

PAD SITES AVAILABLE—RETAIL | RESTAURANT & OTHER COMMERCIAL USES

WAXAHACHIE, TX | SWC IH-35E AND CR 287 [BUTCHER ROAD]



Site is situated on the southwest corner of I-35 and Butcher Road with excellent access off I-35 north and south, and bridge access east and west. The property is accessible off the frontage road and has great visibility. All utilities are located at or on the property.

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2021 Population	311	17,802	61,765
2021 Total Households	118	6,288	21,611
2021 Daytime Population	766	19,544	58,328
2021 Average HH Income	\$119,685	\$103,738	\$100,149

TRAFFIC COUNTS:

IH-35E: 68,560 VPD

AVAILABILITY: PAD SITES AND SMALL COMMERCIAL TRACTS

ZONING: PD-C [COMMERCIAL DISTRICT]

Compliance with the City's Comprehensive Plan
Zoning District [Commercial District] is the intended base zoning classification underlying this PD. The C - Commercial District is intended to provide locations for service and commercial related establishments, such as wholesale products, welding shops, flea markets, major automotive repair, upholstery shops, and other heavy commercial uses. Uses in this District may require open storage areas but shall be screened from public view. The uses envisioned for the District will typically utilize smaller sites and have operation characteristics which are not compatible with residential uses and some nonresidential uses. Convenience access to thoroughfares and collector streets is also a primary consideration.

FRONTAGE: 1,219'

ACCESS: EXCELLENT ON AND OFF RAMPS ON BOTH SIDES OF IH-35E

UTILITIES: WATER, SEWER, ELECTRIC AND GAS TO SITE

FOR SALE: PLEASE CALL FOR PRICING

MAJOR EMPLOYERS:



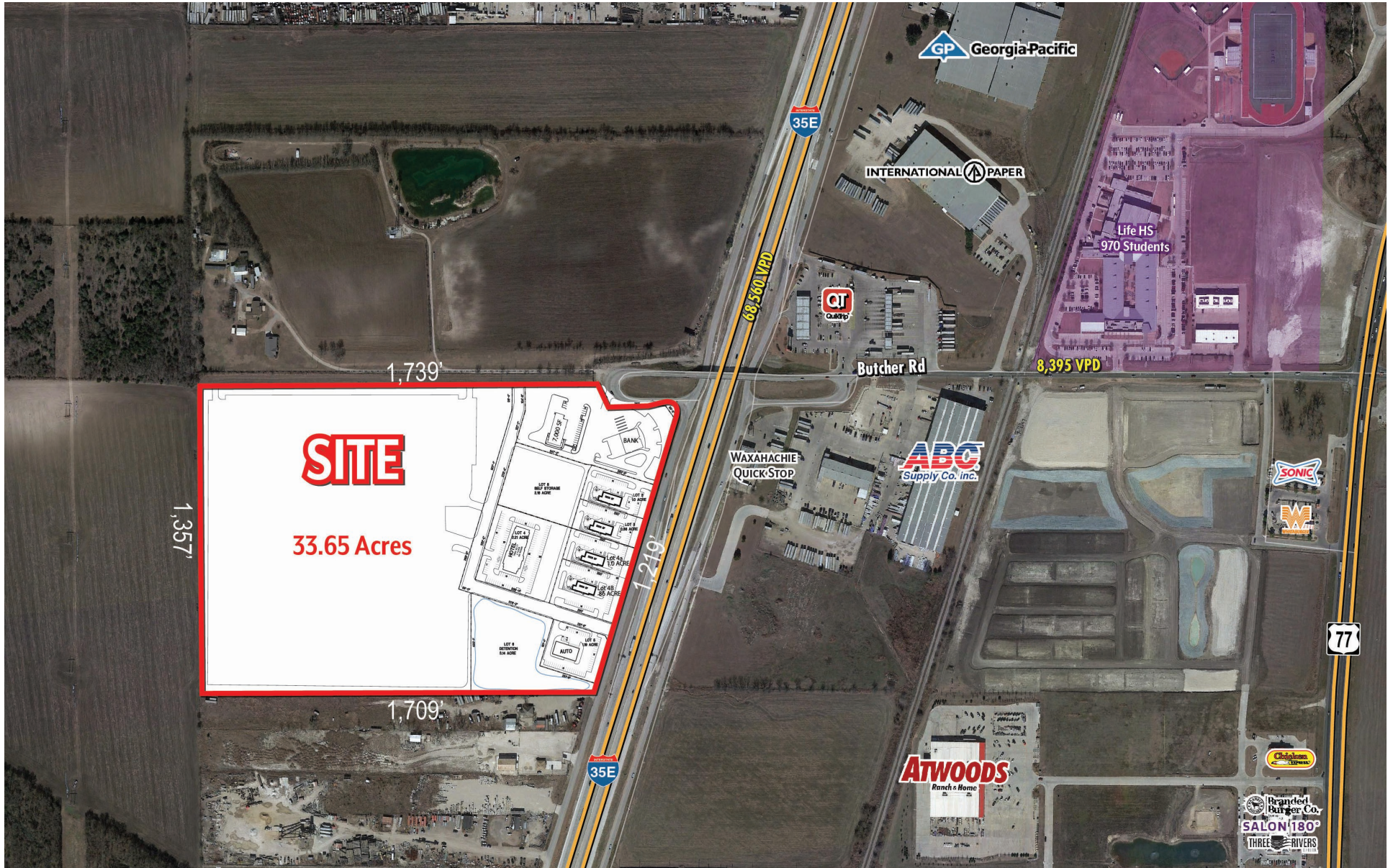
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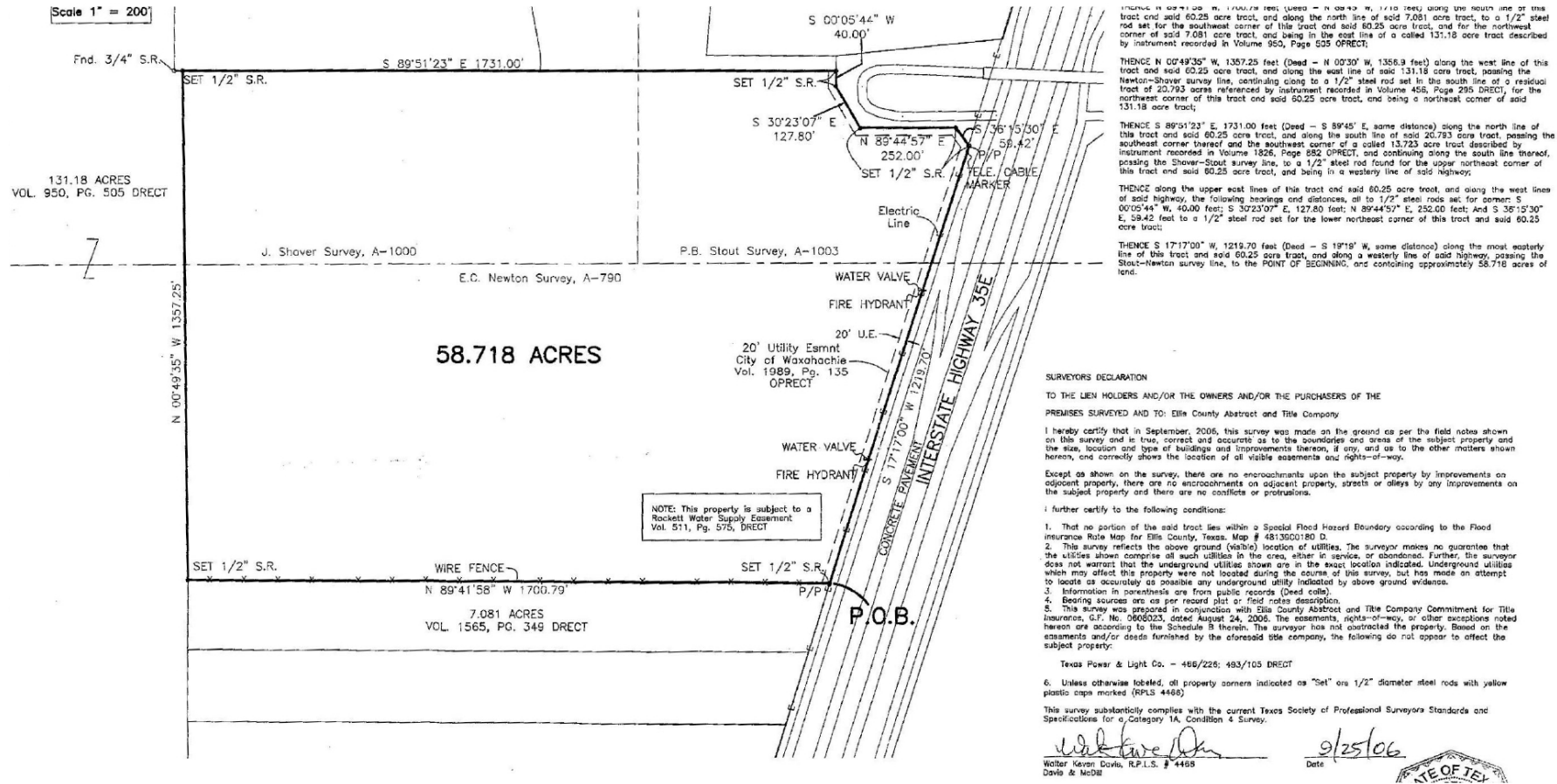
THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

STEVE GREENBERG
214.236.9501
sgreenberg@theretailconnection.net

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DAVIS & McDill, Inc.

ENGINEERS & M SURVEYORS

CONSULTING ENGINEERS - LAND SURVEYORS
10700 FM 555, WAXAHACHIE, TEXAS 75165
PHONE: (972) 555-1165 FAX: (972) 507-0387

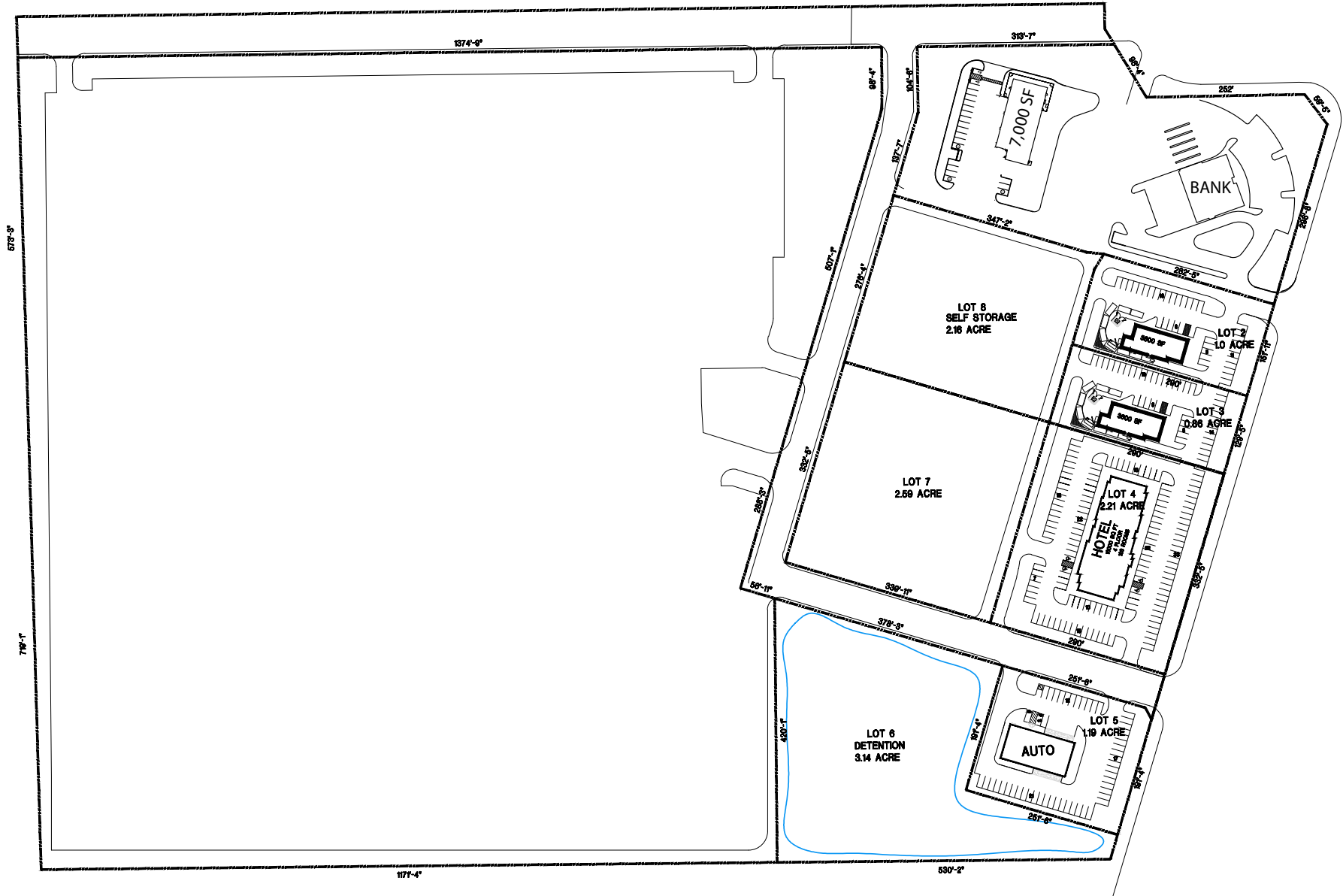
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date