

EXECUTIVE SUMMARY

This 511 acre parcel is primarily zoned LI-2, Light Industrial, with some C, Commercial, and some SF-3, Single Family Residential which consists of lots of minimum 10,000 square feet. LI-2 is primarily for the conducting of light manufacturing, assembling and fabrication, and for the warehousing, wholesaling and service operations that do not depend upon frequent customer or client visits. The Commercial could perhaps be rezoned LI-2 if desired. Sewer and water will soon be installed across the north side of the property. The property also comes with an easement to run a sewer line to the southeast if desired. This is a rare large industrial site with over a mile of UP rail running through the property and excellent 4 lane access to both I-35 and I-45, yet just outside the heavy traffic of the metroplex. Unlike some localities, Waxahachie and Texas are very business friendly.

All land south of the Union Pacific railroad has been designated as 2017 tax overhaul Opportunity Zone property with huge potential tax savings, including the potential of NO capital gains tax on sale of land or buildings thereon if held 10 years. Always consult your tax professional for specific details.

City officials advise that an industrial site of this size will require about 30% green space. Mustang Creek, which runs through the property provides a perfect and natural site for the green space. Mustang Creek is a **White Rock Creek**, with the base of the creek consisting of beautiful white rock which, if developed properly, could provide one of the most beautiful river walks and nature setting in the entire DFW area. The banks of the creek could be white rock also with proper excavating. There is 35 feet of fall across the property so waterfalls and ponds (much like a pond on the east end of the creek that has been in existence for many decades, always holding water) could easily be constructed. The large user or developer could construct large industrial buildings north of the creek and housing for employees south of the creek. Walking/biking walkways could be constructed over the creek so employees could live in this park like nature setting while walking or biking to work. The user who properly develops this site with young (or old) employees and their lifestyle in mind will have a substantial hiring advantage for good long term employees. If desired, a development plan might also encourage lifestyle business like coffee shops, restaurants etc. along the beautiful creek.

This parcel has excellent highway and rail access. FM 879 tar road is the north boundary of the property. Highway 287, which is a 4 lane connector road connecting I-35 (which connects Dallas Fort Worth to Austin, San Antonio and the principal manufacturing sites in Mexico) with I-45 (which connects Dallas Fort Worth to Houston and the Gulf Coast ports) lies immediately west of this property with access off FM 879. The property is bisected by 5800 feet of Union Pacific rail. Thus there is potential for 5800 feet of side track on each side of the rail.

Factors such as growth, cost of living, water availability, excellent highway and rail connections together with the business friendly governmental attitudes that have constructed and insure ongoing future construction of these essential services make the Dallas Fort Worth metroplex one of the best and perhaps the best areas in the U.S. in which to conduct business operations.

The price on this land is \$1.95 per square foot.