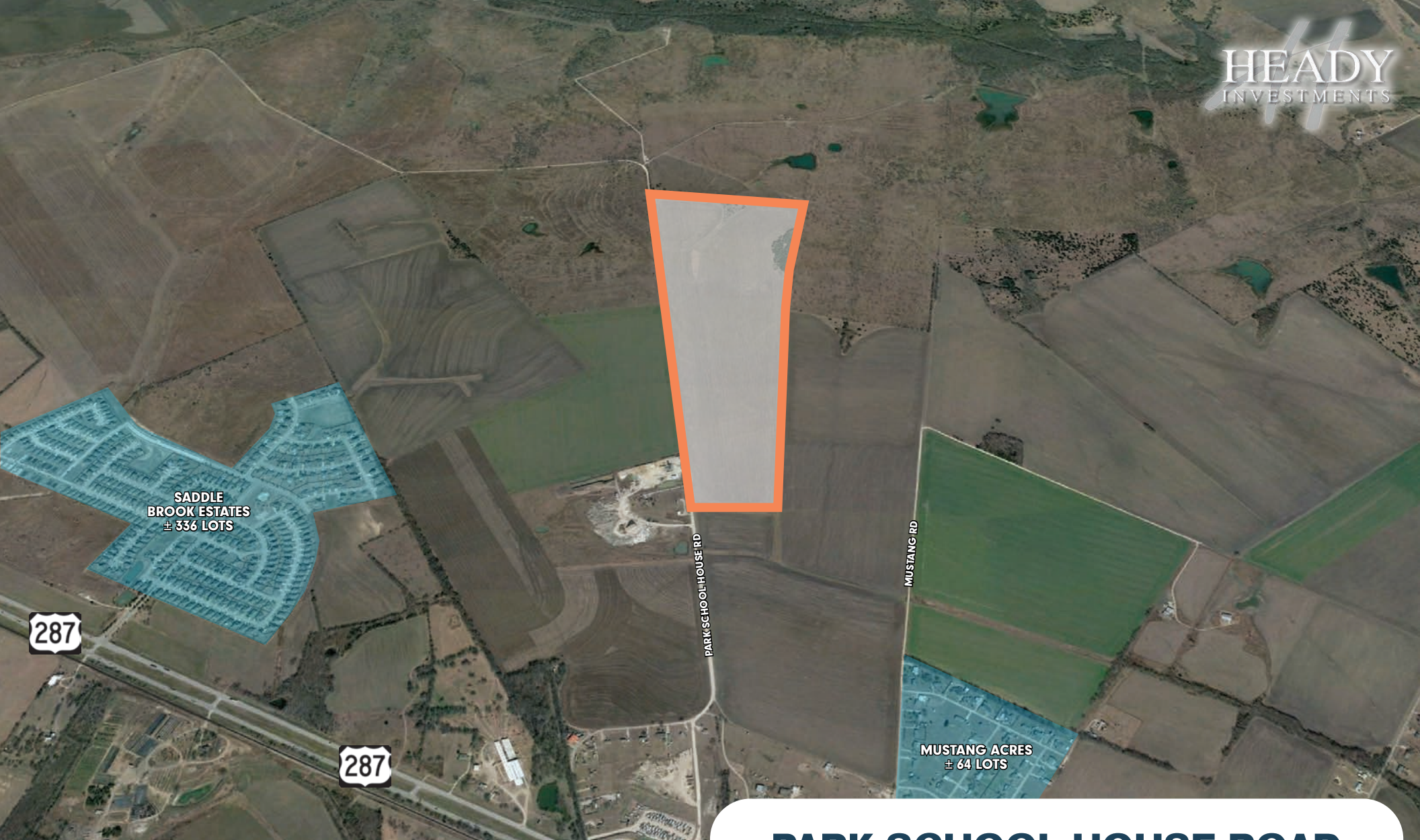




PARK SCHOOL HOUSE ROAD WAXAHACHIE, TX 75165

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PROPERTY OVERVIEW



LOCATION

Park School House Road
Waxahachie, TX 75165



ACREAGE

Gross: ± 100
Net: ± 99.70



ZONING

Waxahachie ETJ



FUTURE LAND USE

Industrial



UTILITIES

Water: Off Site
Sewer: Off Site



ISD

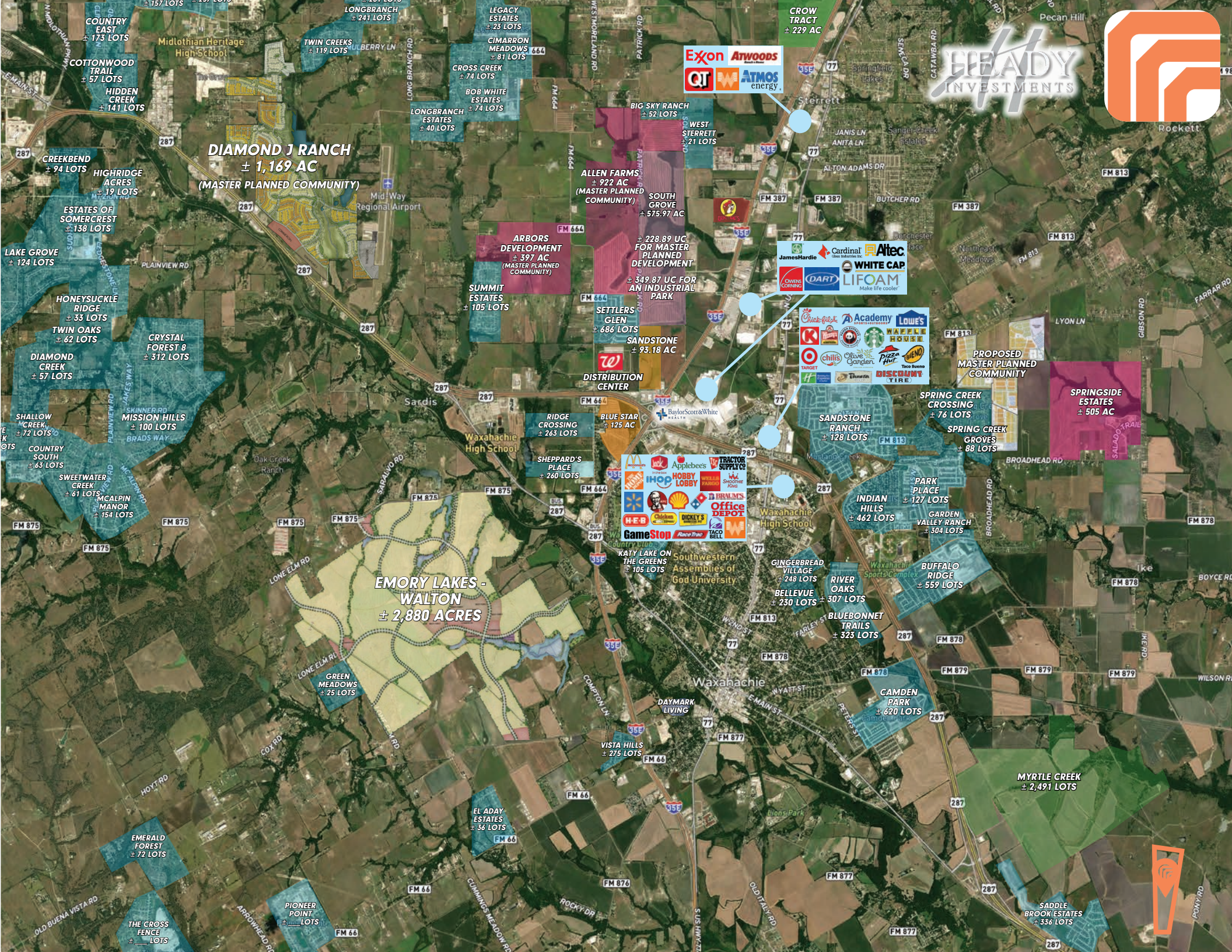
Waxahachie ISD



VPD

Hwy 287: $\pm 5,519$





DIAMOND J RANCH
± 1,169 AC
(MASTER PLANNED COMMUNITY)

EMORY LAKES - WALTON
± 2,880 ACRES

Exxon **Anwoods**
QT **AT&T** **energy**

READY
INVESTMENTS



JamesHardie **Cardinal** **Altec**
CH2M HILL **DART** **WHITE CAP**
LIFOAM
Make life cooler

Chick-fil-A **Academy** **LOWE'S**
WALMART **HOUSE**
Target **chili's** **olive garden** **Pizza Hut** **Taco Bueno**
DISCOUNT TIRE

PROPOSED MASTER PLANNED COMMUNITY

SPRINGCREEK CROSSING
± 76 LOTS

SPRINGCREEK GROVES
± 88 LOTS

SPRINGCREEK TRAILS
± 505 AC

SANDSTONE RANCH
± 128 LOTS

INDIAN HILLS
± 462 LOTS

PARK PLACE
± 127 LOTS

GARDEN VALLEY RANCH
± 304 LOTS

BUFFALO RIDGE
± 559 LOTS

GINGERBREAD VILLAGE
± 248 LOTS

RIVER OAKS
± 307 LOTS

BELLEVUE
± 230 LOTS

BLUEBONNET TRAILS
± 323 LOTS

CAMDEN PARK
± 620 LOTS

MYRTLE CREEK
± 2,491 LOTS

SADDLE BROOK ESTATES
± 336 LOTS



MARKET OVERVIEW



SUMMARY

WAXAHACHIE, LOCATED ABOUT 30 MILES SOUTH OF DALLAS, HAS BEEN ATTRACTING ATTENTION DUE TO ITS PROXIMITY TO THE DALLAS-FORT WORTH METROPLEX AND ITS RELATIVELY LOWER COST OF LIVING COMPARED TO URBAN CENTERS. THIS HAS LED TO POPULATION GROWTH AND INCREASED DEMAND FOR HOUSING AND SERVICES.

IN RECENT YEARS, THERE HAVE BEEN SEVERAL NOTABLE DEVELOPMENT PROJECTS IN WAXAHACHIE, INCLUDING NEW HOUSING DEVELOPMENTS, RETAIL CENTERS, AND INDUSTRIAL PARKS. THE CITY HAS ALSO BEEN INVESTING IN INFRASTRUCTURE IMPROVEMENTS TO SUPPORT THIS GROWTH, SUCH AS ROAD EXPANSIONS AND UTILITY UPGRADES.

DEMOGRAPHICS

MILE RADIUS	1 MILE	3 MILE	5 MILE
2023 POPULATION	591	2,200	8,261
2028 POPULATION	669	2,477	9,262
POP. GROWTH 2023-2028	2.6%	2.5%	2.4%
2023 TOTAL HOUSEHOLDS	188	716	2,655
MEDIAN HOUSE HOLDS INCOME	\$104,167	\$96,938	\$71,865
2023 TOTAL BUSINESSES	21	159	215
2023 TOTAL EMPLOYMENT	145	858	1,473



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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.

11-2-2015



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.

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.

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.

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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Range Realty Advisors, LLC	9008180	info@rangerealtyadvisors.com	214-416-8222
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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tom Allison	627781	tallison@rangerealtyadvisors.com	214-416-8218
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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