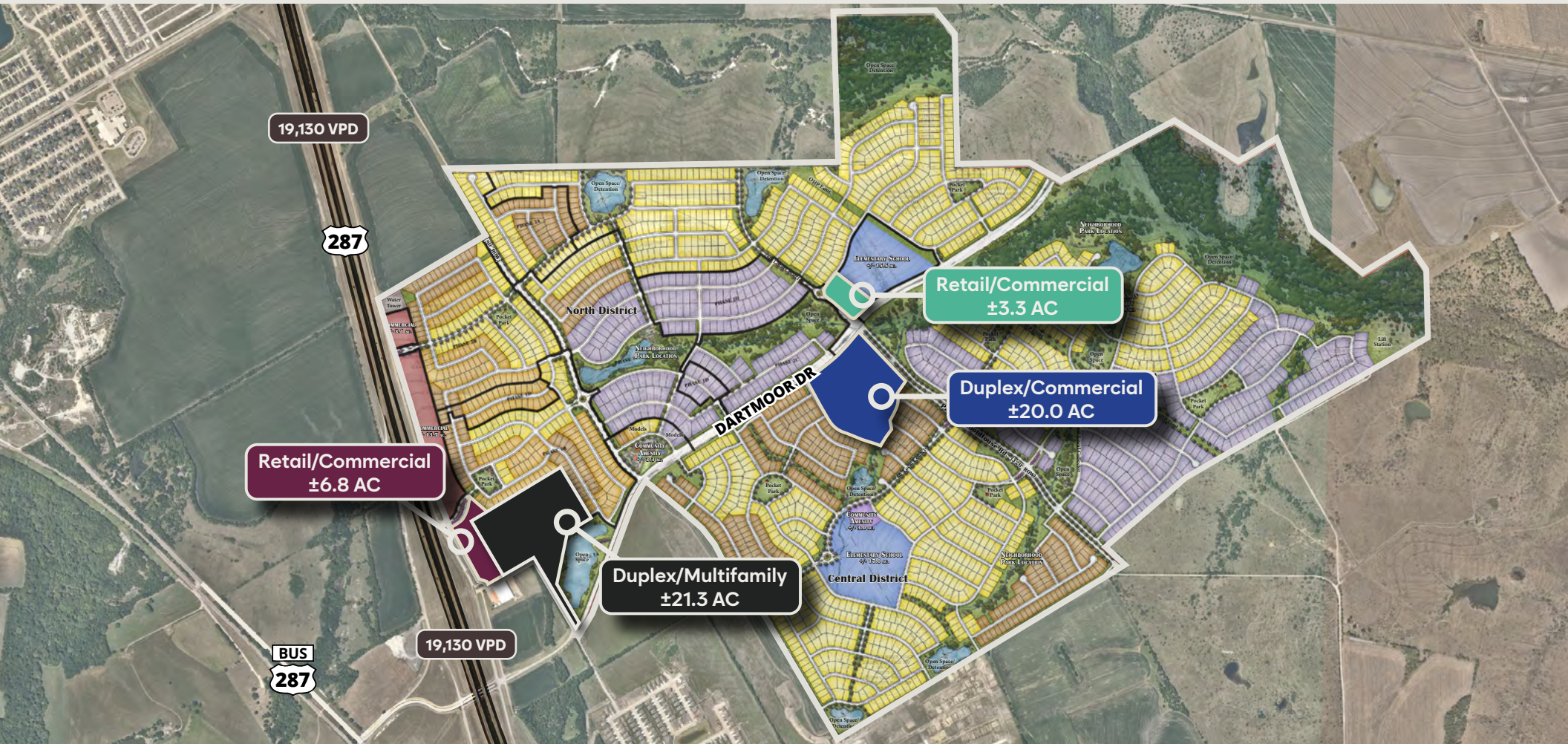


# MYRTLE CREEK

HWY 287 + DARTMOOR DR  
WAXAHACHIE, TX



## Multifamily, Duplex + Retail/Commercial Tracts For Sale

Drop us a line.

**Mike B. Kennedy**

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# OFFERING SUMMARY

## Availability

- Multifamily: Flexible parcel size
- Duplex: Flexible parcel sizes
- Retail/Commercial:
  - 6.8 acres
  - 3.3 acres

## Utilities

- Master Developer to bring all utilities to parcel perimeter
- Commercial, Multifamily and Duplex parcels adjacent to SH 287: utilities ready to connect

## Zoning

- Duplex zoning is PD-2F: 9,000 sf min lot area, 80' x 100' min lot size, 6' side yard, 900 sf minimum
- Multifamily zoning is PD-MF-1: 18 units per acre, 2-story height limit

## Pricing Guidance

- Contact broker for more information



## COMMUNITY 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.

### Phasing + Timeline for Single Family Homes:

- |                                   |   |
|-----------------------------------|---|
| Phase 1: 345-lots - Developed     | Phase 2: 379 lots delivering Q4 2026          |
| Phase 3: 574 lots delivering 2028 | Remaining 1,211 lots begin delivering in 2030 |



## COMMUNITY BUILDERS



# Welcome to the neighborhood.





● LOCATION

# Texas to a T.



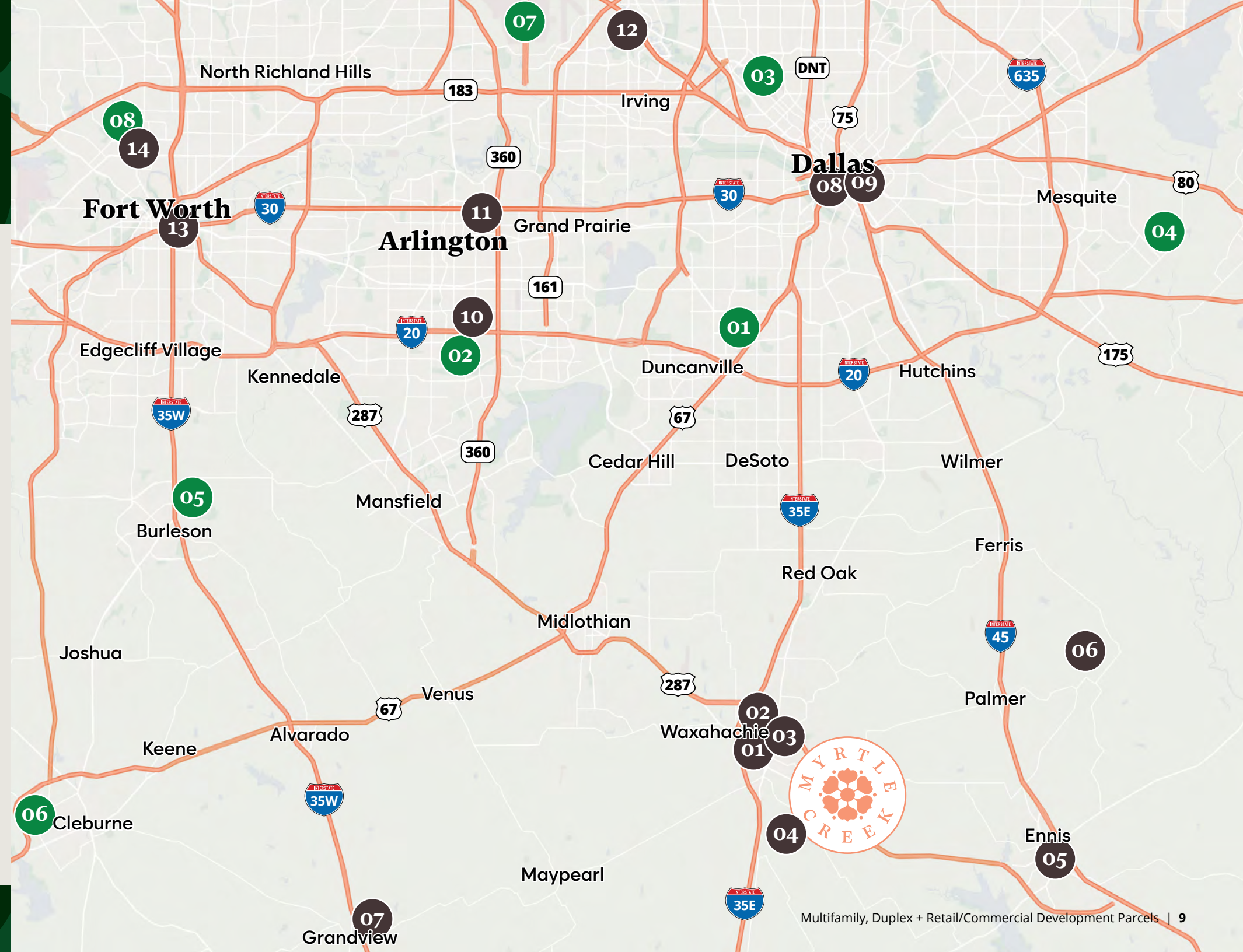
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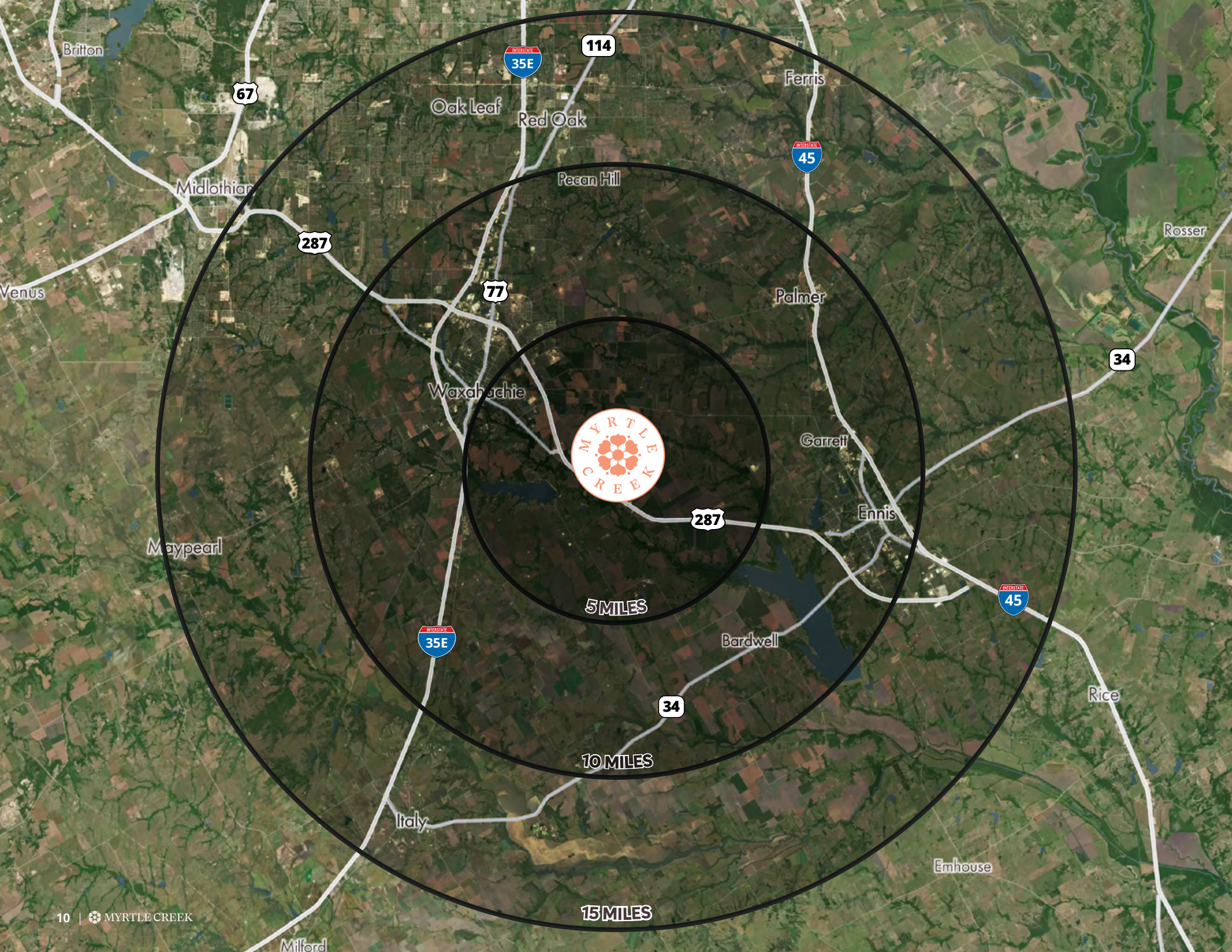
01	- Dallas Executive Airport—27 miles
02	- Arlington Municipal Airport—34 miles
03	- Dallas Love Field—39 miles
04	- Mesquite Metro Airport— 43 miles
05	- Spinks Airport—44 miles
06	- Cleburne Regional Airport—45 miles
07	- DFW International Airport—46 miles
08	- Fort Worth Meacham Airport—50 miles



### 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.



# Drop us a line.

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