



WAXAHACHIE ETJ LAND FOR SALE

214.378.1212

NWC OF 287 & HWY 88
WAXAHACHIE, TX

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NICK HOOVER
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LOCATION

NWC 287 & HWY 88

AVAILABLE LAND

SIZE

119 ACRES

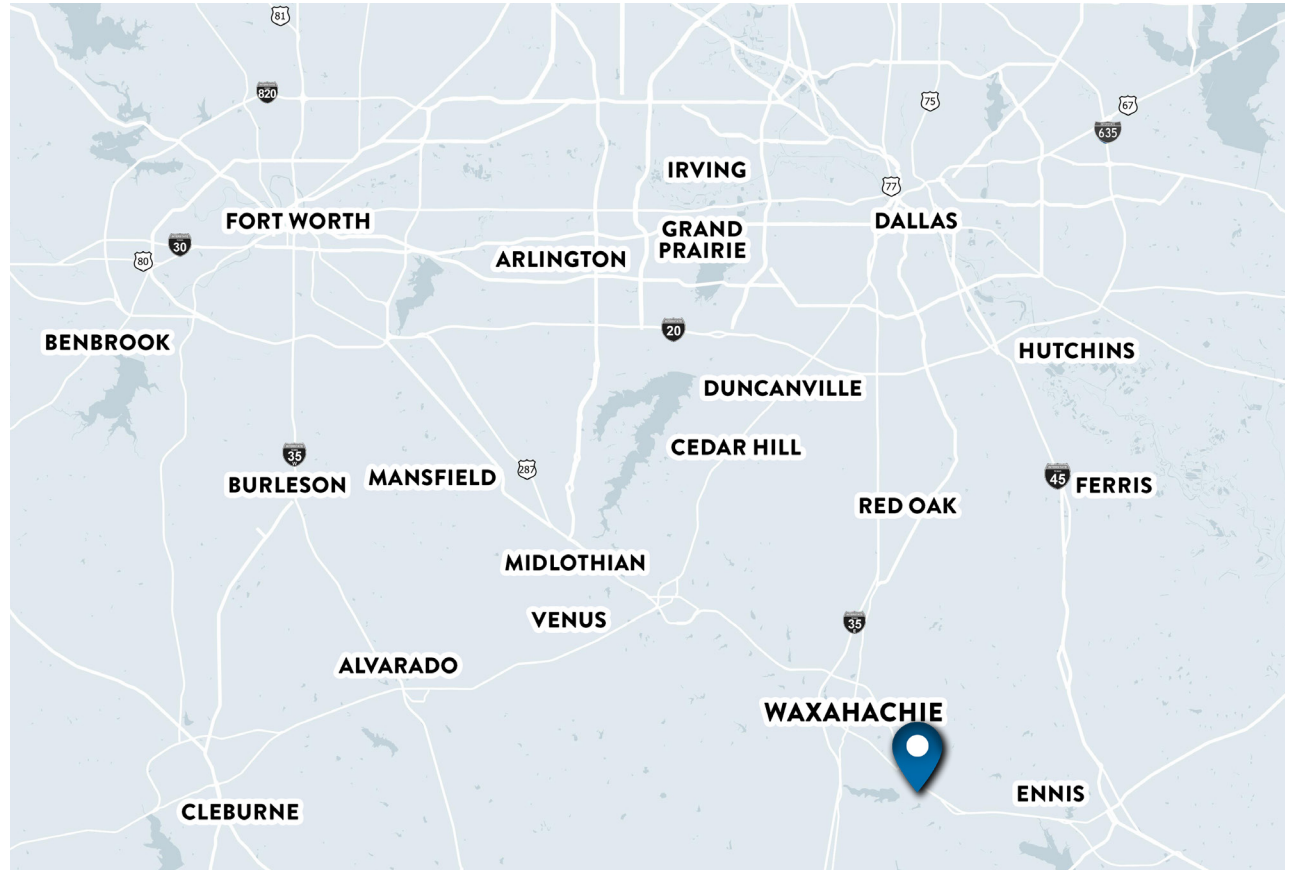
TRAFFIC COUNTS

US 287 **PALMER BOYCE RD / 879**
 31,822 VPD 2023 3,852 VPD

PALMETTO RD / 878
 3,978 VPD

PROPERTY HIGHLIGHTS

- ★ **WAXAHACHIE RANKS 20TH IN US FASTEST GROWING CITIES**
- ★ **7,000+ NEW RESIDENTIAL LOTS IN THE IMMEDIATE AREA**
- ★ **FRONTAGE ALONG TWO ROADS:**
- ★ **FM 878 - 1,800'+ OF FRONTAGE**
FM 879 - 2,000'+ OF FRONTAGE
- ★ **CITY OF WAXAHACHIE TO CONTINUE GARDEN VALLEY PKWY THROUGH SITE GIVING ACCESS TO FM 878 & FM 879 THROUGH THE SITE**
- ★ **SITE IS IN WAXAHACHIE ETJ**



2025 DEMOGRAPHIC SUMMARY

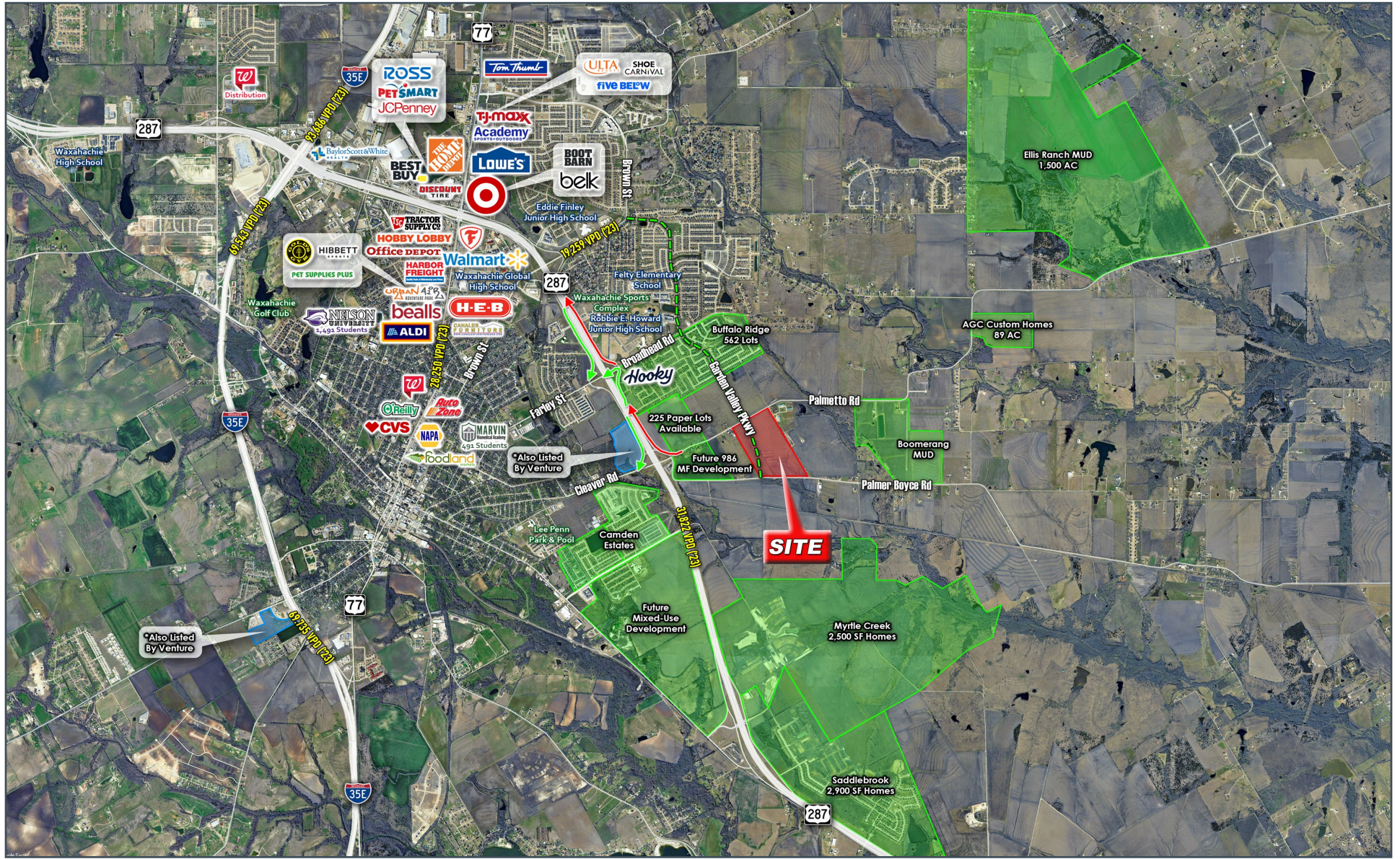
	1 MILE	2 MILES	3 MILES	5 MILES
EST. POPULATION	2,930	15,367	37,113	59,294
EST. POP INCREASE SINCE 2020 CENSUS	71.60 % INCREASE	42.92% INCREASE	57.94% INCREASE	32.24% INCREASE
EST. AVG. HH INCOME	\$117,998	\$112,633	\$111,936	\$112,579

AREA ATTRACTIONS

Hooky
 Waxahachie
 Sports Complex









8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



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.

2-10-2025



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.

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:

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- 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;
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 - 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.

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