



**RETAIL PROPERTY
FOR LEASE**

1420 N HIGHWAY 77

Waxahachie, TX 75165

ALEX PROVOST

Managing Principal

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ALPHA
REAL ESTATE ADVISORS



TRUE EQUITY GROUP

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Inquire for Pricing
LEASE TYPE:	NNN
BUILDING SIZE:	404,374 SF
AVAILABLE SF:	1,172 - 2,000 SF
LOT SIZE:	39.384 Acres
YEAR BUILD:	2004

PROPERTY DESCRIPTION

True Equity Group is pleased to exclusively offer Waxahachie Towne Center, which offers the strongest regional draw in the growing trade area. The center, with high traffic generating anchors including Belk, Target, and Lowe's, offers great co-tenancy with Chipotle Mexican Grill, FedEx Kinko's, Kay Jewelers, Marble Slab Creamery, CiCi's Pizza, Wing Stop, and Sally Beauty Supply. Restaurants including Chili's, Olive Garden, Long John Silver's, A&W, Chick-fil-A, Johnny Carino's, and Panda Express drive additional traffic to the dominant regional retail center. Prime location at the heavily trafficked intersection of US 287 and US-77, also is one of the most visible and accessible retail projects in the trade area.

PROPERTY HIGHLIGHTS

- Excellent Access, Signage, and Visibility with Traffic Counts over 61,000 ADT from US HWY 77 & 287.
- Co-Tenancy with several National & Regional Tenants.
- Anchored by Target and Lowes.
- High Barrier to Market Entry.



DEMOGRAPHICS



Population

	3 mile	5 mile	10 mile
2010 Population	26,842	36,924	105,377
2022 Population	36,481	49,797	153,022
2027 Population Projection	44,789	61,099	186,327
Annual Growth 2010-2022	3.0%	2.9%	3.8%
Annual Growth 2022-2027	4.6%	4.5%	4.4%
Median Age	35.8	36.2	36.8
Bachelor's Degree or Higher	25%	23%	26%
U.S. Armed Forces	26	29	36

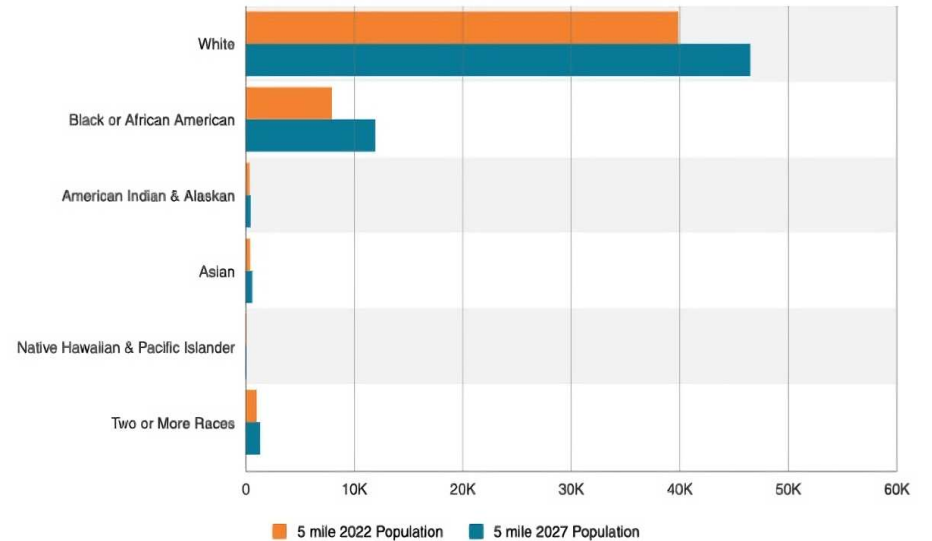
Households

	3 mile	5 mile	10 mile
2010 Households	9,656	12,887	35,417
2022 Households	13,046	17,314	51,631
2027 Household Projection	16,012	21,242	62,899
Annual Growth 2010-2022	2.4%	2.3%	3.3%
Annual Growth 2022-2027	4.5%	4.5%	4.4%
Owner Occupied Households	9,848	13,952	48,637
Renter Occupied Households	6,164	7,290	14,263
Avg Household Size	2.7	2.8	2.9

Income

	3 mile	5 mile	10 mile
Avg Household Income	\$89,718	\$91,461	\$104,115
Median Household Income	\$72,104	\$73,727	\$85,462
< \$25,000	1,572	2,099	5,528
\$25,000 - 50,000	2,528	3,378	8,098
\$50,000 - 75,000	2,753	3,355	8,869
\$75,000 - 100,000	1,863	2,584	7,934
\$100,000 - 125,000	1,608	2,170	6,711
\$125,000 - 150,000	1,066	1,498	4,857
\$150,000 - 200,000	845	1,039	4,817

Population By Race



PLACER.AI DATA

Metrics

Waxahachie Towne C
1440 N Hwy 77, Waxahachie, TX

Visits	3.1M	Visit Frequency	6.67
Visits / sq ft	7.62	Avg. Dwell Time	48 min
Visitors	462.8K		

Aug 1st, 2021 - Jul 31st, 2022
Data provided by Placer Labs Inc. (www.placer.ai)



12-MONTH VISITOR STATS

Waxahachie Towne Center delivered 3,100,000 visitors from August 1, 2021 to July 31, 2022 with over 462,000 unique visitors and an average visitor frequency of 6.67 and average dwell time of 48 minutes.

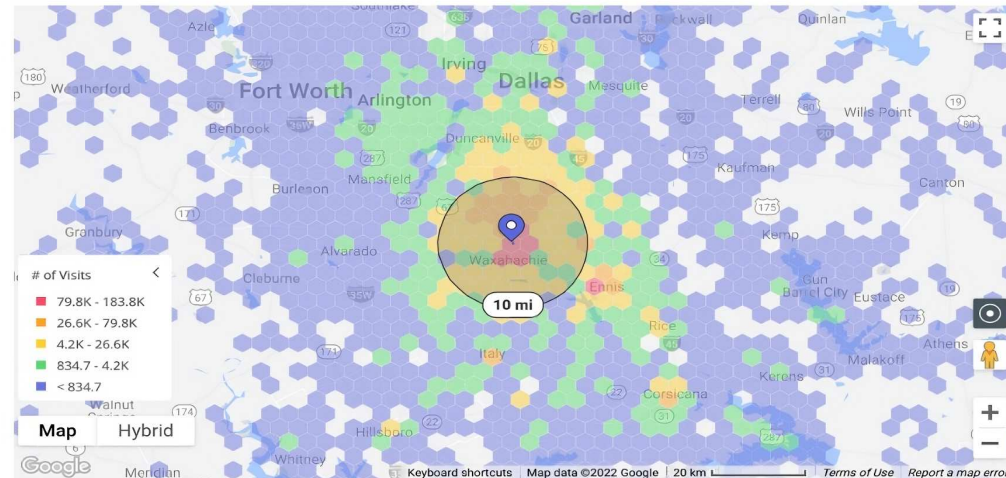
Over the past 12 months, Target has over 1,300,000 visitor with a frequency of 4.36 and Lowe's has over 729,000 visitors with a frequency of 3.90.

TRADE AREA

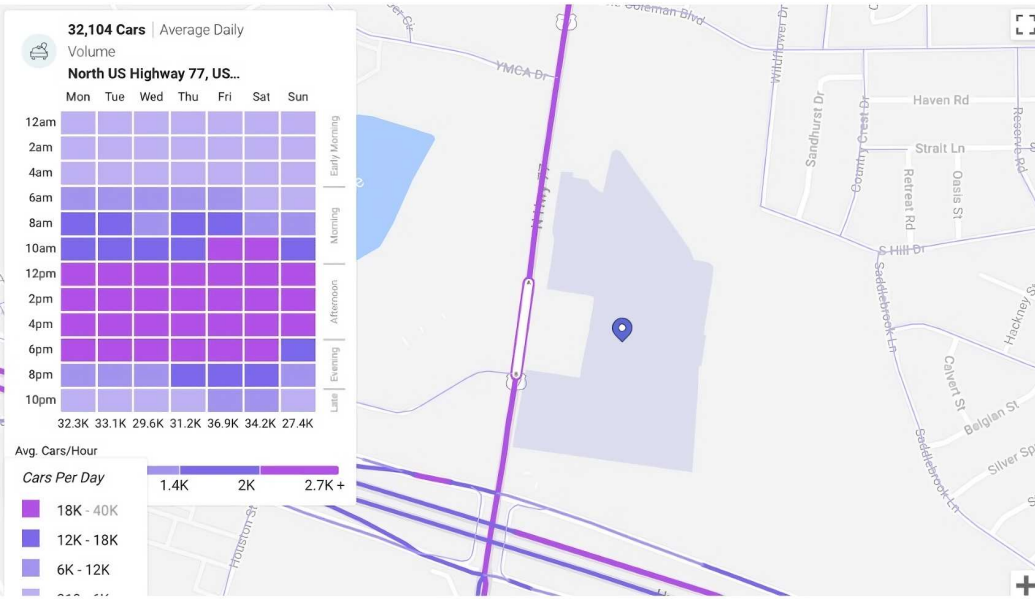
Trade Area shown using cell phone data detailing Waxahachie Towne Center visitor's home location with the core of the visitor surpassing the 10-mile radius, stretching from Central Dallas to South-East Fort Worth and South beyond Ennis.

Trade Area

Waxahachie Towne Center
1440 N Hwy 77, Waxahachie, TX 75165



PLACER.AI DATA (CONT.)



TRAFFIC VOLUME

On a daily average upwards of 32,000 cars travel past Waxahachie Towne Center on Highway 77, creating over 14,300,000 impressions and over 924,000 viewers. With an impression frequency of 15.49, the core of these occurs from noon until evening.

WAXAHACHIE TOWNE CENTER VS. WAXAHACHIE CROSSING VS. WAXAHACHIE MARKETPLACE

Waxahachie Towne Center has delivered 3,100,000 visits over the past 12 months, which is 35.50% more than Waxahachie Crossing and 19.35% more than Waxahachie Marketplace. Towne Center delivered a 6.67 visitor frequency to Waxahachie Crossing and Marketplace 4.39 and 5.95 respectively.

Metrics

Metric Name	Waxahachie Towne Center 1440 N Hwy 77, Waxahachie, TX 751...	Waxahachie Crossing 2387-2445 US-77, Waxahachie, TX 7...	Waxahachie Marketplace 1700 North Highway 77, Waxahachi...
Visits	3.1M	2M	2.5M
Visits / sq ft	7.62	6.29	14.44
Visitors	462.8K	345.6K	429.8K
Visit Frequency	6.67	4.39	5.95
Avg. Dwell Time	48 min	44 min	47 min

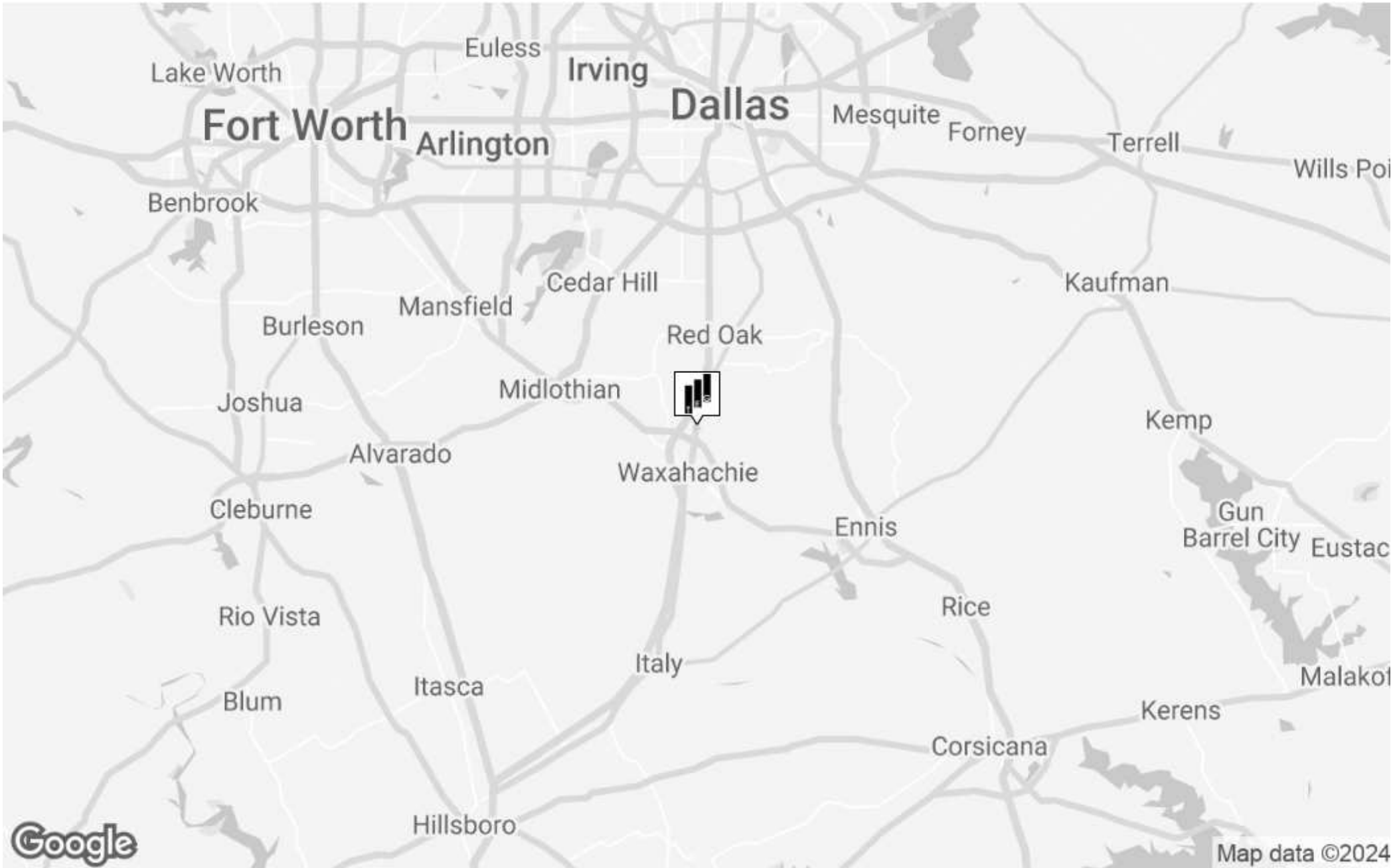
RETAILER MAP



TRUE EQUITY GROUP



REGIONAL MAP



LOCATION MAP

