

Village Place Development – Ferris, TX



2.25 Acres

Ferris, TX

Prime retail development opportunity next to
Ferris High school and near Hwy 45



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PROPERTY OVERVIEW

Ferris, Texas

Key Demographics

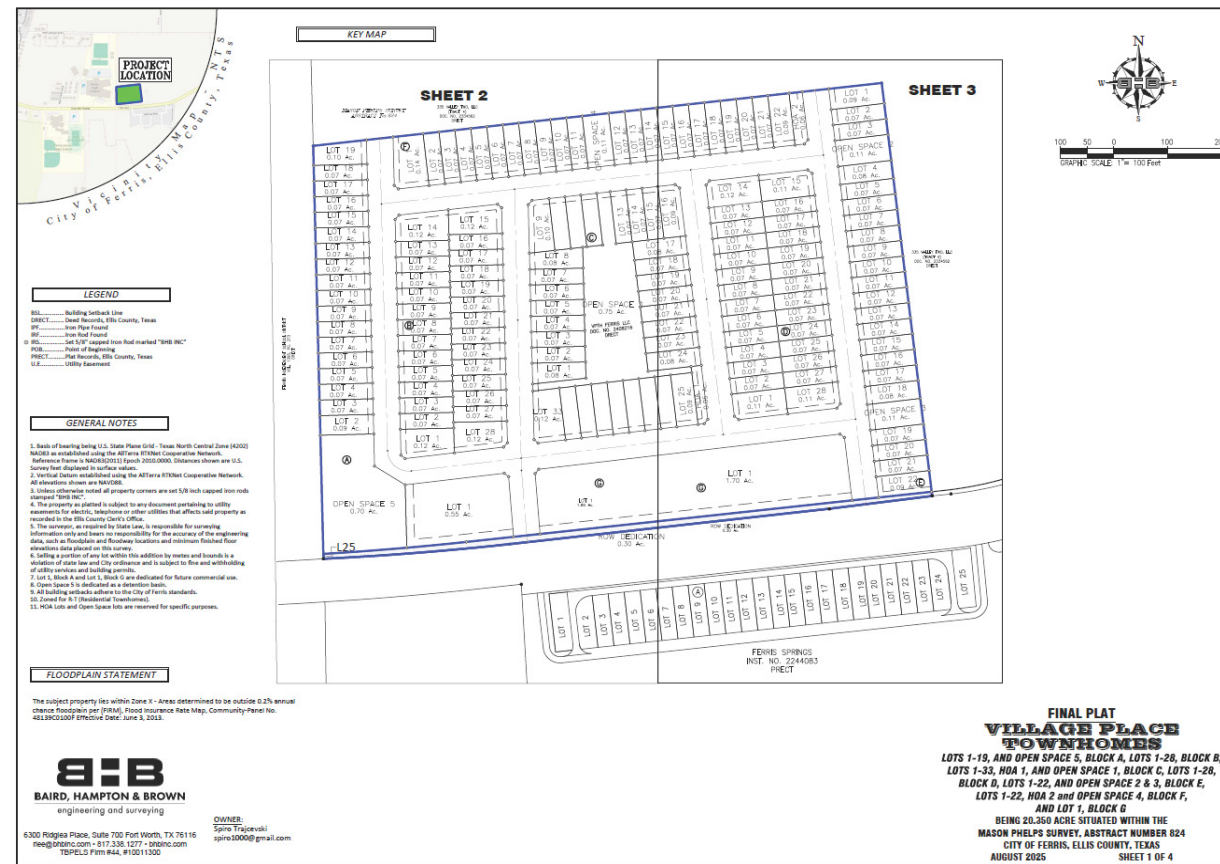
- Population: ~2,932
- Population Growth: +5% YoY
- Median Household Income: \$71,000+
- Income Growth: +15% YoY
- Median Age: ~30

Property Overview

2.25 total acres of separately parceled lots within D.R. Horton newly built neighborhood (construction begins in 2026) for prime for retail development with clear views from East 8th street. Lennar developed homes across the street and Ferris High school and Junior High nearby.

Why Ferris

Ferris, Texas is a growing community positioned within the southern growth corridor of the Dallas–Fort Worth metroplex. Strong year-over-year population and income growth are being driven by new residential development, improved regional connectivity, and proximity to major employment centers throughout DFW. These trends support sustained demand for neighborhood-serving retail and commercial uses at Village Place Development.

**ValCap Group LLC**

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