



Approx. 1,150 Employees

# Waxahachie



## Poston Gardens



# Site



## 78,202 VPD



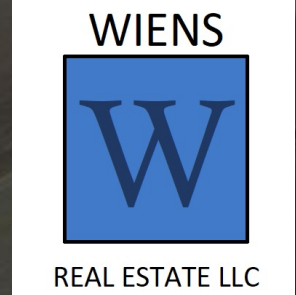
## 57,603 VPD



### Hwy 287



St Paul Episcop



Kim Wiens 972-816-2008

wiens@flash.net

Kimberly Klor 817-948-6940

# +/-2 ACRES (Divisible)

On WAXAHACHIE, TX

Next to the Civic Center and Several Hotels

# Great Restaurant Site

**2 Acre Pad Site**  
**Directly in Front of 120 Bed**  
**Dual Brand Candlewood/Avid Hotel Coming 2025**  
**Adjacent to the Civic/Event Center**



**Restaurant/Retail Pad Site**



**Frontage & Access Exit 403**

# Waxahachie's Impressive Civic/Event Center



## The 2-acre site Adjoins

### Waxahachie Civic/Events Center

11 massive rooms  
Festivals, Shows, Weddings, Expos,  
Workshops & Clinics

### Oxford at Crossroads Centre

Apartments 220 Units

### Navarro College

9,000 Students

### Baylor Scott & White Hospital

134 Beds

Hotels within Walking Distance

### Fairfield Inn and Hampton Inn

Coming Soon:



Dual Brand Candlewood/Avid, Home 2, & Residence Inn



Oxford at Crossroads Centre  
Apartments 220 Units





Approx. 1,150 Employees



# +/- 2 Acre Site on I-35 Waxahachie Utilities to the Site!

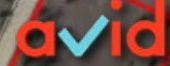


220 Unit Apartments



287

57,603 VPD



This 2 Acre Site is directly in front of 120 Bed Dual Brand Candlewood/Avid Hotel



**+/-2-acre Site**



78,202 VPD

20 Minutes to Dallas  
30 Minutes to Fort Worth  
Waxahachie, Texas



Waxahachie Civic Center  
Texas Motorplex  
EXIT 403

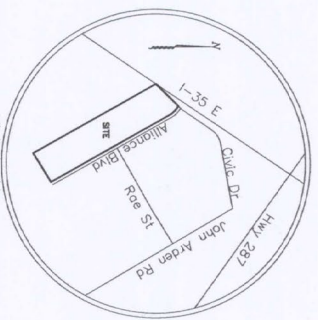
**Exit 403**

**HERBERT S. BEASLEY**  
 REGISTERED PROFESSIONAL SURVEYORS

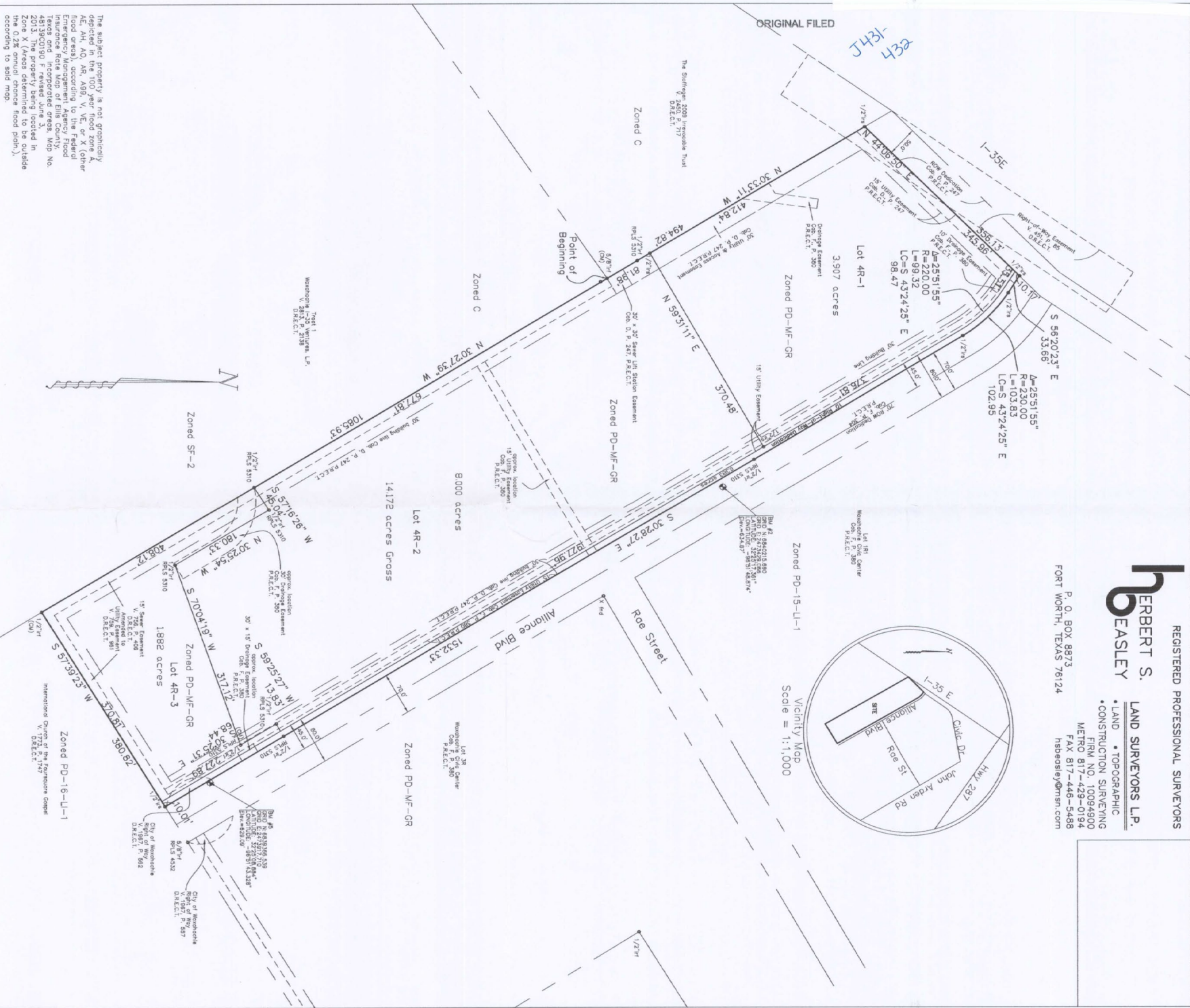
**LAND SURVEYORS L.P.**

- LAND
  - TOPOGRAPHIC
  - CONSTRUCTION SURVEYING
- FIRM NO. 10094900  
 METRO 817-429-0194  
 FAX 817-446-5488  
 hsb@hsley.com

P. O. BOX 8873  
 FORT WORTH, TEXAS 76124



Vicinity Map  
 Scale = 1:1,000



CM - Control Monument  
 IRF - Iron Rod Found  
 IRS - Iron Rod Set

**CERTIFICATE:**  
 The plat hereon is a factual representation of the property as determined by survey on the ground under my supervision. The lines and dimensions of the property are shown and there are no apparent encroachments or provisions except as shown.

SCALE 1"=100'



Case Number RP-18-0109

Books of Beginning - MAG 84 (2011) (Easch, 2010, 0000)  
 Grid Scale Factor = 0.999906350

SHEET 1 of 2

**Replat  
 Waxhachie Civic Center  
 Lot 4R-1  
 an addition to the City of Waxhachie  
 Ellis County, Texas**

Being a replat of Lot 4R Waxhachie Civic Center an addition to the City of Waxhachie, Texas recorded in Cabinet F, Page 380, Plat Records, Ellis County, Texas, located in the J. E. Plince Survey, Abstract No. 844, City of Waxhachie, Ellis County, Texas

Prepared June 11, 2018

Waxhachie Civic Center



**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential 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.

Wiens Real Estate LLC	9004158	<a href="mailto:wiens@flash.net">wiens@flash.net</a>	972-816-2008
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kim A Wiens	483040	<a href="mailto:wiens@flash.net">wiens@flash.net</a>	972-816-2008
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kimberly A Klor	682576	<a href="mailto:kimberlyklor@gmail.com">kimberlyklor@gmail.com</a>	817-948-6940
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date