FOR SALE | 58.72 ACRES

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



AVAILABILITY:
58.72 ACRES | LAND

ZONING: PD-C
[COMMERCIAL DISTRICT]

FRONTAGE: 1,219'

ACCESS: NEW NORTHBOUND AND SOUTHBOUND ON AND OFF RAMPS ON IH-35E

UTILITIES: WATER, SEWER, ELECTRIC AND GAS TO SITE

FOR SALE: PLEASE CALL FOR PRICING

- Prime location at the SW corner of I-35 and Butcher Road
- Excellent access from I-35 Northbound and Southbound
- Convenient under-bridge access East and West
- Accessible from the frontage road
- High visibility from I-35
- All utilities available at or on the property

DEMOGRAPHICS:	3 MILE	5 MILE	7 MILE
2024 Population	20,928	68,731	120,415
2024 Total Households	7,142	23,712	40,913
2024 Daytime Population	22,723	62,661	101,729
2024 Average HH Income	$115,742	$119,877	$118,715

TRAFFIC COUNTS:
IH-35E: 93,005 VPD
Butcher Road: 9,607 VPD

MAJOR EMPLOYERS & TRAFFIC GENERATORS:

CARDINAL Glass Industries · DART · H-E-B · INTERNATIONAL PAPER · Walgreens · NAVARRO COLLEGE · BaylorScott&White HEALTH · GP Georgia-Pacific · OWENS CORNING

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

STEVE GREENBERG
214.572.8403
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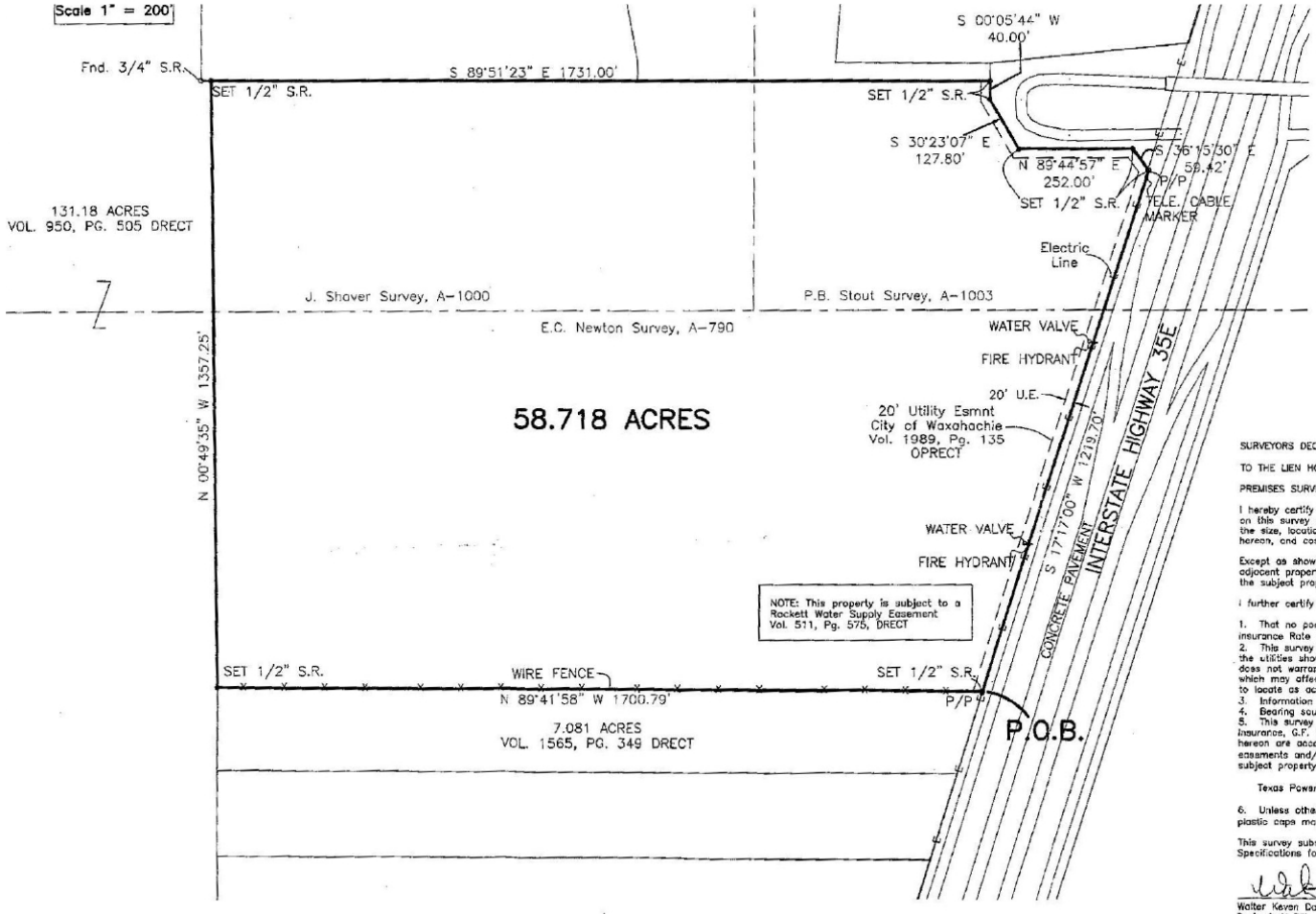
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THENCE S 89°51'23" E, 1731.00 feet (Deed – S 89°45' E, same distance) along the south line of this tract and said 60.25 acre tract, and along the north line of said 7.081 acre tract, to a 1/2" steel rod set for the southwest corner of this tract and said 60.25 acre tract, and for the northwest corner of said 7.081 acre tract, and being in the east line of a called 131.18 acre tract described by instrument recorded in Volume 950, Page 505 OPRECT;

THENCE N 00°49'35" W, 1357.25 feet (Deed – N 00°30' W, 1356.9 feet) along the west line of this tract and said 60.25 acre tract, and along the east line of said 131.18 acre tract, passing the Newton–Shaver survey line, continuing along to a 1/2" steel rod set in the south line of a residual tract of 20.793 acres referenced by instrument recorded in Volume 456, Page 295 DRECT, for the northwest corner of this tract and said 60.25 acre tract, and being a northeast corner of said 131.18 acre tract;

THENCE S 89°51'23" E, 1731.00 feet (Deed – S 89°45' E, same distance) along the north line of this tract and said 60.25 acre tract, and along the south line of said 20.793 acre tract, passing the southeast corner thereof and the southwest corner of a called 13.723 acre tract described by instrument recorded in Volume 1826, Page 882 OPRECT, and continuing along the south line thereof, passing the Shaver–Stout survey line, to a 1/2" steel rod found for the upper northeast corner of this tract and said 60.25 acre tract, and being in a westerly line of said highway;

THENCE along the upper east lines of this tract and said 60.25 acre tract, and along the west lines of said highway, the following bearings and distances, all to 1/2" steel rods set for corners: S 00°05'44" W, 40.00 feet; S 30°23'07" E, 127.80 feet; N 89°44'57" E, 252.00 feet; And S 36°15'30" E, 59.42 feet to a 1/2" steel rod set for the lower northeast corner of this tract and said 60.25 acre tract;

THENCE S 17°17'00" W, 1219.70 feet (Deed – S 19°19' W, same distance) along the most easterly line of this tract and said 60.25 acre tract, and along a westerly line of said highway, passing the Stout–Newton survey line, to the POINT OF BEGINNING, and containing approximately 58.718 acres of land.

SURVEYORS DECLARATION

TO THE LIEN HOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS OF THE

PREMISES SURVEYED AND TO: Ellis County Abstract and Title Company

I hereby certify that in September, 2006, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.

I further certify to the following conditions:

1. That no portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas. Map # 48139C0180 D.
2. This survey reflects the above ground (visible) location of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. Underground utilities which may affect this property were not located during the course of this survey, but has made an attempt to locate as accurately as possible any underground utility indicated by above ground evidence.
3. Information in parenthesis are from public records (Deed calls).
4. Bearing sources are as per record plat or field notes description.
5. This survey was prepared in conjunction with Ellis County Abstract and Title Company Commitment for Title Insurance, G.F. No. 0606023, dated August 24, 2006. The easements, rights-of-way, or other exceptions noted hereon are according to the Schedule B therein. The surveyor has not abstracted the property. Based on the easements and/or deeds furnished by the aforesaid title company, the following do not appear to affect the subject property:

   Texas Power & Light Co. – 466/226; 493/105 DRECT

6. Unless otherwise labeled, all property corners indicated as "Set" are 1/2" diameter steel rods with yellow plastic caps marked (RPLS 4468)

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 4 Survey.

Walter Keven Davis, R.P.L.S. # 4468
Davis & McDill

9/25/06
Date

STATE OF TEXAS

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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.

EQUAL HOUSING OPPORTUNITY

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
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____