

4725 N INTERSTATE HIGHWAY 35E, WAXAHACHIE, TX

OFFERING MEMORANDUM

CALL FOR PRICING



±14.2 ACRES ZONED LIGHT INDUSTRIAL
Prime I-35E Frontage | Industrial Development Opportunity

Executive Summary

Strategically located along the high-visibility corridor of Interstate 35E in Waxahachie, Texas, this ±14.2-acre light industrial-zoned property presents a rare opportunity to acquire scalable industrial land within the expanding southern Dallas-Fort Worth growth corridor. Positioned with direct exposure to a major regional transportation route, the site offers strong visibility, accessibility, and connectivity to surrounding commercial, industrial, and residential growth areas throughout Ellis County.

Currently zoned Light Industrial, the property offers flexibility for a range of employment-oriented uses, including industrial, flex, warehouse, contractor yard, equipment storage, service commercial, logistics-support, or owner-user operations, subject to municipal approvals. Its land area provides meaningful development potential for users requiring outdoor storage, fleet parking, building improvements, circulation, and operational space.

The property is located within the Dallas-Fort Worth-Arlington CBSA, one of the strongest business and logistics markets in the country. As growth continues south of Dallas, Waxahachie has become an increasingly attractive location for businesses seeking access to regional infrastructure, available land, and a growing labor and customer base. The site's position in Ellis County further supports long-term demand from industrial users, contractors, service companies, and land investors.

With Light Industrial zoning, interstate-oriented positioning, and ±14.2 acres of usable scale, 4725 N Interstate Highway 35E represents a compelling opportunity for developers, owner-users, and investors seeking to establish a foothold in the growing southern DFW market. The property's Flood Zone AE designation should be evaluated through civil engineering and floodplain review, but the site remains well-positioned for buyers capable of executing a thoughtful development or operational strategy.



Property Summary

PROPERTY OVERVIEW



Address	4725 N Interstate Highway 35E, Waxahachie, TX
Total Lot Size	±14.2 Acres / 14.16 Acres
Available Configurations	For Sale
Zoning	Light Industrial
Land Use	Commercial Acreage
Legal Description	790 E C Newton 14.162 Acres
APN / Parcel ID	194416
County	Ellis County
Market	Dallas / Fort Worth
Submarket	Ellis County
CBSA	Dallas-Fort Worth-Arlington, TX
Flood Zone	AE – Base floodplain where base flood elevations are provided
Occupancy	Vacant / Development Land
Access	Interstate-oriented location along N Interstate Highway 35E
Utility Infrastructure	Buyer to verify availability and capacity
Ideal Uses	Light Industrial, Flex / Warehouse, Contractor Yard, Service Commercial, Equipment Storage, Outdoor Storage, Logistics-Support, Owner-User Facility
Development Potential	Industrial, flex, yard-oriented, service commercial, or long-term land investment opportunity



PROPERTY SUMMARY

LOCATION OVERVIEW



PROPERTY HIGHLIGHTS

LIGHT INDUSTRIAL ZONING

The property is zoned Light Industrial, supporting a range of potential employment-oriented uses including industrial, flex, warehouse, contractor yard, equipment storage, service commercial, and logistics-support operations, subject to municipal approvals.

PRIME I-35E CORRIDOR LOCATION

Strategically positioned along N Interstate Highway 35E in Waxahachie, the site benefits from strong regional connectivity to Dallas, Ellis County, and the broader Dallas-Fort Worth Metroplex.

±14.2 ACRES OF SCALABLE LAND

With approximately 14.2 acres, the property offers meaningful scale for industrial users, developers, or investors seeking land for building improvements, yard space, parking, equipment storage, circulation, or phased development.

GROWING SOUTHERN DFW SUBMARKET

Located within Ellis County, the site is positioned in one of the expanding southern growth corridors of the Dallas-Fort Worth market, supported by continued residential, commercial, and industrial development activity.

IDEAL FOR OWNER-USERS OR DEVELOPERS

The property may appeal to owner-users seeking to control their operating location, as well as developers evaluating industrial, flex, warehouse, contractor, or service-oriented development concepts.

STRONG REGIONAL ACCESS

The I-35E location provides convenient access to key North Texas communities, including Waxahachie, Red Oak, Lancaster, DeSoto, Dallas, and surrounding DFW demand centers.

FLEXIBLE INDUSTRIAL USE POTENTIAL

The site's acreage and zoning may support multiple operational strategies, including outdoor storage, fleet parking, contractor operations, equipment staging, service facilities, and light industrial development, subject to verification.

LONG-TERM LAND VALUE POTENTIAL

As industrial land availability tightens across growth-oriented DFW submarkets, 4725 N Interstate Highway 35E offers a strategic land position with potential long-term value for investors, developers, and end-users.

Property Summary



PROPERTY SUMMARY

LOCATION OVERVIEW



SUBJECT PROPERTY

Residence INN
BY HARRISOT
COSTA
Hampton
CarBravo
Certified Used

Walgreens

Fanatics

SRM Rinker
CONCRETE
PK STONE
ERVIN
ERVIN.US.COM

GP
Georgia-Pacific
International Paper
NFI Industries
amazon ABC
Supply Co. Inc.

QUICK TURN TECHNOLOGY
CRL JJ Kane
AUCTIONS
BaylorScott&White
HEALTH

DART
CARDINAL OWENS
CORNING

SRS
DISTRIBUTION

amcor

Walmart H-E-B
Firestone
COMPLETE AUTO CARE
FIRST HEROES NATIONAL BANK
LA QUINTA BY WYNDHAM
Jack

Life High School Waxahachie

Metal Mart
SGM
WILLARD
Texas First CAT Rental

DART

Redox
BIO-NUTRIENTS

BEST BUY

THE AVENUE CHURCH

HOBBY LOBBY

JamesHardie
Dlubak Glass
SINCE 1932
HIGHLANDS RESIDENTIAL MORTGAGE
BRANDED REPUBLIC
Storage
Sense

Life High School Waxahachie

TARGET
Holiday Inn Express
Olive Garden
BY IHG
Lowe's
Carino's
FedEx
belk
chili's
Cicis pizza
BOOT BARN
PANDA KAY

Waxahachie High School

Tom Thumb
ups FIRST WATCH
CHASE
DUNKIN'
crumbl cookies
SEVEN 7 BREW
Academy
SPORTS + OUTDOORS
DOLLAR TREE
TJ-maxx
Jersey Mike's Subs
ULTA

Atwoods
Chicken EXPRESS
ROMA'S
FISH CITY
BatteriesPlus
Little Caesars
Wash Passports
McDonald's
TACO BELL

U-HAUL
MACHO
ATMOS SECURITY
energy AND PARKING
DOLLAR GENERAL

USA TRUCK
A TRUCK COMPANY

Market Overview

The Waxahachie industrial and commercial real estate market continues to experience steady growth, supported by population expansion, regional development activity, and its strategic location within the Dallas-Fort Worth Metroplex. As one of Ellis County's key growth centers, Waxahachie is increasingly attractive to industrial users, service businesses, contractors, developers, and investors seeking accessible land positions south of Dallas.

The 4725 N Interstate Highway 35E property is strategically positioned along one of the region's primary north-south transportation corridors, offering direct connectivity to Waxahachie, Red Oak, DeSoto, Lancaster, Dallas, and the broader DFW market. This interstate-oriented location is especially valuable for industrial and service-based users that rely on efficient access to regional labor, customers, vendors, suppliers, and transportation routes.

Demand for industrial land in the southern DFW corridor is supported by continued residential growth, expanding commercial activity, and the need for operational real estate serving construction, logistics, storage, distribution, and local service industries. With approximately 14.2 acres and Light Industrial zoning, the site offers scale and flexibility for a variety of potential uses, including flex, warehouse, contractor yard, outdoor storage, equipment staging, logistics-support, or owner-user development.

As developers and investors continue to focus on growth-oriented submarkets within the Metroplex, 4725 N Interstate Highway 35E stands out as a strategic opportunity to acquire industrial-zoned land in Ellis County. Its combination of interstate access, land scale, Light Industrial zoning, and location within the expanding southern Dallas-Fort Worth corridor positions the property for long-term relevance and potential future value.

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