

Coming 2026



## Crossroads 287

1001 US-287 Bypass | Waxahachie, TX 75165

New mixed-use development



## Development highlights

Crossroads 287 named for it's position at the intersection of I-35 E and Hwy 287, which sees over 150,000 vpd.

- **Mixed-Use Development** offering retail, office, medical, and hotel
- **For Sale or Lease** pad sites, build-to-suit, and drive-thru options available
- **Close proximity** to Baylor Scott & White Medical Center, Waxahachie Civic Center (167k Annual Visitors) and Navarro College (1,884 Enrollment & 4-year nursing program)



*Conceptual renderings*





# Site plan

Available  
Under negotiation

## Retail

Available: 5,470 – 9,975 SF  
Total: 19,945 SF

## Retail Pad

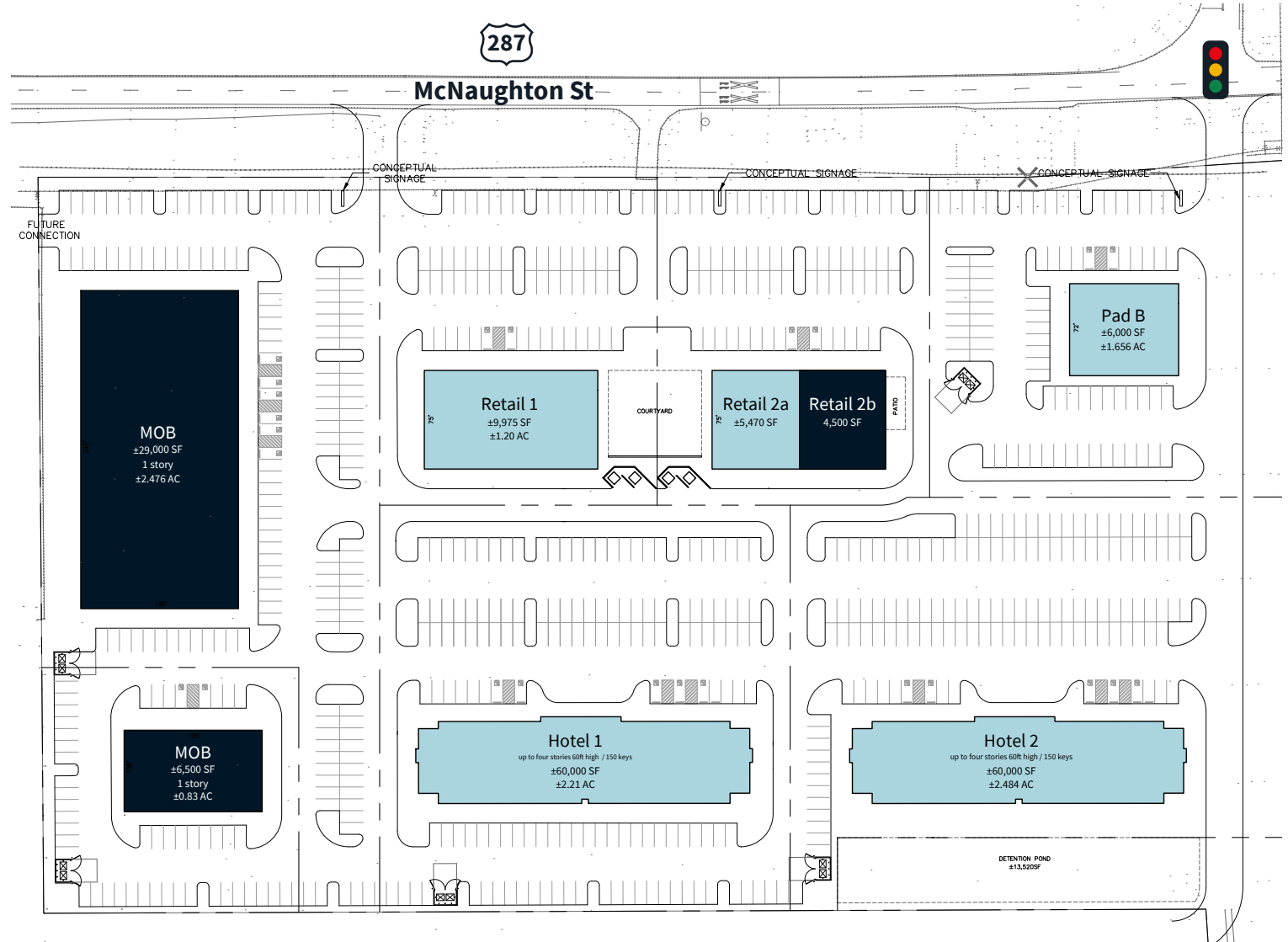
1.656 AC (with drive-thru opportunity)

## Hotel

2.21 AC pad  
2.48 AC pad

## Medical Office

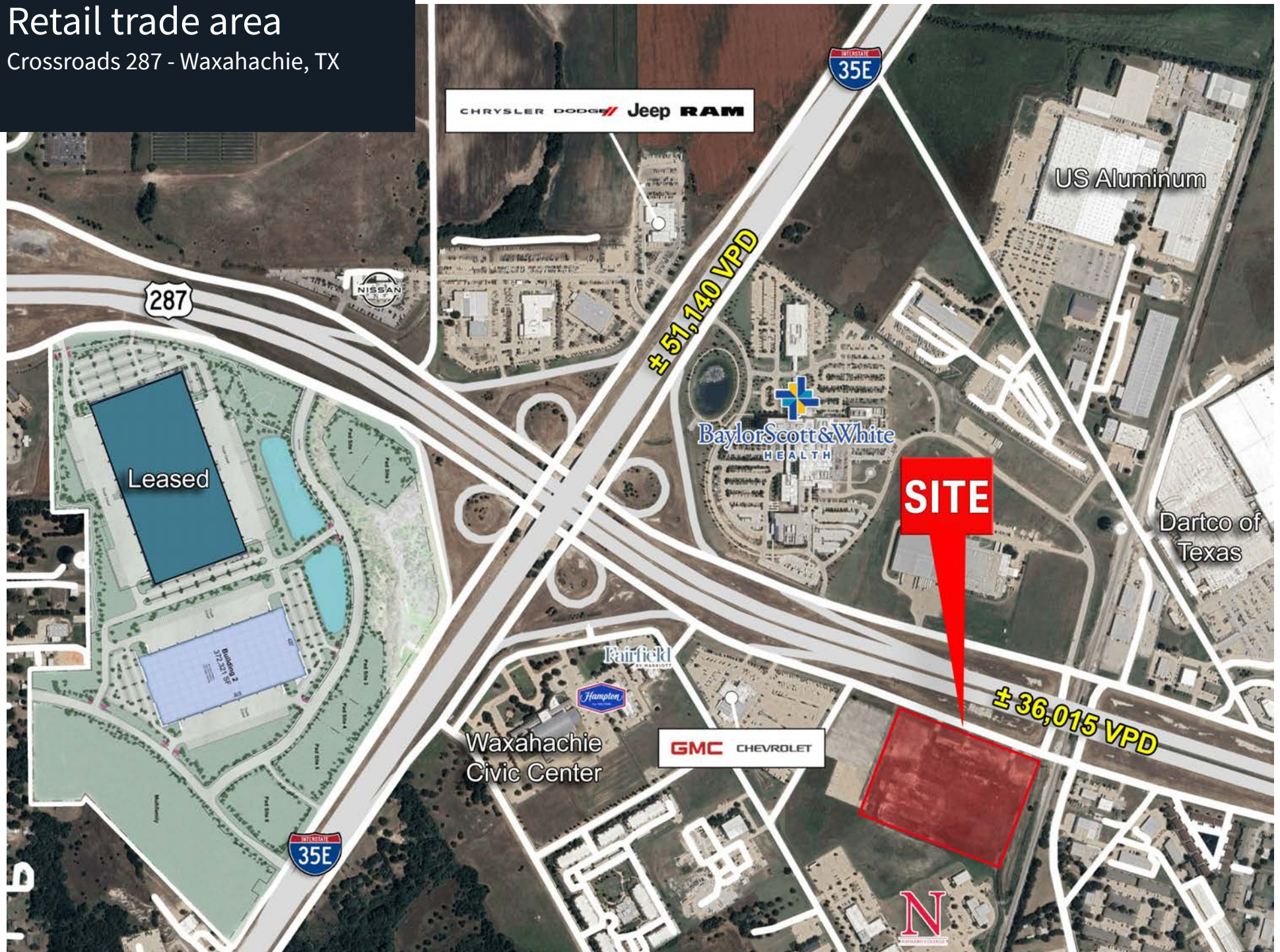
Available: 0 SF  
Total: 35,500 SF





# Retail trade area

Crossroads 287 - Waxahachie, TX











## Trade area demographics

### 10-minute drive time

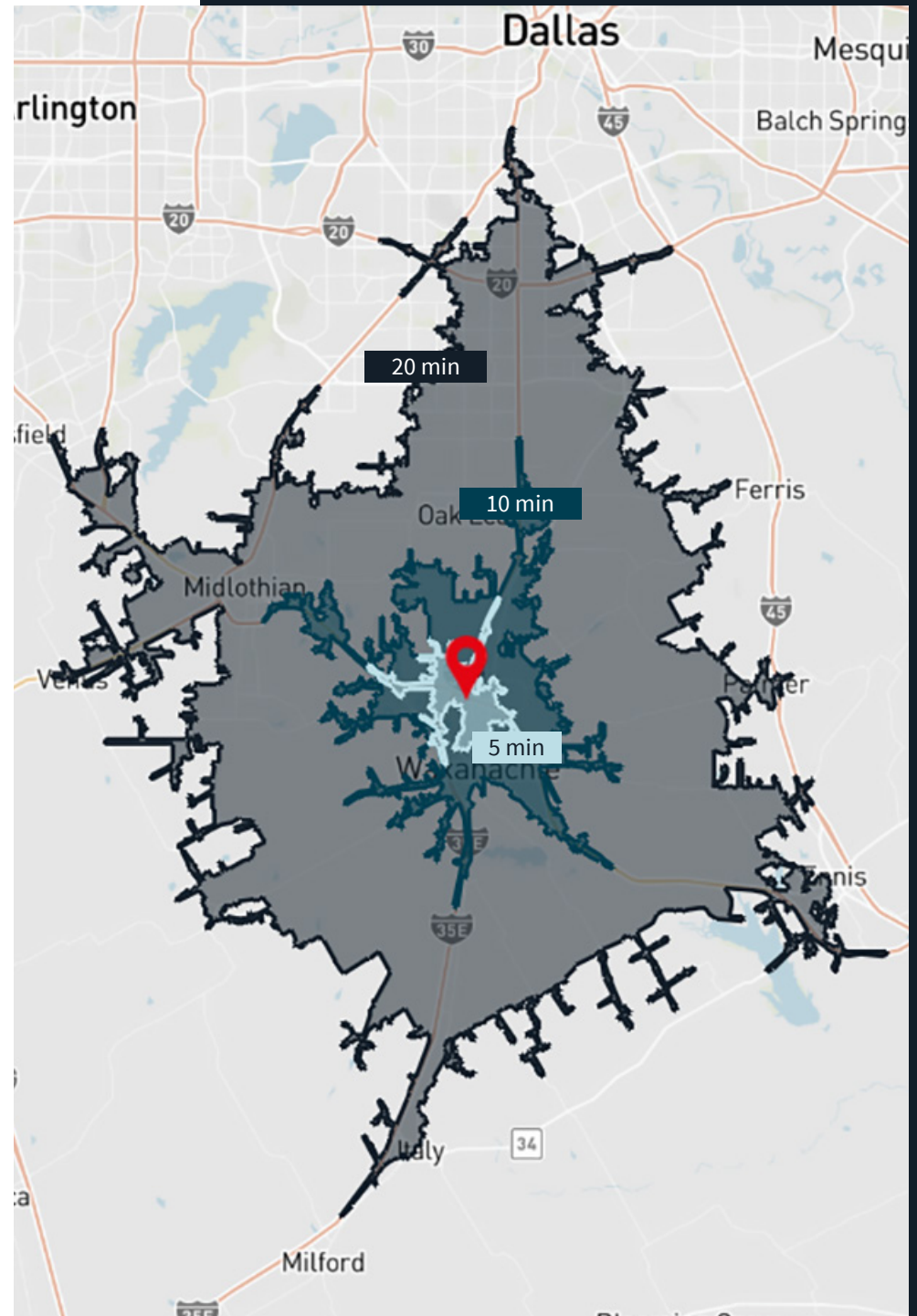
Population	52,761
Avg household income	\$104,918
Daytime population	55,161
Households	18,052

### 20-minute drive time

Population	298,347
Avg household income	\$108,216
Daytime population	245,023
Households	101,274



Conceptual rendering





## About Waxahachie



Waxahachie is the largest city in Ellis county (*D Magazine*)



Ellis County is the 8th fastest growing county in the country (Texas Tribune) with a population growth of 4.9% from 2022-2023



Waxahachie has seen a population growth from less than 40,000 before the pandemic to nearly 50,000 in 2024 and continues to grow



Nicknamed “The Crossroads of Texas”, Waxahachie is conveniently located at the crossroads of Interstate 35E, US Highway 287, and US Highway 77 just 30 miles south of Dallas



### New developments include:

- **Fanatics**, a global digital sports platform, will open and operate a new 600,000 sf e-commerce and wholesale fulfillment facility with retail frontage
- **Baylor Scott & White** recently broke ground on a \$240 million project multi-phase campus expansion. The multi-floor patient tower will include an expanded emergency department, surgery department, intensive care unit, imaging, and multilevel parking garage. (*D Magazine*)
- Dallas’ **Wynne/Jackson** & San Francisco-based **Prospect Hill Group** have partnered in their acquisition of 575 acres for their South Grove development, a massive industrial development to handle multiple buildings of more than 1 million sf
- **Tom Thumb** recently completed work with a Fort Worth-based developer to build a store in Waxahachie, a fast-growing city 30 miles south of Dallas that has been an H-E-B stronghold for about 20 years. The new 60,000-square-foot Tom Thumb on the north side of town is the grocer’s first store in Ellis County





# Thank you

## About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$19.4 billion, operations in over 80 countries and a global workforce of more than 100,000 as of March 31, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).

## Retail:

### Michael Wheat

Managing Director

+1 214 396 5468

[michael.wheat@jll.com](mailto:michael.wheat@jll.com)

### Mike Allen

Vice President

+1 214 438 1550

[mike.allen@jll.com](mailto:mike.allen@jll.com)

### Jillian Wilson

Associate

+1 214 438 8087

[jillian.wilson@jll.com](mailto:jillian.wilson@jll.com)

## Medical/office:

### Ethan Garner

Region Lead -

Healthcare & Life Sciences

+1 214 438 6515

[ethan.garner@jll.com](mailto:ethan.garner@jll.com)

### Austin Barrett

Executive Vice President

+1 214 438 6420

[austin.barrett@jll.com](mailto:austin.barrett@jll.com)