

INITIAL OFFERING MEMORANDUM

13.819 GROSS ACRES | HARD CORNER

NEC I-35 E AT CANTRELL ST., WAXAHACHIE, TEXAS 75165, ELLIS COUNTY (56+/- ACS AVAIL.)



INQUIRE:
214-683-7408 | 972-807-5263



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ELLIS COUNTY (56+/- CONTIGUOUS ACRES AVAILABLE)

INVESTMENT OVERVIEW-

Presenting 13.819+/- acres - with a combined 56 acres available - within the Waxahachie TIRZ, featuring prime I-35 frontage and a hard-corner position at Cantrell Street. Located in one of the region's most active growth corridors. Utilities present/nearby, and strong surrounding development. Assemblage potential spans from highway frontage to hard corner.



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SUBJECT-

Hard corner lot with 1476' of combined frontage. Water and sewer are present and/or close by. Strategically located along I-35 with strong visibility, easy access, and active new development in the immediate area.

HIGHLIGHTS-

- High-visibility frontage along I-35 in area of growth
- 13.819+ acre hard corner location with additional acreage available
- Excellent access, visibility and strong traffic exposure
- Located within the Waxahachie TIRZ overlay
- Water at the road, electricity present, sewer is nearby
- TXDOT approved entrance from I-35 service road

ASSET SUMMARY-

TOTAL AREA:	13.819 Gross Acres (Add'l Available)
ZONING:	General Retail/Future Mixed Use
LOCATION:	NEC I-35 at Cantrell Street
INITIAL OFFERING:	\$5.97/SF \$260,600 per acre \$3,600,000

DESCRIPTION-

Positioned on 13.819 acres at a hard corner with exceptional visibility just off I-35, this tract is located directly within the primary growth corridor of Waxahachie and falls inside the Waxahachie TIRZ overlay, offering compelling development and investment potential. The site benefits from strong traffic counts, prominent frontage, and immediate proximity to expanding commercial and residential activity. Its strategic placement in the path of growth supports a wide range of future uses, while TIRZ eligibility provides meaningful opportunities for infrastructure participation and long-term value enhancement. The offering includes 13.819+/- acres with the ability to acquire additional contiguous acreage, allowing for scalable development or phased investment.



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Downtown Waxahachie
(3 miles)

SCHOOLS, MEDICAL FACILITIES AND CHURCHES WITHIN 5 MILES IN ADDITION TO RESIDENTIAL ROOFTOPS:

- 7 Elementary Schools
- 5 High Schools
- 9 Academies

- 11 Medical Facilities
- Baylor Scott & White
 - BSW Family Medical Center
 - BSW Urgent Care
 - BSW Women's Health
 - Expedian Urgent Care
 - Methodist Family Health Center
 - Advantage Medical Clinic
 - Trinity Salem Family Health
 - LTH Family Medicine
 - Cook Children's Pediatrics
 - Advanced Women's Healthcare

17 Churches

13.819 GROSS ACRES | HARD CORNER

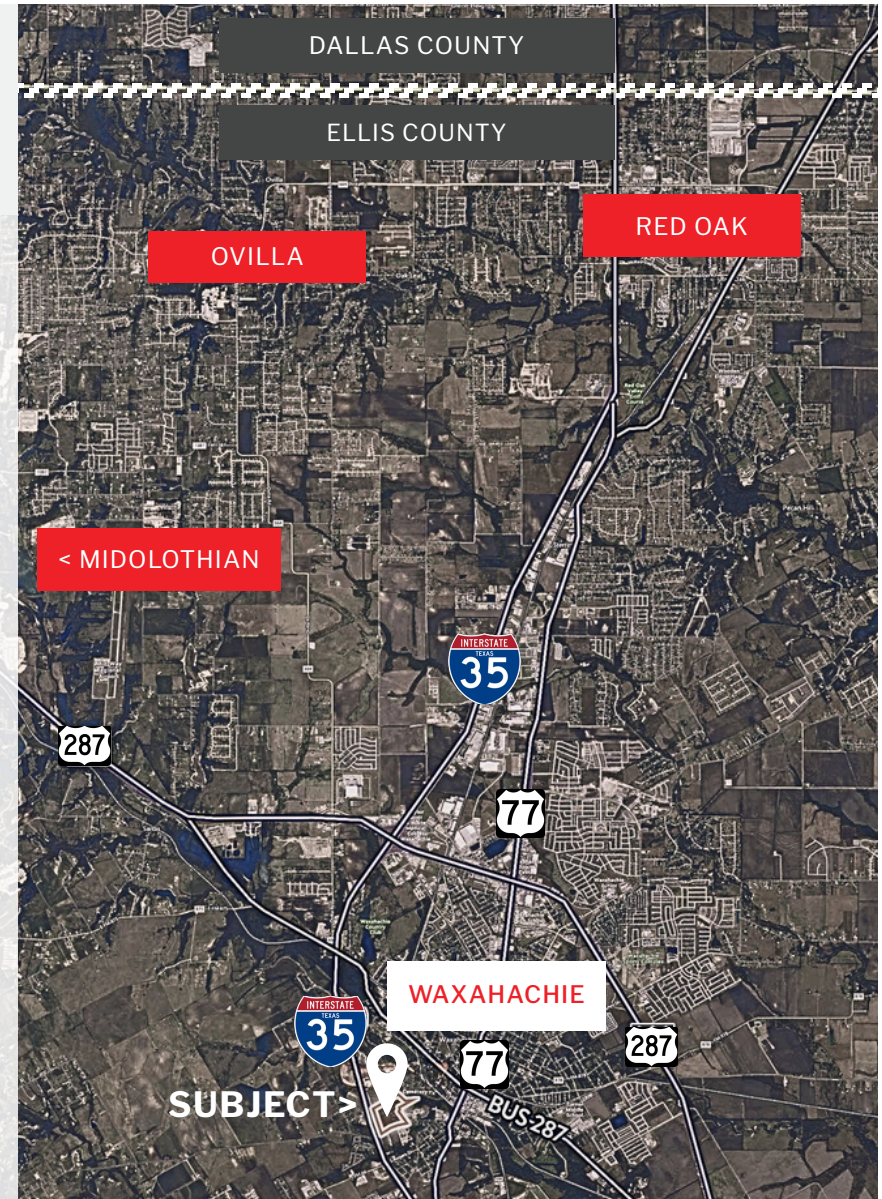
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STRATEGIC LOCATION & CONNECTIVITY-

- **Direct I-35 Frontage & Access** with premier visibility along one of North Texas' most heavily traveled corridors
- **US-287 / US-77** – approx. 4 minutes
- **Downtown Waxahachie** – approx. 3 minutes
- **Historic Downtown Square** – approx. 5 minutes
- **Midlothian** – approx. 15 minutes
- **Dallas CBD** – approx. 30 minutes
- **DFW International Airport** – approx. 45 minutes
- **Ellis County Growth Corridor** – immediate proximity to sustained residential & commercial expansion

INVESTMENT & DEVELOPMENT POSITIONING-

- **Located within Waxahachie TIRZ** – potential infrastructure reimbursement & enhanced project economics
- **In Path of Growth** – surrounded by active residential, retail, medical, and mixed-use development
- **High Growth Submarket of DFW** – strong demographic trends and accelerating commercial demand
- **Future Mixed-Use & General Retail Zoning** – exceptional flexibility for a wide range of development programs



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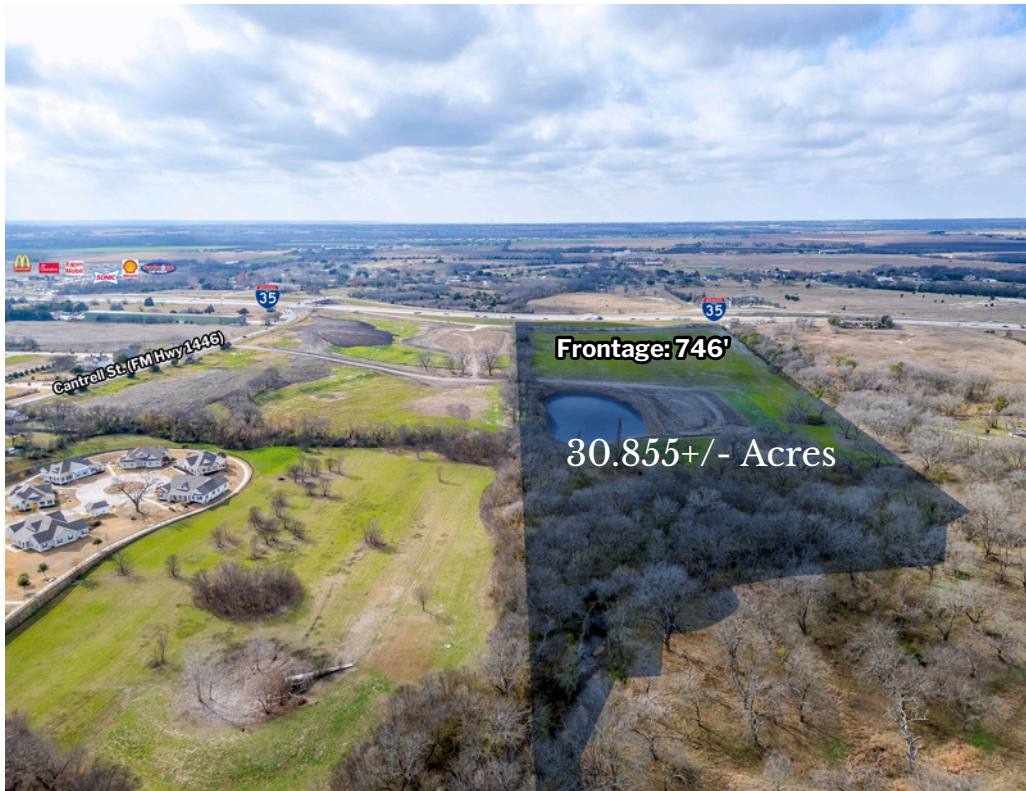


AVAILABLE ADD'L ACREAGE TO TOTAL 56 AC.

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ELLIS COUNTY

The availability of additional acreage encompassing I-35 frontage to a hard corner further strengthens assemblage potential and long-term investment positioning within one of Waxahachie's most active expansion zones.



INITIAL OFFERING: 30.855acs | \$1.94/SF | \$84,270 acre
\$2,600,000 (considers back 12acs w/floodplain)



INITIAL OFFERING: 13.608acs | \$4.38/SF | \$191,000 acre
\$2,600,000 (sewer line close by)



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GLOBAL REAL ESTATE BROKERAGE

The Agency is a privately held real estate brokerage representing a portfolio of luxury real estate across the world's prime markets and celebrated destinations. Founded in 2011, the company operates a global network of offices across North America, Europe, and other international markets, providing brokerage and advisory services across residential, commercial, and development real estate.



5566 MAIN ST., #150
FRISCO, TX 75033
469-971-3464



MSG/CALL



SCHEDULE

214-683-7408 | 972-807-5263



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Fran Fischer	0537070	Fran@RogersHealy.com	(817)798-0779
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Hillary Leutwyler	0562828	hillarytheagent@gmail.com	(214)683-7408
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

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