

# MYRTLE CREEK

HWY 287 + DARTMOOR DR  
WAXAHACHIE, TX

MULTIFAMILY, DUPLEX + RETAIL/COMMERCIAL TRACTS FOR SALE



Drop us a line.

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## ● OVERVIEW

# Where modern living meets Texas charm.

Thirty minutes south of Dallas in the heart of Waxahachie, Myrtle Creek is a 1,263-acre master-planned community offering an exceptional blend of luxury, convenience, and small-town warmth. Designed for today's lifestyle, Myrtle Creek features over 2,500 residential units, including single-family homes, multifamily residences, and duplexes.

### Community Highlights

Resort-style amenities: Enjoy a private lazy river, resort-style pool, clubhouse, pickleball courts, playgrounds, and scenic parks and trails.

### Family-Focused Living

Zoned to the highly-rated Waxahachie ISD, with plans for an on-site elementary school and proximity to Waxahachie High School and Robbie E. Howard Jr. Middle School.

### Prime Location

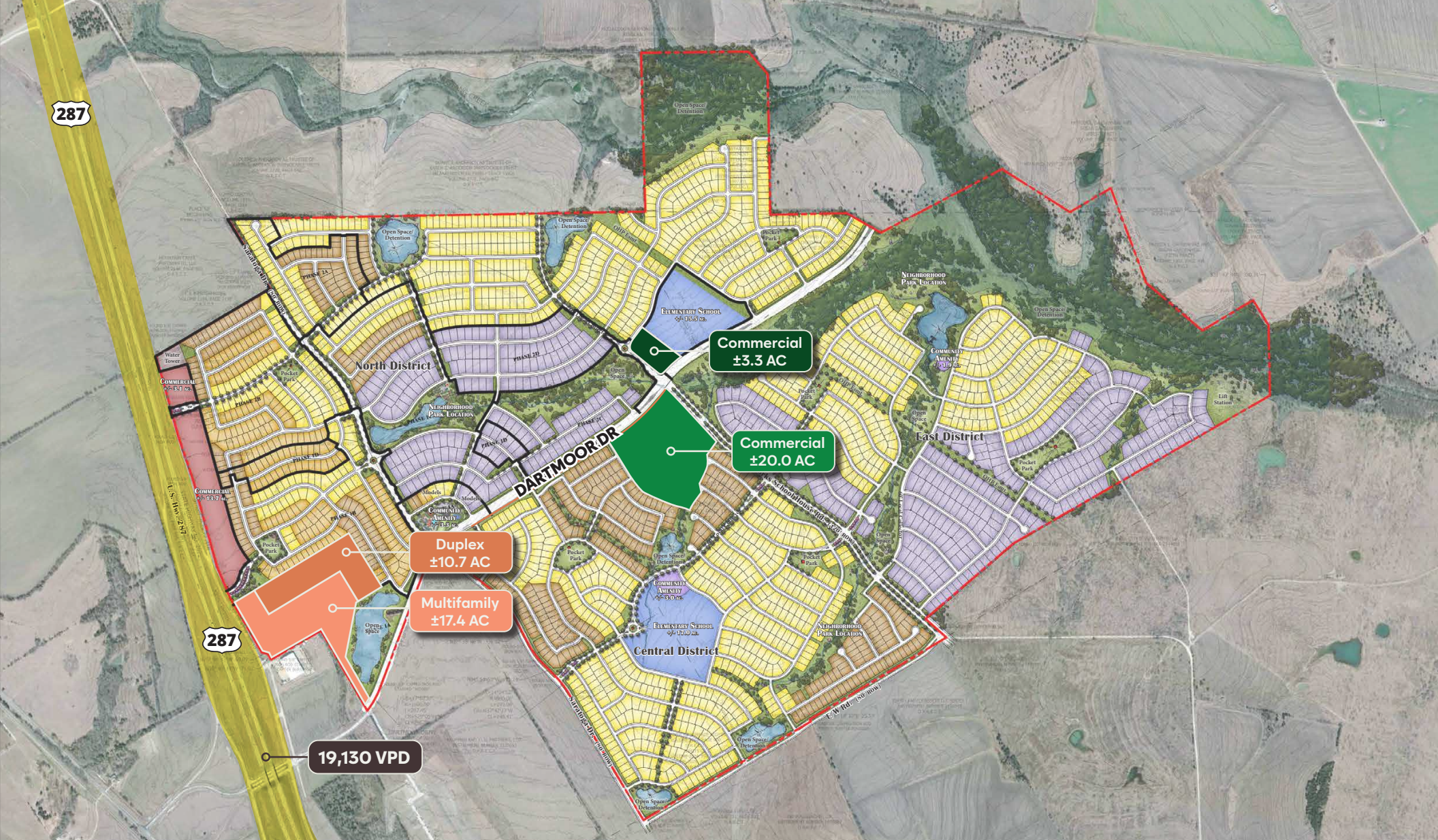
Just minutes from historic downtown Waxahachie and Lake Waxahachie, with easy access to Highway 287 and I-35 for seamless commuting to Dallas and Fort Worth.

### Lifestyle & Design

Myrtle Creek homes are thoughtfully crafted with energy-efficient features, gourmet kitchens, spacious living areas, and smart home technology. Whether you're seeking a cozy retreat or a spacious family haven, Myrtle Creek offers customizable options to suit every lifestyle.







## ● AVAILABLE PARCELS

	Product	Acreage
	Multifamily	±17.4 AC
	Duplex	±10.7 AC

	Product	Acreage
	Commercial	±20.0 AC
	Commercial	±3.3 AC





## ● THE AMENITIES

# True Texas living.



Your options are always open at Myrtle Creek. Take your pick from our parks and trails. Dive into one of our pools or float away on our lazy river. Challenge your friends to a few games of pickleball, or bring your kids to hang out in our treehouse. Plus, our on-site HOA manager and lifestyle director keep the special events coming so there's always something new to do!

### Amenities include:

- ❁ Private lazy river
- ❁ Resort-style pool
- ❁ Pickleball courts
- ❁ Playground
- ❁ Scenic parks and trails
- ❁ Fire pits
- ❁ Food truck area
- ❁ Clubhouse
- ❁ Outdoor event space





● LOCATION

# Texas to a T.



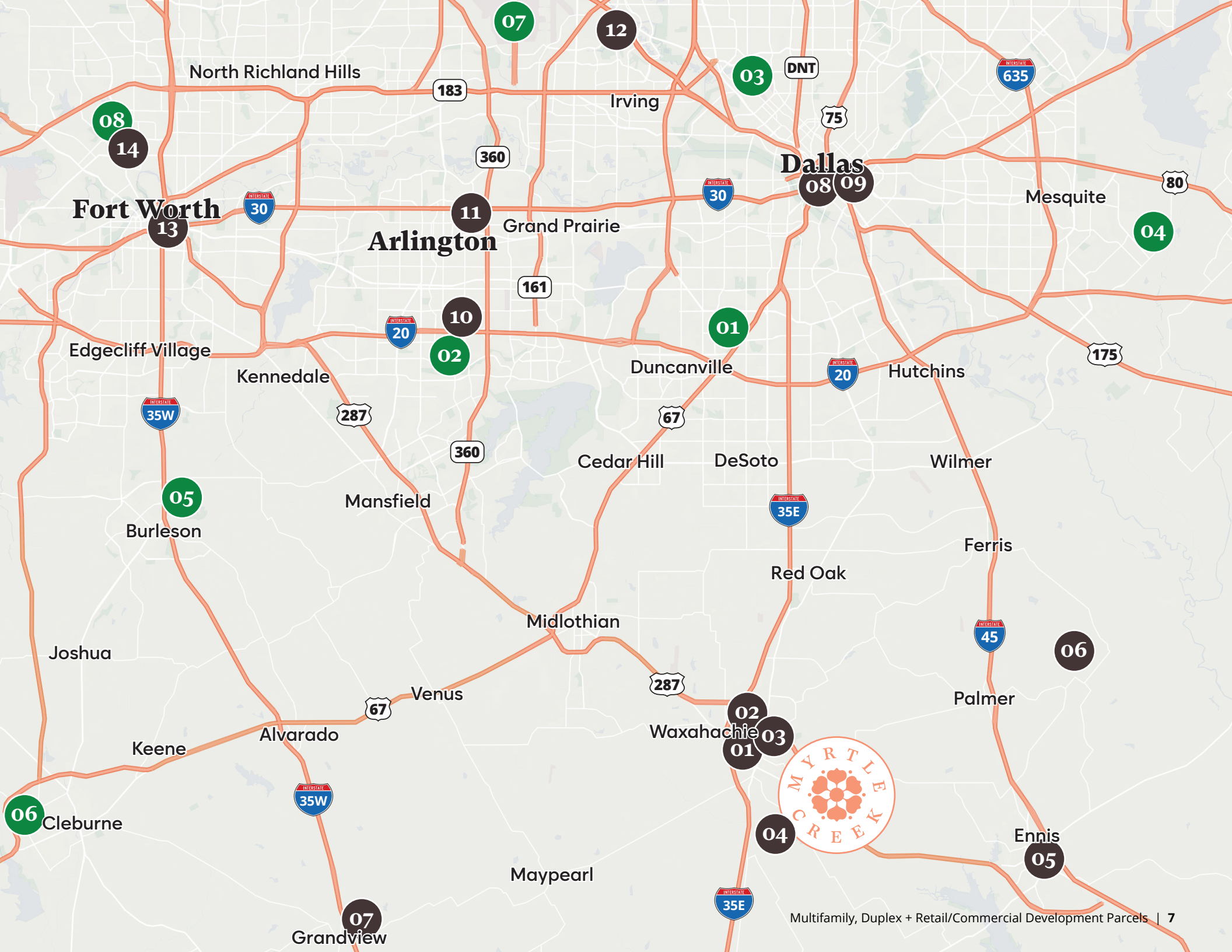
## Accessibility

- |    |  |
|----|--|
| 01 | - Dallas Executive Airport—27 miles    |
| 02 | - Arlington Municipal Airport—34 miles |
| 03 | - Dallas Love Field—39 miles           |
| 04 | - Mesquite Metro Airport— 43 miles     |
| 05 | - Spinks Airport—44 miles              |
| 06 | - Cleburne Regional Airport—45 miles   |
| 07 | - DFW International Airport—46 miles   |
| 08 | - Fort Worth Meacham Airport—50 miles  |

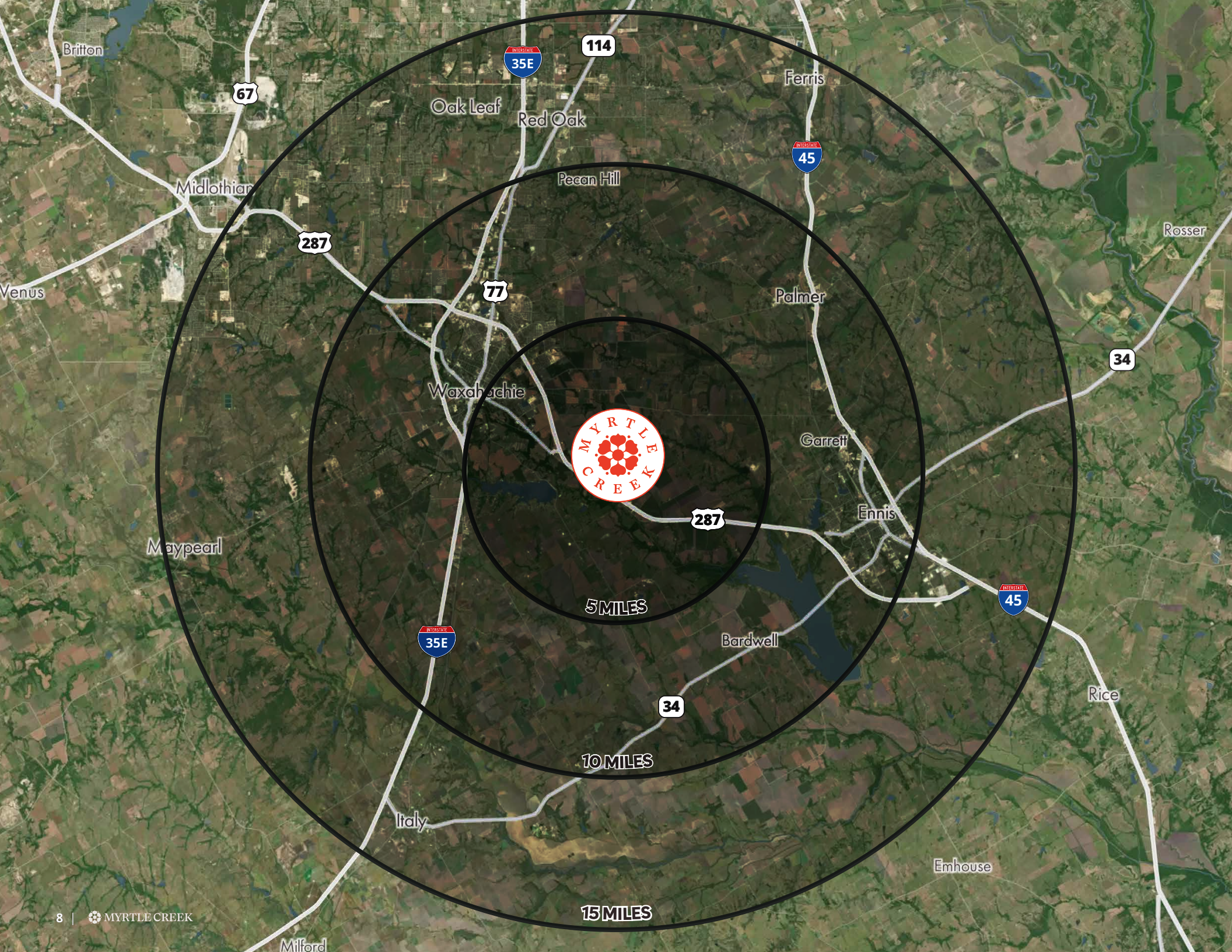


## Entertainment

- |    |  |    |   |
|----|--|----|---|
| 01 | - The Texas Theater—4 miles            | 08 | - Downtown Dallas—30 miles                  |
| 02 | - Epic Waters Indoor Waterpark—3 miles | 09 | - AT&T Discovery District—32 miles          |
| 03 | - Historic Downtown Waxahachie—4 miles | 10 | - Grand Prairie Premium Outlets—34 miles    |
| 04 | - Lake Waxahachie—11 miles             | 11 | - Arlington Entertainment District—39 miles |
| 05 | - Bluebonnet Trail—14 miles            | 12 | - Toyota Music Factory—42 miles             |
| 06 | - Sugar Ridge Winery—19 miles          | 13 | - Downtown Fort Worth—46 miles              |
| 07 | - Beaumont Ranch—27 miles              | 14 | - Fort Worth Stockyards—48 miles            |









## ● DEMOGRAPHICS

# Where real meets rooted.

Population	5 miles	10 miles	15 miles
Total population	18,490	94,206	198,545
Median age	34	34	35
Income			
Average household income	\$102,743	\$113,224	\$129,447
Median household income	\$79,182	\$90,545	\$101,488
Households			
Median home value	\$274,499	\$285,057	\$320,687
Total households	6,286	33,025	68,071
Average household size	3	3	3
Workforce			
Employed population	9,194	50,362	106,533
Bachelor's degree or above	4,964	30,486	72,728





# Fall in love...







with the way you live.





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