



Commercial Build Site
Waxahachie, TX
9.941 ACRES

Land - US Business HWY 287

A premium site for commercial or high density residential development in a rapidly growing DFW suburb.

As a major community thoroughfare, this site benefits from access and visibility from Interstate 35E with dedicated traffic moving in between the interstate and US HWY 287.

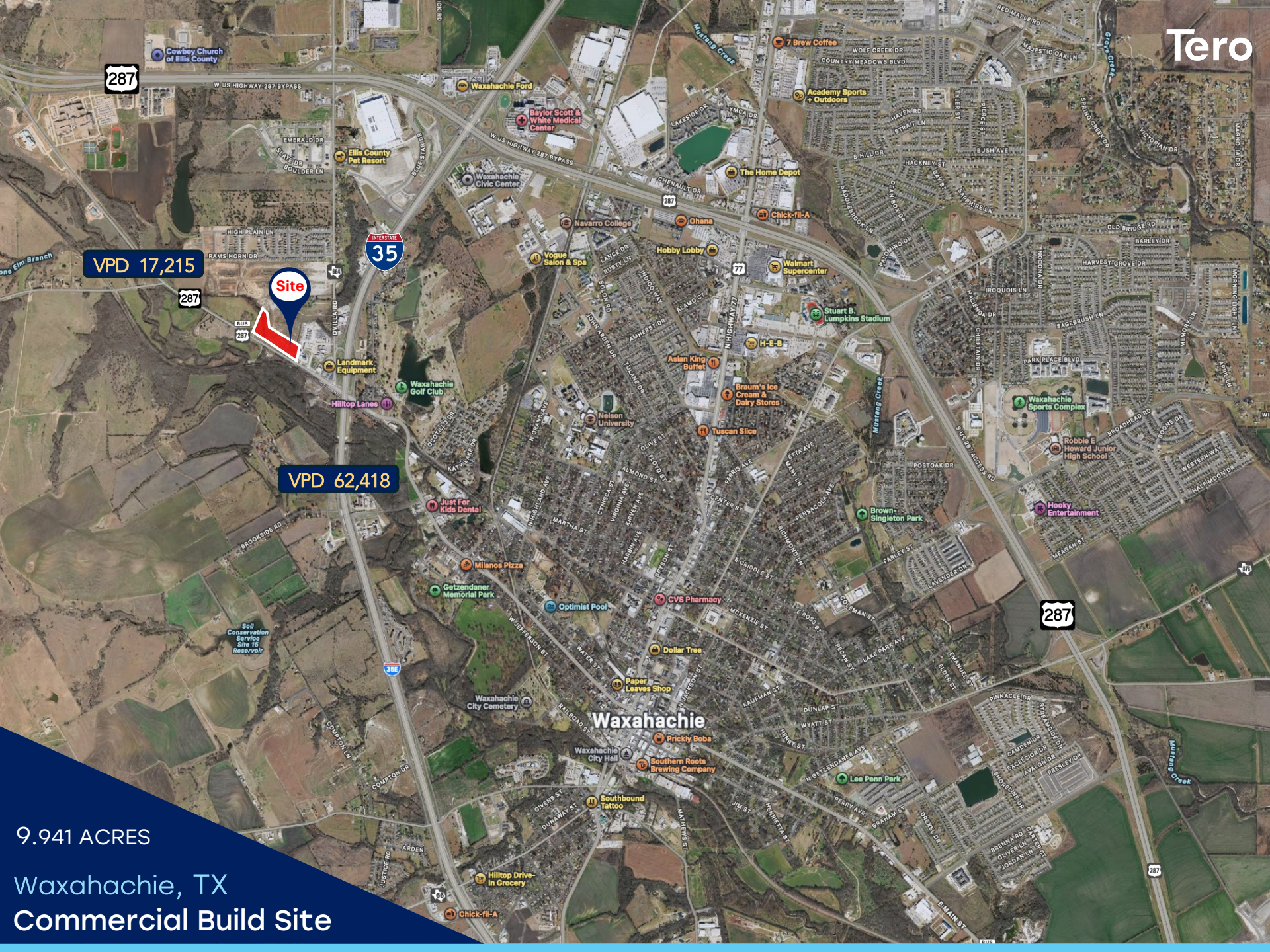


Property Description

Address	US Business HWY 287, Waxahachie, TX 75165
Land Size	9.941 acres. Subdivided options available
Utilities	City Water and Sewer, 3-Phase Electricity
Zoning	Planned Development
VPD	17,215 Vehicles per Day
Contour	Level with slight slope to the road
Entitlement	City of Waxahachie
List Price	Call for Pricing Options



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Waxahachie, TX
Commercial Build Site



VPD 17,215

Site

VPD 62,418

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Commercial Build Site

Tero

9.941
ACRES

Site

287

35

287

Market Overview

Welcome to Waxahachie, Texas! where city and suburb meet.

Strategically located at the intersection of I-35E and HWY 287, Waxahachie is in the heart of Ellis County - only 25 minutes south of Dallas and 40 minutes southeast of Fort Worth. One will quickly discover Waxahachie offers the advantages of suburban living with nearby metropolitan conveniences of shopping, entertainment, and other extras. For more information, visit the City's Community information site:

https://www.waxahachie.com/departments/economic_development_new/available_properties.php



Doing Business in Waxahachie

Property Tax Rate (Per \$100 Assessed Value)

Ellis County	0.359713
Waxahachie City	0.680000
Waxahachie ISD	1.553900
TOTAL	2.593613

Sales Tax Rates

Municipal:	1.50%
State	6.25%
Community Development (Type "B")	0.50%
TOTAL	8.25%

Incentives

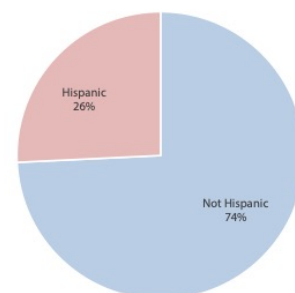
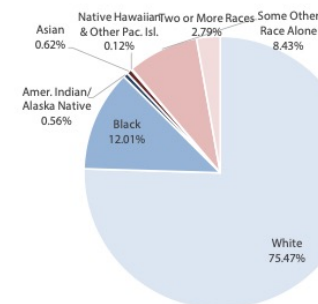
Tax Abatements	Yes
Enterprise Zone	Yes
Foreign Trade Zone	Yes
Freeport Exemption	Yes
Reinvestment Zone	Yes
Chapter 380	Yes
Tax Increment Reinvestment Zones	Yes



Demographics

	City Limits	Ellis County	20 Min. Drive Time I-35E & US Hwy 287 (Primary Trade Area)	30 Min. Drive Time I-35E & US Hwy 287 (Commuter Drive Time)
Population				
2023 Projection	38,019	186,254	325,827	1,330,077
2018 Estimate	35,362	172,625	301,141	1,234,016
2010 Census	29,621	149,610	260,714	1,076,347
# of Households				
2023 Projection	13,605	63,322	110,471	444,150
2018 Estimate	12,609	58,588	102,475	412,645
2010 Census	10,491	50,503	89,867	362,320
HH Average Size	2.71	2.92	2.90	2.93
Income				
HH Average	\$83,152	\$95,090	\$78,666	\$72,759
HH Median	\$64,573	\$73,416	\$59,554	\$55,337
Age				
Median Age	34.43	36.49	35.05	33.78
Age 0 - 17	9,623 27.21%	44,530 25.80%	80,957 26.88%	334,243 27.09%
Age 18-64	20,814 58.86%	105,152 60.92%	206,930 68.72%	854,879 69.29%
Age 65 and over	4,925 13.93%	22,943 13.29%	36,971 12.28%	127,235 10.31%

Diversity



Land and Commercial
Real Estate

Let's Talk



Tim Cummings

Broker Associate

Ph. (214)980-9037

tim@terotexas.com



2-10-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

Tero Partners LLC, DBA Tero Real Estate	9003539	office@terotexas.com	(469)777-4141
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Dustin Jordan	661824	dustin@terotexas.com	(214)236-2131
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tim Cummings	616082	Tim@terotexas.com	(214)980-9037
Sales Agent/Associate's Name	License No.	Email	Phone