARSHALL RD.

SOLON RD.



SITE PLAN OVERVIEW

575.97 Acres, Divisible

South Grove is a 575.97-acre master planned distribution and manufacturing development in Waxahachie, TX. A partnership between Wynne Jackson and ProspectHill Group is conducting horizontal development of new infrastructure to include roads and heavy utilities. The site is being marketed for sale to manufacturers to purchase a portion or the entirety of the site. South Grove is being positioned to attract industrial users looking to purchase real estate in an area with strong population growth and labor, multiple direct access points to Interstate 35E, and heavy utilities. The City of Waxahachie and its pro-business approach to growth make South Grove a high quality location for manufacturers, data centers, and distributors.



TRACT 1
93.82 Acres



TRACT 2
133.04 Acres
Divisible.



TRACT 3
95.26 Acres
Divisible.



TRACT 4
165.72 Acres
Currently located in the
Waxahachie ETJ. Divisible.

HORIZONTAL ROAD DEVELOPMENT PLAN

Developer will have approved plans for all phases of the horizontal road construction and has begun construction of the Phase I roads.



PHASE I

- Marshall Road will be a 4-lane divided road from Solon Road to the Lofland Interchange at I-35.
- Marshall Road will be a 2-lane road from Solon Road to Patrick Road with the ability to expand to 4 lanes.
- Solon Road will be a 2-lane road from the south side of Tract 1 to the south side of Tract 3. Solon Road will be the primary access point to Tract 2 and 3 in Phase I. It will allow access to Austin Road for connectivity to the I-35E service road.



PHASE II

- Patrick Road will be a 2-lane road from Marshall Road to the south side of Tract 3.



PHASE III

- Solon Road and Patrick Road will be extended from the south side of Tract 3 to the south side of Tract 4.

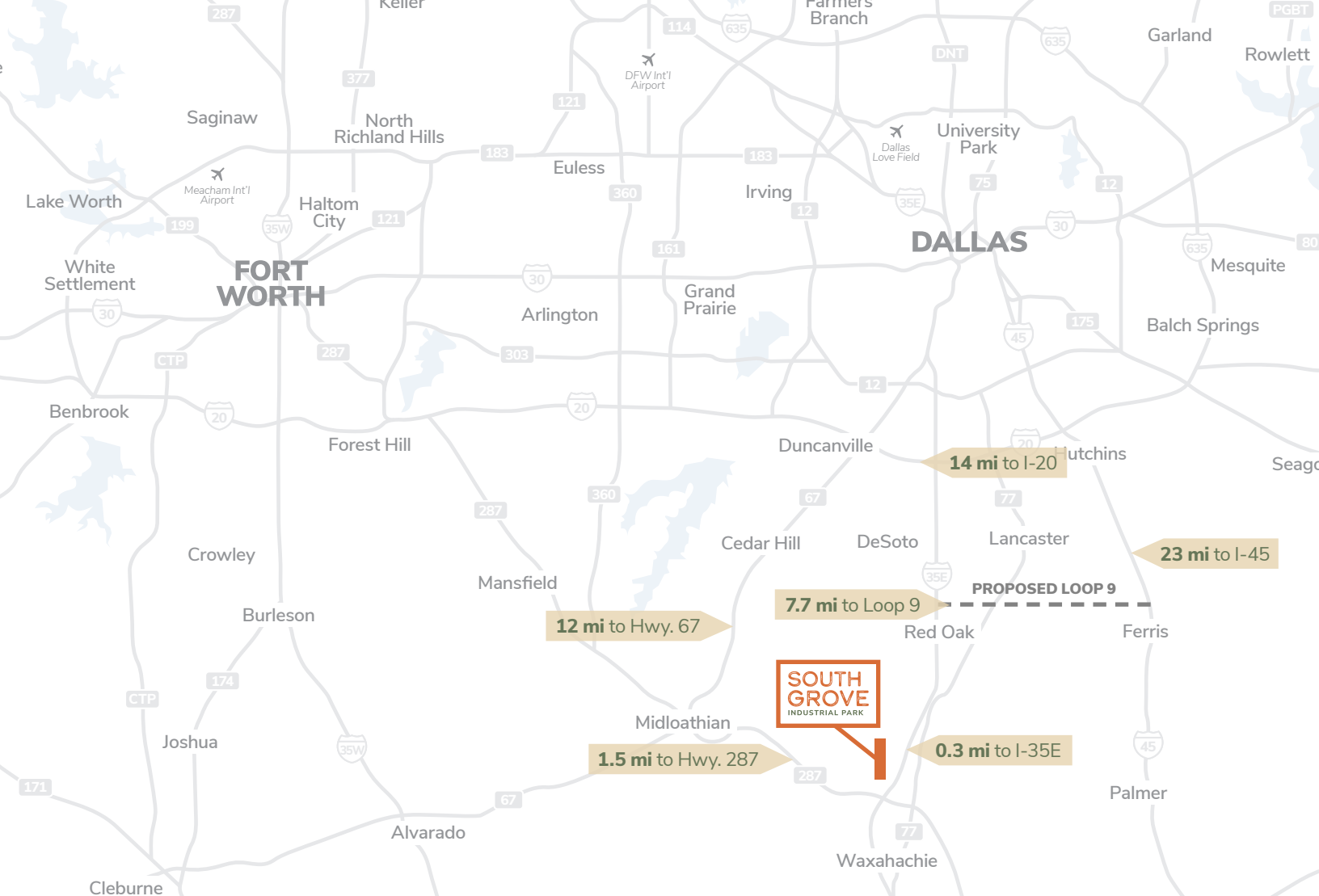
* TXDOT has plans to upgrade the Lofland Interchange.

UTILITY DEVELOPMENT PLAN

- Phase I Water Line
- Phase II Water Line
- Phase III Water Line
- 12" Sewer Line

* Plans have been approved by the City of Waxahachie and construction will commence late summer of 2022.





SITE HIGHLIGHTS

- Ownership investing in significant road and utility infrastructure.
- Multiple points of access including direct access to Interstate 35E.
- Visibility to an average of 80,000 cars per day on Interstate 35E.
- Located at the tip of the Texas Triangle to provide access to 25 million people within a 4.5-hour drive time.
- Minutes from Hwy 287 and I-20 for east and west distribution routes.



WAXAHACHIE LABOR STATISTICS

- Robust originating labor base in Waxahachie and surrounding cities.
- Great public-school system.
- 42,360 citizens.
- 325,827 citizens within a 20-minute drive time.
- 1,004,596 citizens within a 30-minute drive time.
- 25% of Waxahachie population is classified as blue-collar labor.