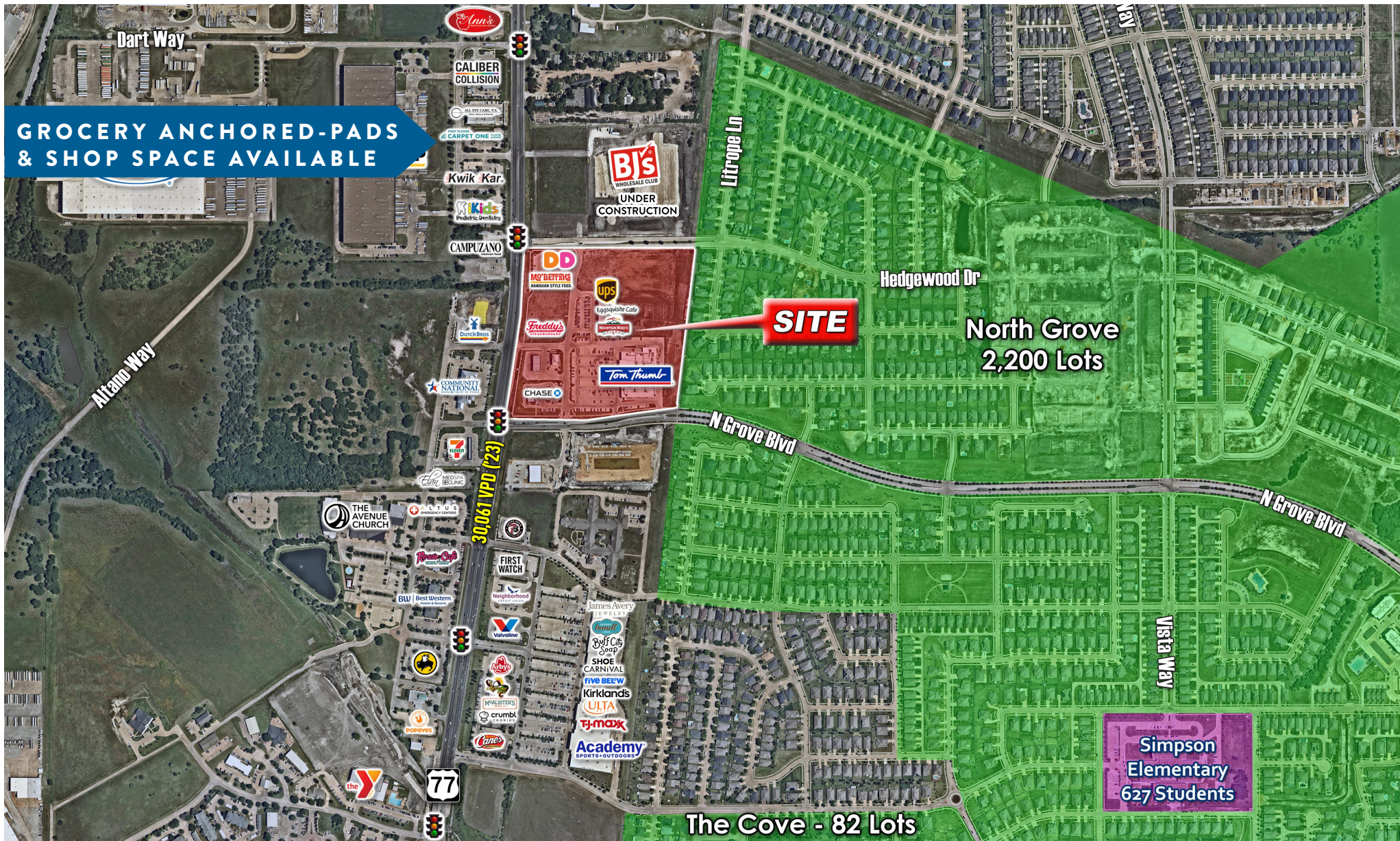




# VENTURE TOM THUMB ANCHORED RETAIL FOR LEASE

214.378.1212

NEC HWY 77 & N GROVE BLVD  
WAXAHACHIE, TX

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LOCATION

NEC HWY 77 & N GROVE BLVD  
WAXAHACHIE, TX

AVAILABLE SPACES

**BUILDING 1**  
2,700 SF

**PAD - LOT 3**  
1 AC

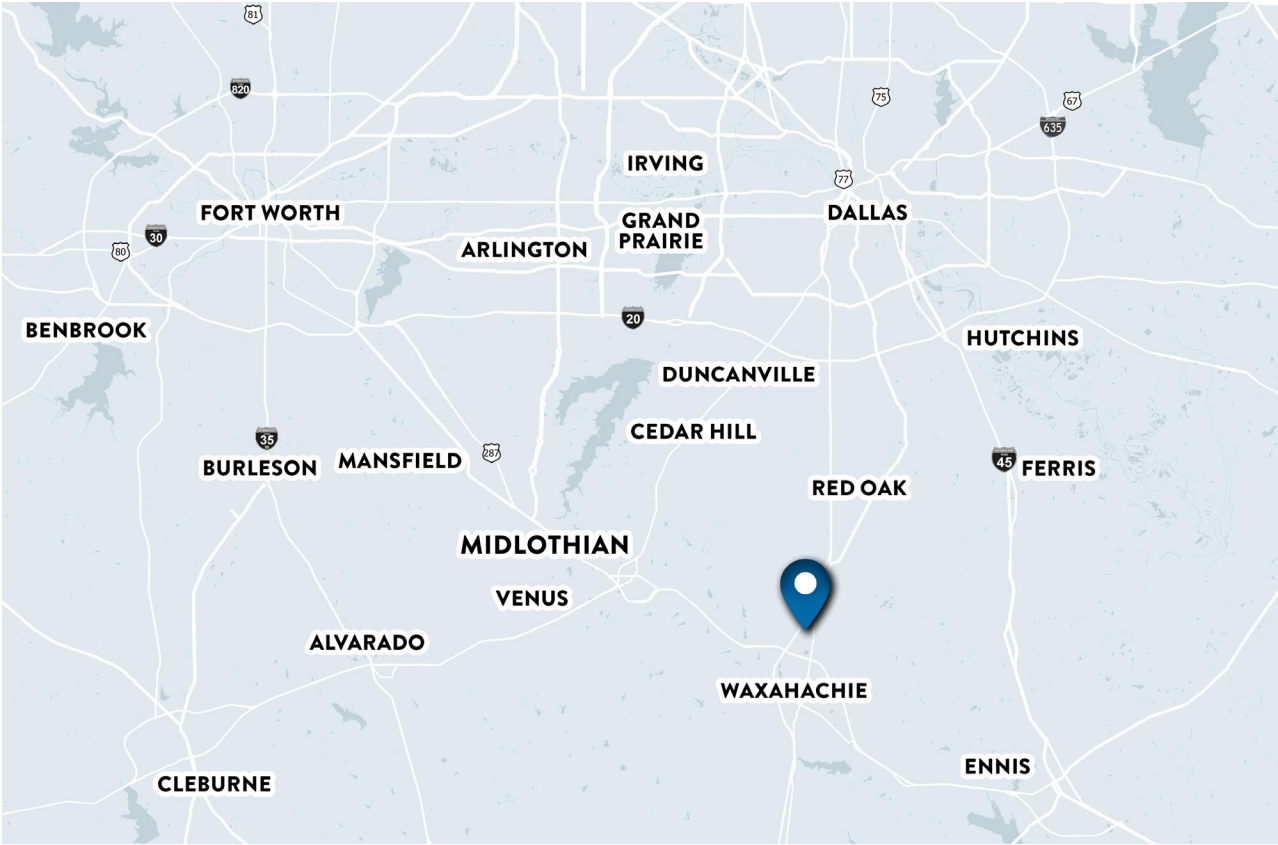
**PAD - LOT 5**  
1 AC

TRAFFIC COUNTS

**HWY 77**  
30,061 VPD

PROPERTY HIGHLIGHTS

- ★ LOCATED ON HWY 77 - WAXAHACHIE'S MOST PROMINENT RETAIL CORRIDOR
- ★ TOM THUMB IS NOW OPEN
- ★ 2,700 SF OF RETAIL SPACE AVAILABLE AT THE LIGHTED INTERSECTION OF HWY 77 & HEDGEWOOD
- ★ HVAC & GREASE TRAP EXISTING IN THE 2,700 SF SPACE
- ★ EXCELLENT VISIBILITY, EASY ACCESS AND HIGH TRAFFIC AREA
- ★ PAD AVAILABLE WITH DT APPROVED
- ★ AVERAGE HH INCOME OVER \$119,000 IN 3 MILES RADIUS
- ★ WAXAHACHIE HAS EXPERIENCED SIGNIFICANT RESIDENTIAL GROWTH OVER THE LAST FEW YEARS



2025 DEMOGRAPHIC SUMMARY

|                         | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------|-----------|-----------|-----------|
| EST. POPULATION         | 6,150     | 40,805    | 63,064    |
| EST. DAYTIME POPULATION | 3,915     | 14,064    | 18,787    |
| EST. AVG. HH INCOME     | \$108,974 | \$119,029 | \$119,280 |

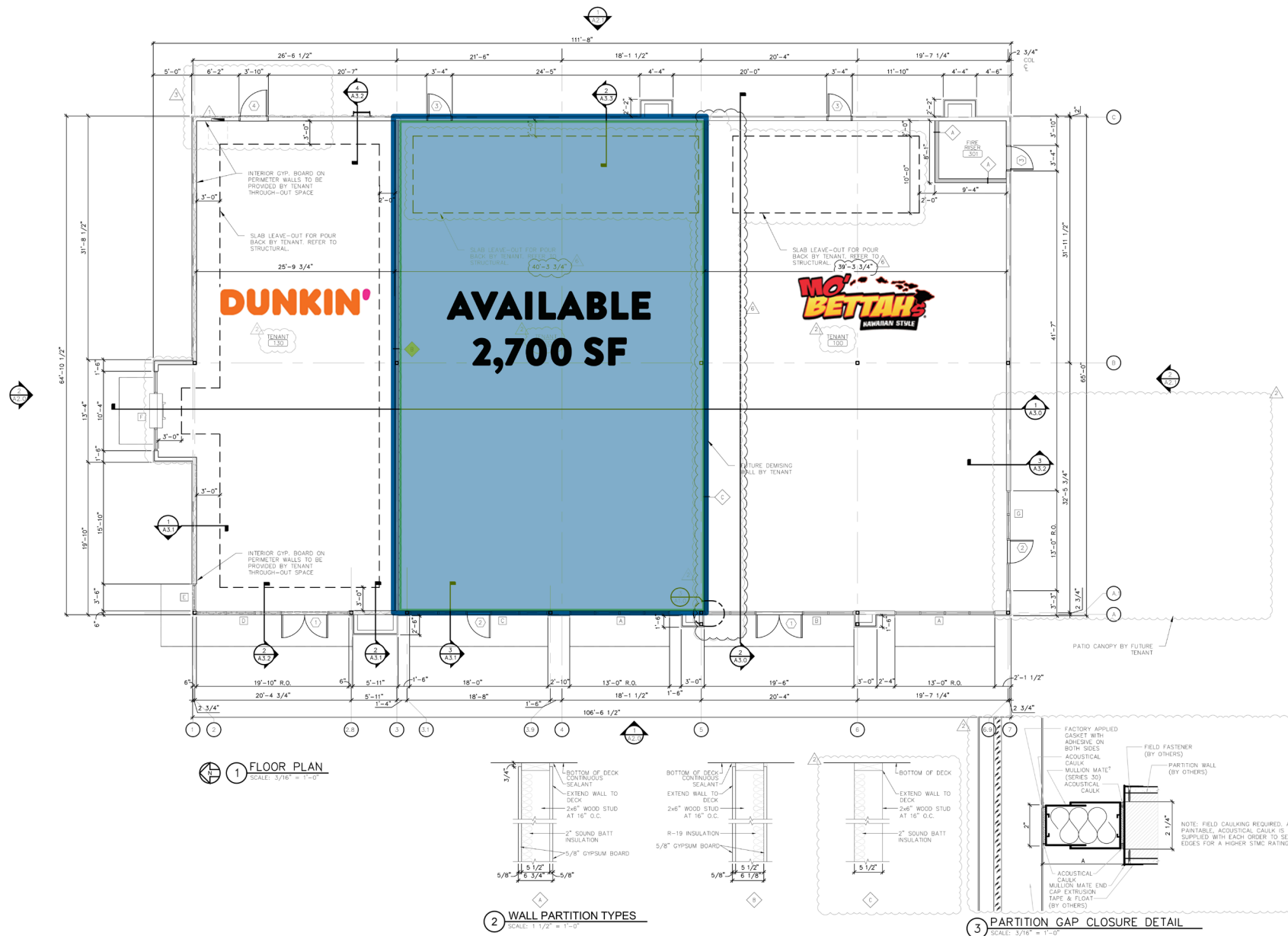
JOIN

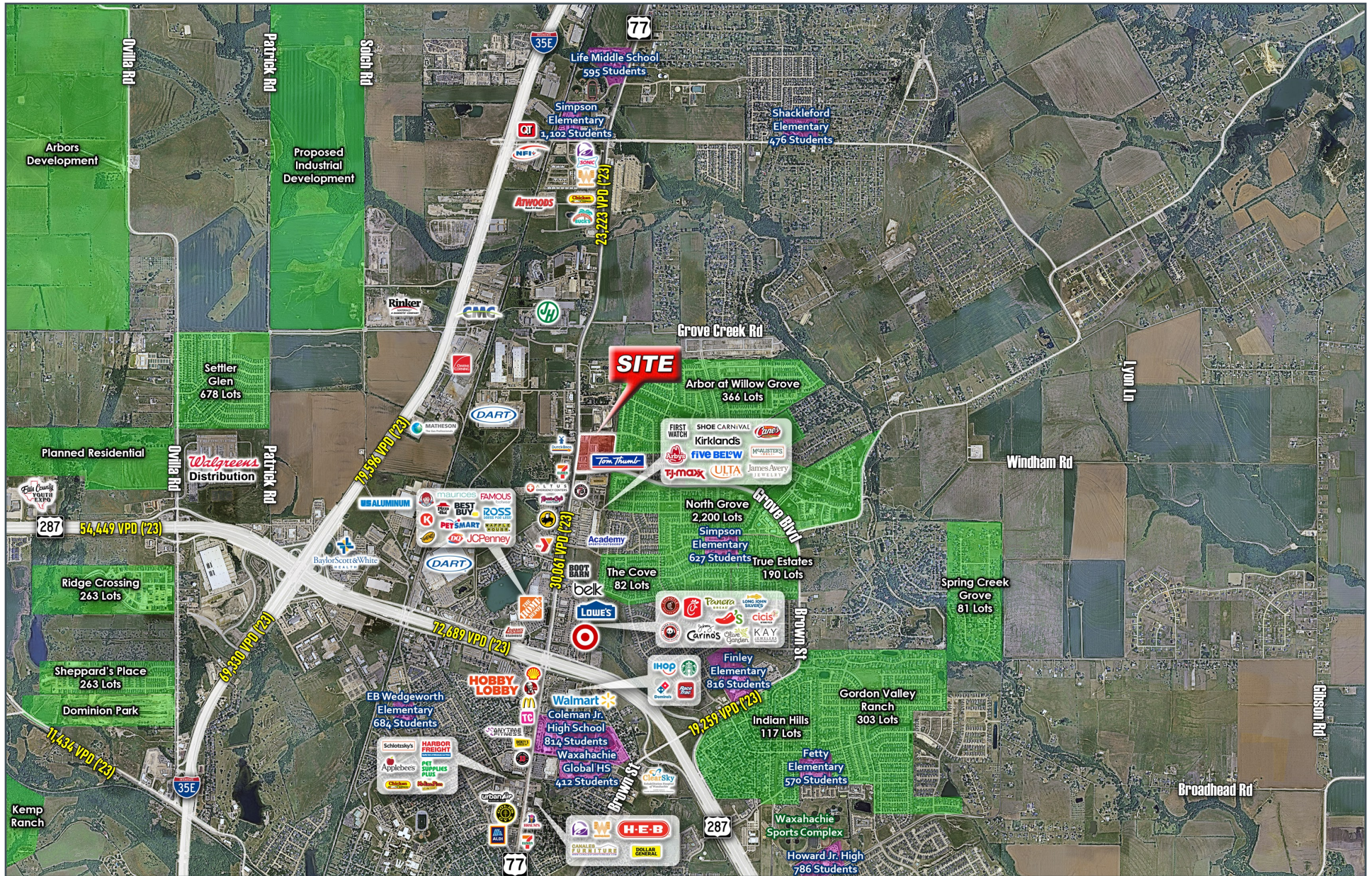


Eggquisite cafe











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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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- 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.
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