

INITIAL OFFERING MEMORANDUM

30.855 GROSS ACRES | 746' FT OF I-35 FRONTAGE

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



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



30.855 GROSS ACRES | 746FT OF I-35 FRONTAGE

NEC I-35 E, WAXAHACHIE, TEXAS 75165

ELLIS COUNTY (56+/- CONTIGUOUS ACRES AVAILABLE)

INVESTMENT OVERVIEW-

Presenting 30.855+/- acres - with a combined 56 acres available - within the Waxahachie TIRZ, featuring high-visibility I-35 frontage situated in one of the region's most active growth corridors. Utilities are present or nearby, with strong surrounding development. Assemblage potential to include a hard corner and 2942ft of combined road frontage.



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SUBJECT-

30.855 acres in the Waxahachie TIRZ growth corridor. Approx. 746ft of I-35 frontage. Electric present. Water at the road. Sewer at rear, or can be served from Cantrell St. via easement. Graded drainage to creek or pond. Add'l acreage available.

HIGHLIGHTS-

- High-visibility frontage along I-35 in area of growth
- Assemblage potential to include a hard corner and 2942ft of combined road frontage
- Excellent access, visibility and strong traffic exposure
- Located within the Waxahachie TIRZ overlay
- Water at the road, electricity present, sewer is nearby

ASSET SUMMARY-

TOTAL AREA:	30.855 Gross Acres (Add'l Available)
ZONING:	General Retail/Future Mixed Use
LOCATION:	NEC I-35 frontage N. of Cantrell St.
INITIAL OFFERING:	\$1.94/SF \$84,270 acre (considers back 12acs w/floodplain) \$2,600,000

DESCRIPTION-

Prime investment or development opportunity in the Waxahachie TIRZ overlay: 30.855 acres with ~746' of I-35 frontage and depths of 1,637-2,199'. Electricity is on-site, water at the road, and sewer available at the rear or via easement from Cantrell Street if needed. Back portion of the tract lies within the floodplain. The acres are graded for drainage into an adjacent creek and excavated pond, providing effective stormwater management and ready-to-develop conditions. Positioned in a primary growth corridor with strong commercial and residential activity, the site supports large-scale or phased development, with additional contiguous acreage enhancing assemblage potential to include a hard corner and 2942ft of combined road frontage.



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Downtown Waxahachie
(3 miles)

Border is approximate - not to scale.



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

All information deemed reliable but not guaranteed. Listing broker makes no guarantees, warranties or representations as to the completeness or accuracy thereof and will not be held responsible for any inaccuracies. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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UTILITIES-

Electricity is present. Water and sewer are at the road/nearby.

Disclaimer: All information is deemed reliable but not guaranteed and is subject to change, including service lines, access points, and current surface features which may differ. Any and all information provided regarding zoning, utilities, or questions regarding suitability for the buyer's end-use should be independently verified.



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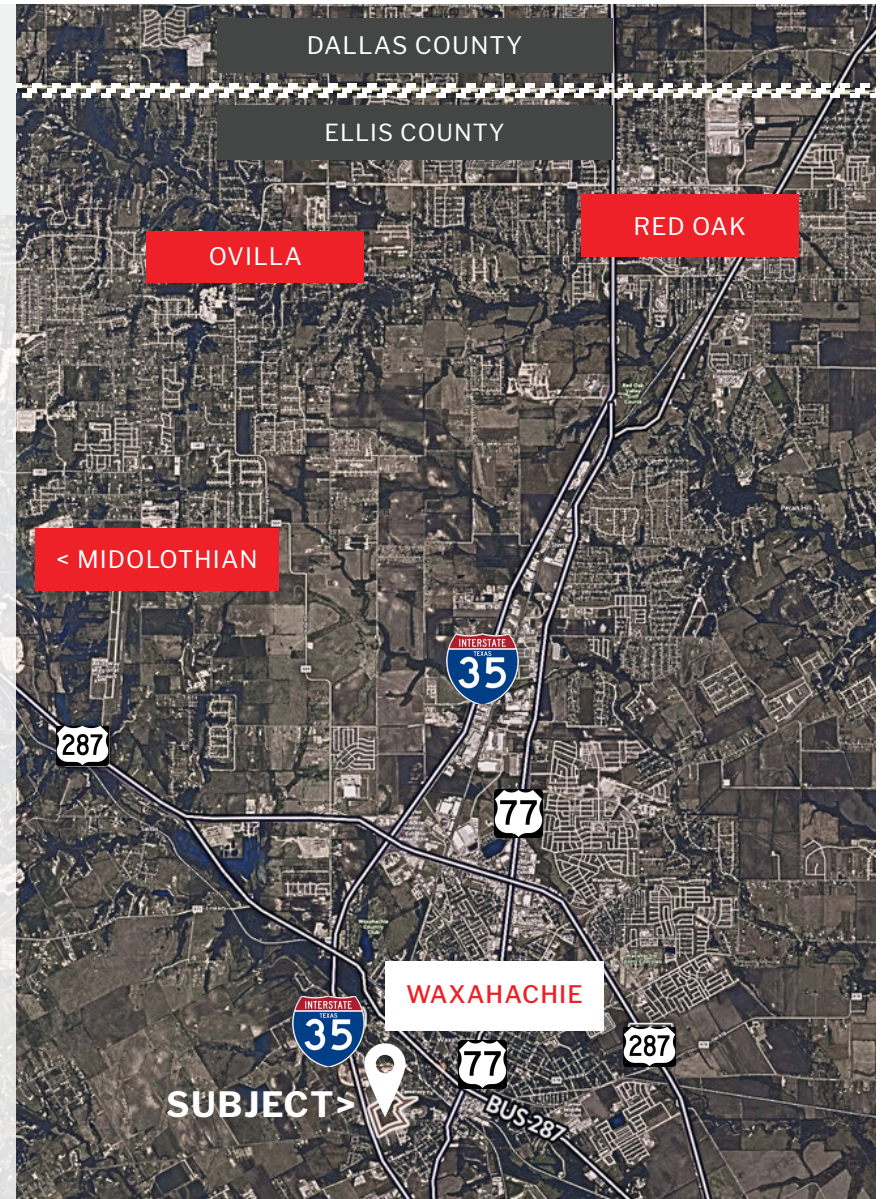
ELLIS COUNTY (56+/- CONTIGUOUS ACRES AVAILABLE)

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: 13.819acs | \$5.97/SF | \$260,600 acre
\$3,600,000 (hard corner)



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



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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.

Rogers Healy and Associates	0570083	Info@RogersHealy.com	(214)368-4663
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Rogers Healy	0521610	Info@RogersHealy.com	(214)368-4663
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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MicroDotsRoute