

FOR SALE

2.2803 ACRES - COMMERCIAL LAND

Waxahachie, Texas

- LOCATION:** The subject property is located on the east side of the I-35E service road between FM 1446 and FM 66. The street address is 3105 South I-35E.
- SIZE:** 2.2803 Acres; 99,329.868 S.F.
- ZONED:** Single Family - 3
- IMPROVEMENTS:** The property has a 2,108 S.F. brick home with a 2 car attached garage. The home was built in 1984.
- UTILITIES:** All utilities are available.
- FRONTAGE:** 70 ft. (*approximately*)
- TRAFFIC COUNT:** I-35E – 41,000 - 45,632 vehicles per day (*see Traffic Count Map*)
- PRICE:** \$450,000.00; \$4.53 Per S.F.
- COMMENTS:** This property has great visibility from I-35E and is an easy location to get to for both northbound and southbound traffic on I-35E.

FOR MORE INFORMATION

Call

Joe Rust

JOE RUST COMPANY

972-333-4143

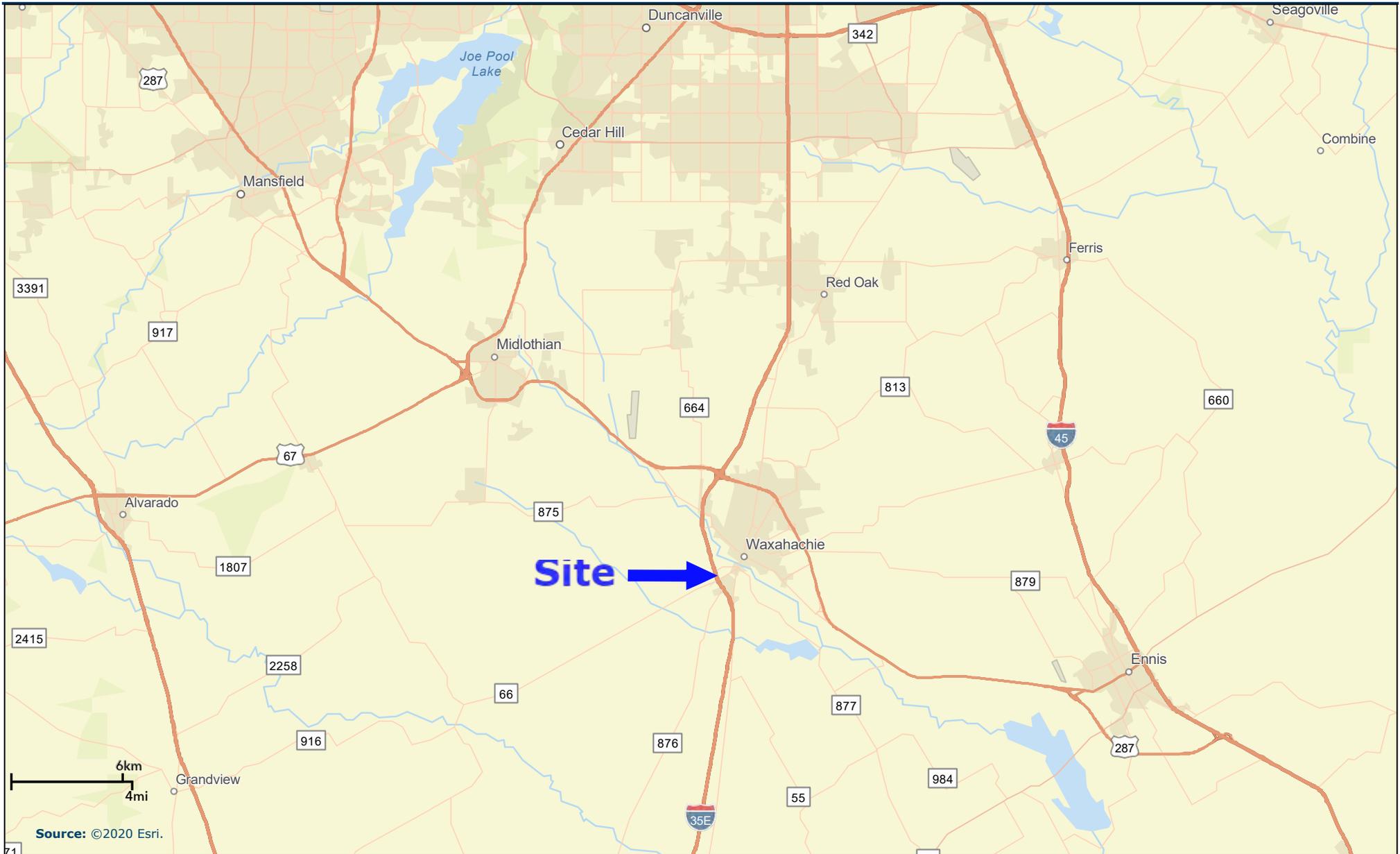
2.2803 Ac I-35E-FS-2021.docx

Information furnished is from sources deemed to be reliable but is not guaranteed by Joe Rust Company and is subject to change in price, correction, errors and omissions, prior sales and withdrawal without notice.



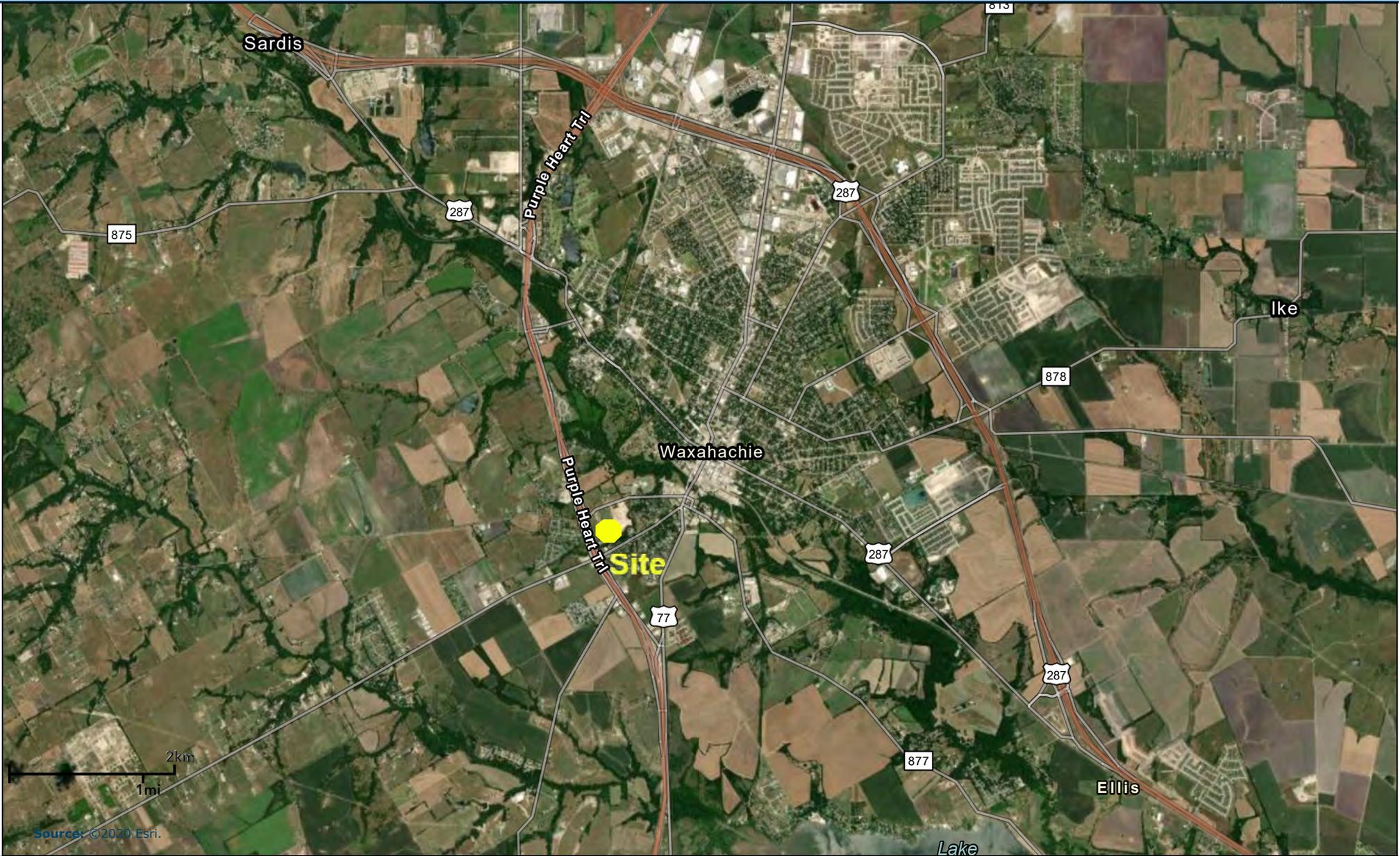
3105 South I-35E - 2.2803 Acres

Waxahachie, Texas



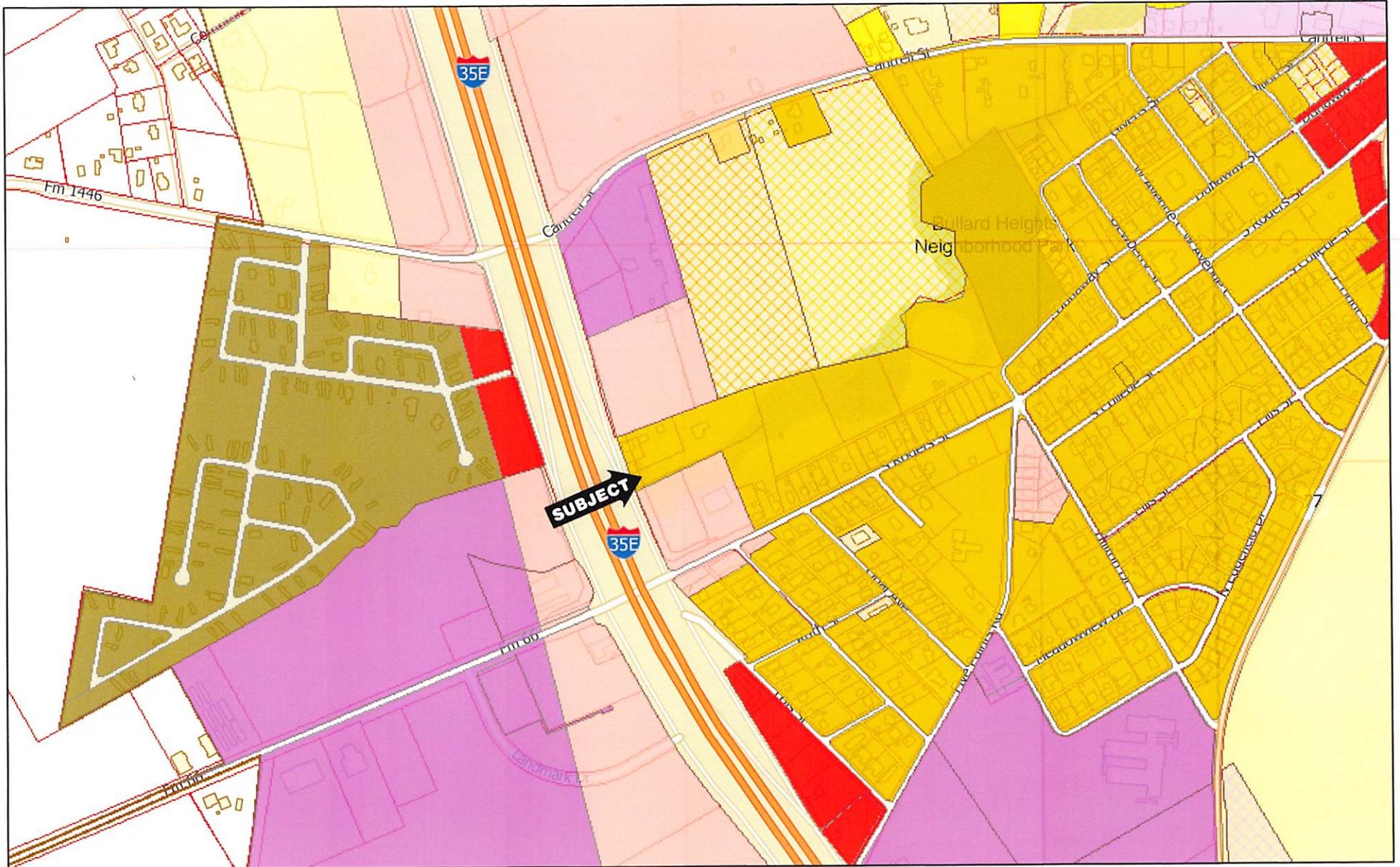
June 02, 2021







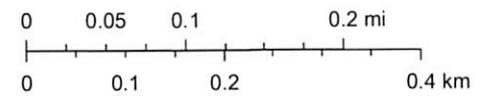
2.2803 Acres



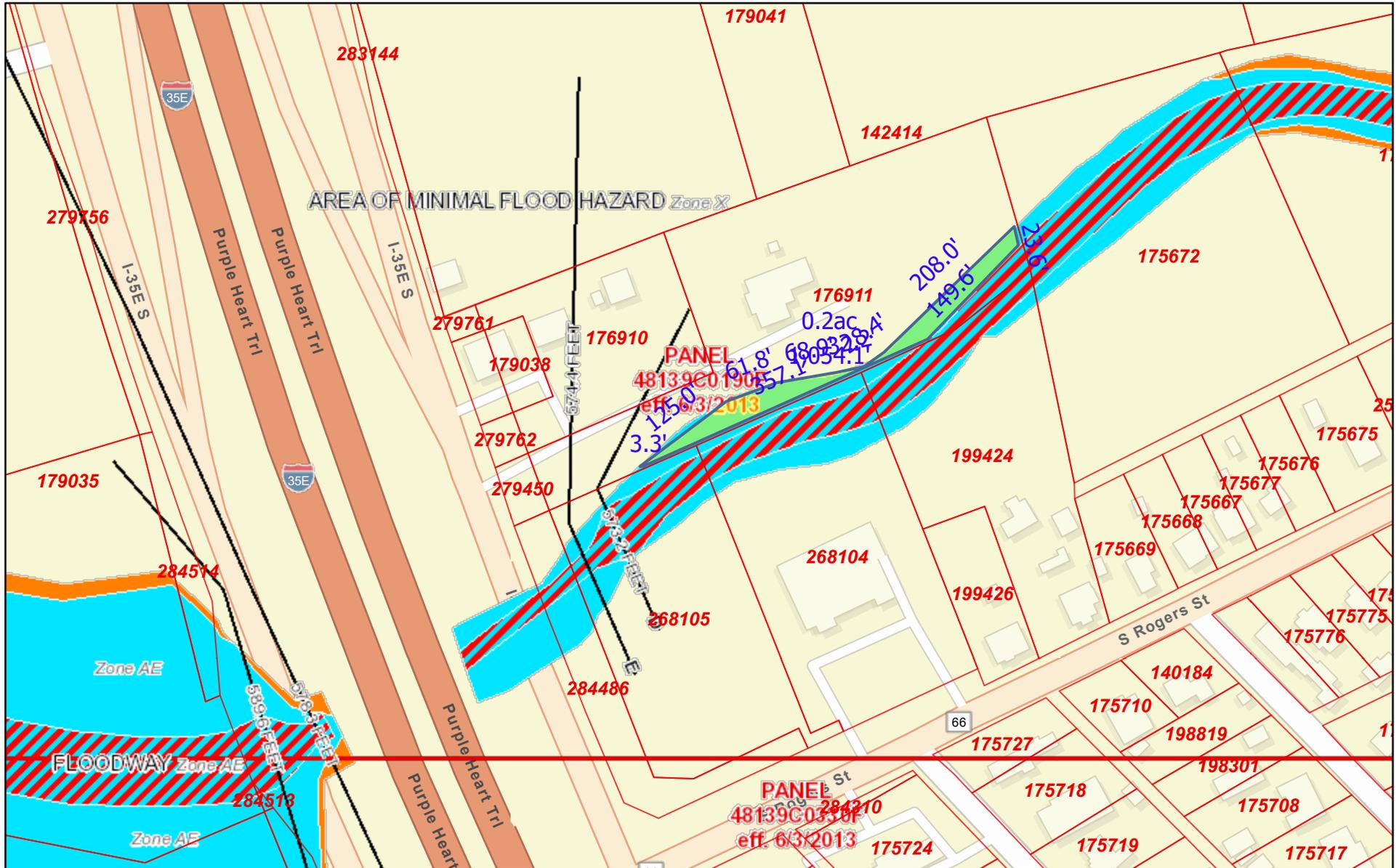
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- | | | | |
|------------------------|-----------------------|-----------------------------|-------------------------|
| Zoning | C Commercial | GR General Retail | LI Light Industrial |
| 2F Two Family | CA Central Area | GR-L General Retail-Limited | LI-1 Light Industrial-1 |
| AD Airport Development | FD Future Development | HI Heavy Industrial | LI-2 Light Industrial-2 |

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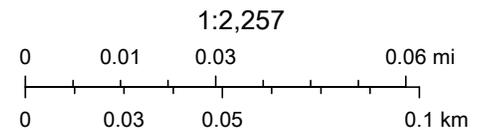


Approx. 0.2 Acres (Green Area) In Flood Plain



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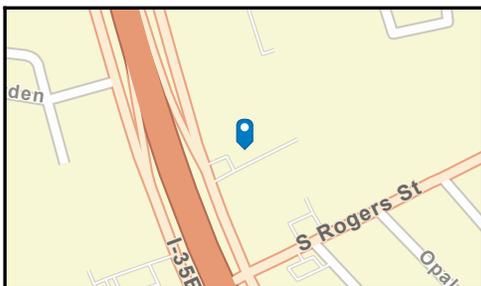
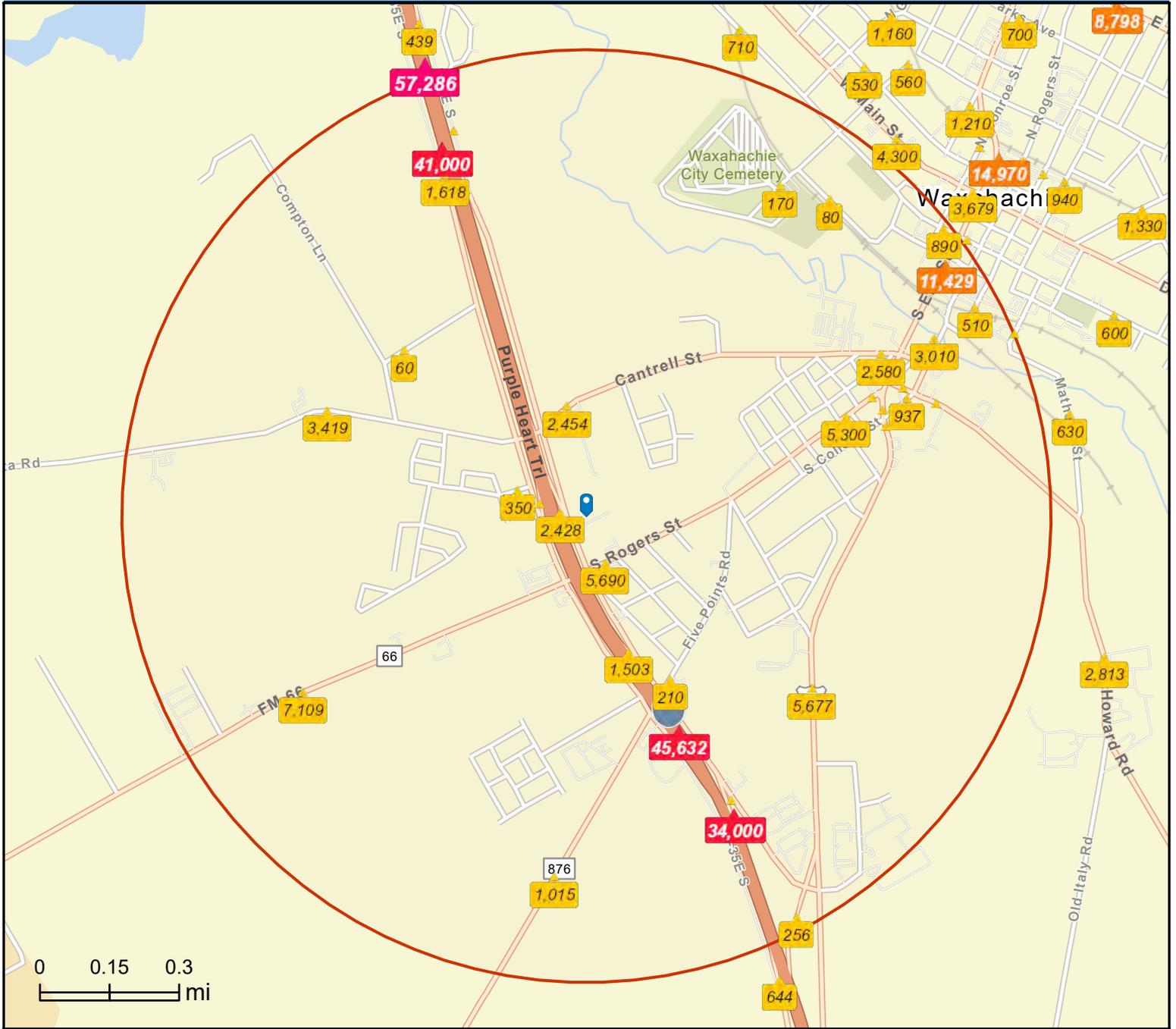
- Parcels
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard
- Flood Hazard Zones
- Special Floodway
- 1% Annual Chance Flood Hazard
- Area of Undetermined Flood Hazard



Esri Community Maps Contributors, Baylor University, Texas Parks &

Ellis Central Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day





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 coincidental 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.

<u>Joe Rust Company</u>	<u>0204705</u>	<u>joerust@joerust.com</u>	<u>(972)333-4143</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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