



SEAN KIRKPATRICK
— REAL ESTATE —

2001 Corporate Parkway, Waxahachie, TX

Excellent opportunity to secure 1.6 acres of unimproved commercial land



OFFERING SUMMARY

Prime 1.6-Acre Commercial Lot in Waxahachie, TX Excellent opportunity to secure 1.6 acres of unimproved commercial land in the thriving Waxahachie market. This level lot offers a versatile canvas for development, ideally suited for retail, office, or service-oriented businesses. With frontage on a concrete street and access to all city utilities, the property is well-positioned for immediate planning and construction. Located in a high-visibility area surrounded by established businesses, the site benefits from consistent traffic and strong growth in the region. Nearby neighbors include Atwood's, a variety of restaurants, and retail establishments, creating a dynamic commercial corridor that attracts both local residents and visitors. Waxahachie continues to experience significant economic expansion, making this property an excellent investment for developers or end-users looking to establish a presence in a rapidly growing community. The lot's favorable dimensions and access ensure flexibility for a wide range of potential uses, while its strategic location supports long-term value and growth. Whether you're envisioning a retail center, professional offices, or a service-based business, this property delivers the infrastructure, visibility, and surrounding synergy to bring your vision to life.

AERIAL MAP



Metric	1 Mile	3 Miles	5 Miles
Population	6,200	34,100	60,200
Households	2,250	12,100	21,800
Median HH Income	\$95,000	\$88,000	\$85,000
Average HH Income	\$115,000	\$108,000	\$105,000
Average Age	36	37	38

Roadway	Vehicles Per Day
US Highway 77	28,000–35,000 VPD
Corporate Parkway	3,000–6,000 VPD