



PROPERTY OVERVIEW



LOCATION

Southwest Quadrant of I-35E
& U.S. Hwy 287 Bypass



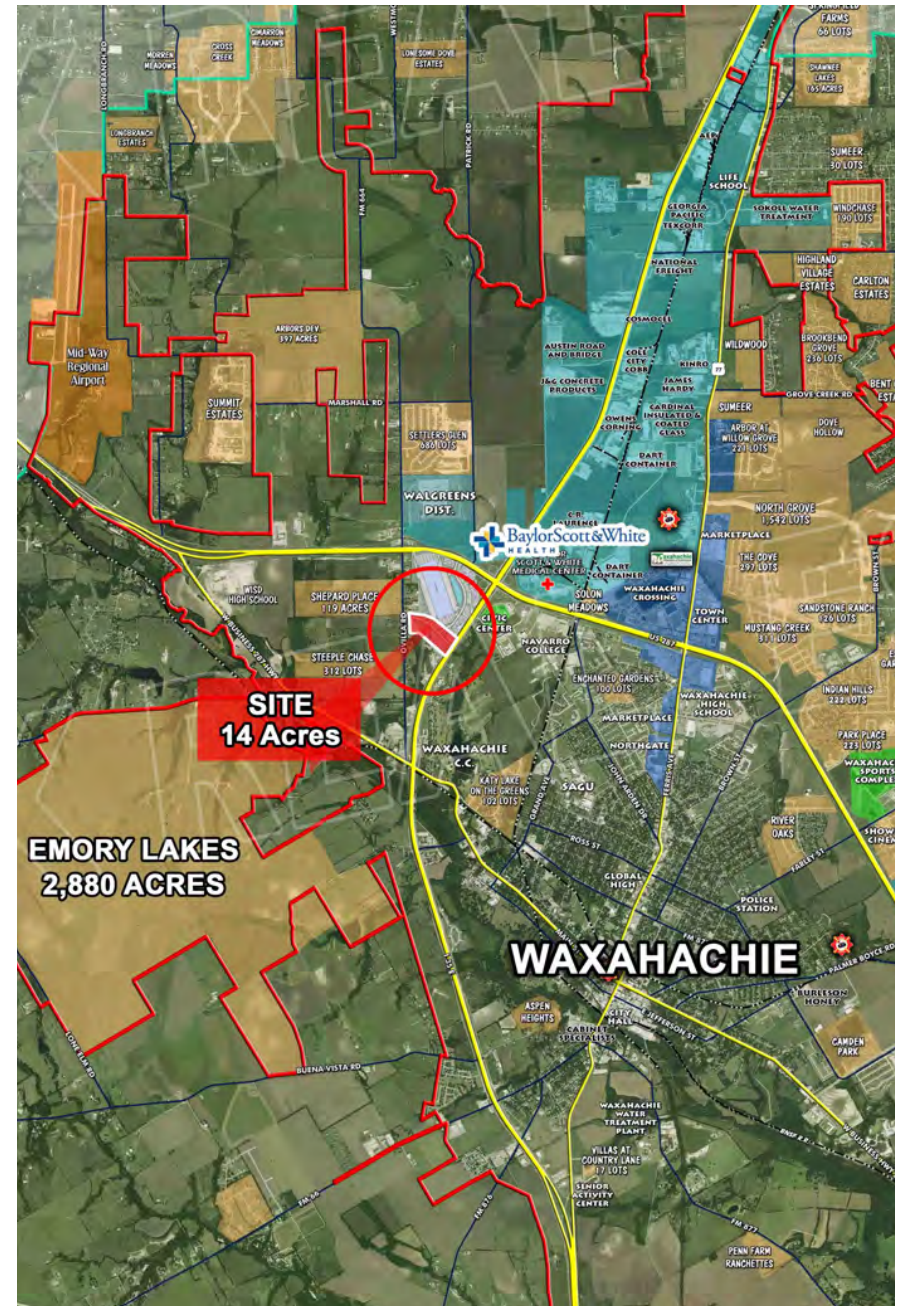
HIGHLIGHTS

- +/- 14 Acres located in the City of Waxahachie, Waxahachie ISD, Ellis County
- Zoning: Multi-Family
- Approximately 25 miles south of Downtown Dallas
- 2,538 +/- feet of frontage along I-35E
- 2,225 +/- feet of frontage along U.S. Hwy 287 Bypass
- Utilities are available to the property
- Baylor Scott & White Hospital is located at the northeast corner of the intersection. This \$186,500,000 medical center includes a 120 bed hospital, cancer center, and related facilities including a 71,000 SF medical office building.
- Approximately one mile west on Hwy 287 is the new \$118,000,000 Waxahachie High School, which opened in 2018.

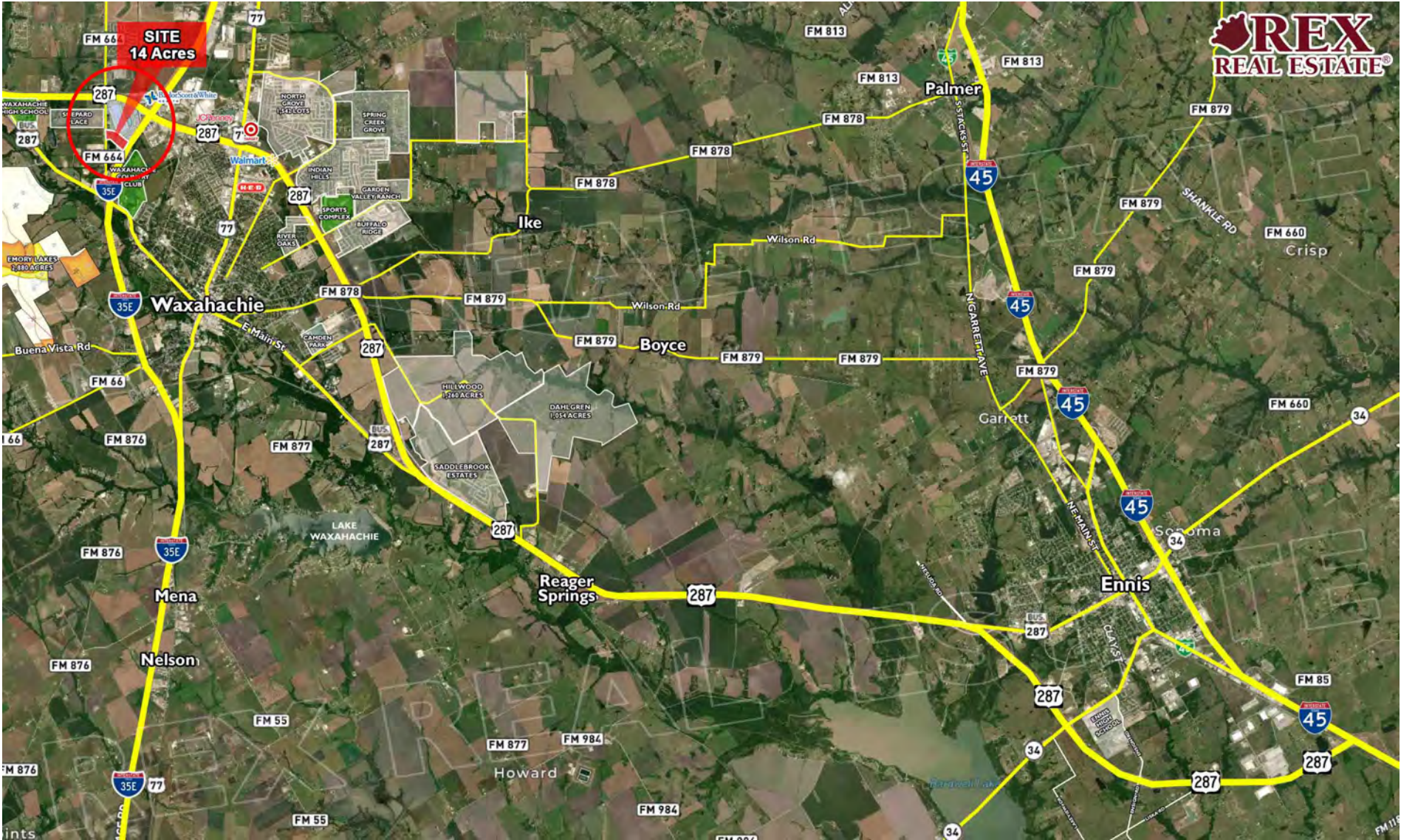


DEMOGRAPHICS

2024 POPULATION	48,641
ESTIMATED 2029 POPULATION	53,973
NUMBER OF HOUSEHOLDS	16,961
MEDIAN HOUSEHOLD INCOME	\$80,913
MEDIAN HOME VALUE	\$316,412



WAXAHACHIE & ENNIS AERIAL MAP



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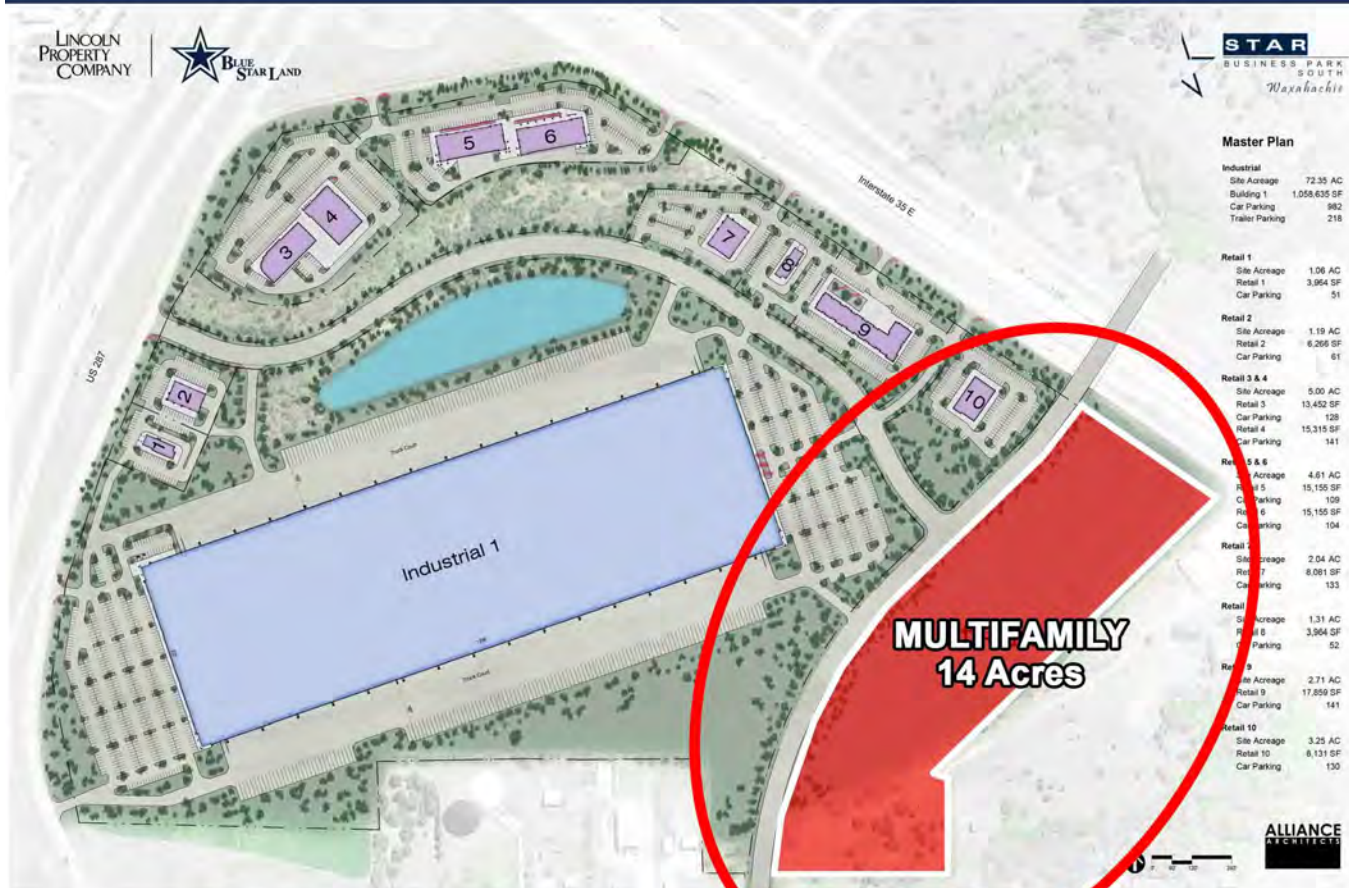
STAR BUSINESS PARK SOUTH

STAR BUSINESS PARK SOUTH

A MIXED-USE DEVELOPMENT OF BLUE STAR LAND
ADDRESS TBD, WAXAHACHIE, TEXAS 75165



LINCOLN
PROPERTY
COMPANY



STAR BUSINESS PARK SOUTH

- Access to growing and quality labor pool of over 500,000 people within a 30 minute commute
- 35 minute drive to Downtown Dallas and Fort Worth
- Brand new high school and Baylor Medical Center nearby
- Home to Walgreens Distribution Center, Dart Container Group, Owens Corning and Georgia Pacific facilities
- New, affordable and quality housing nearby
- Utilities:
 - Electric – Oncor
 - Gas – Atmos
 - Fiber – AT&T
 - Water – City of Waxahachie



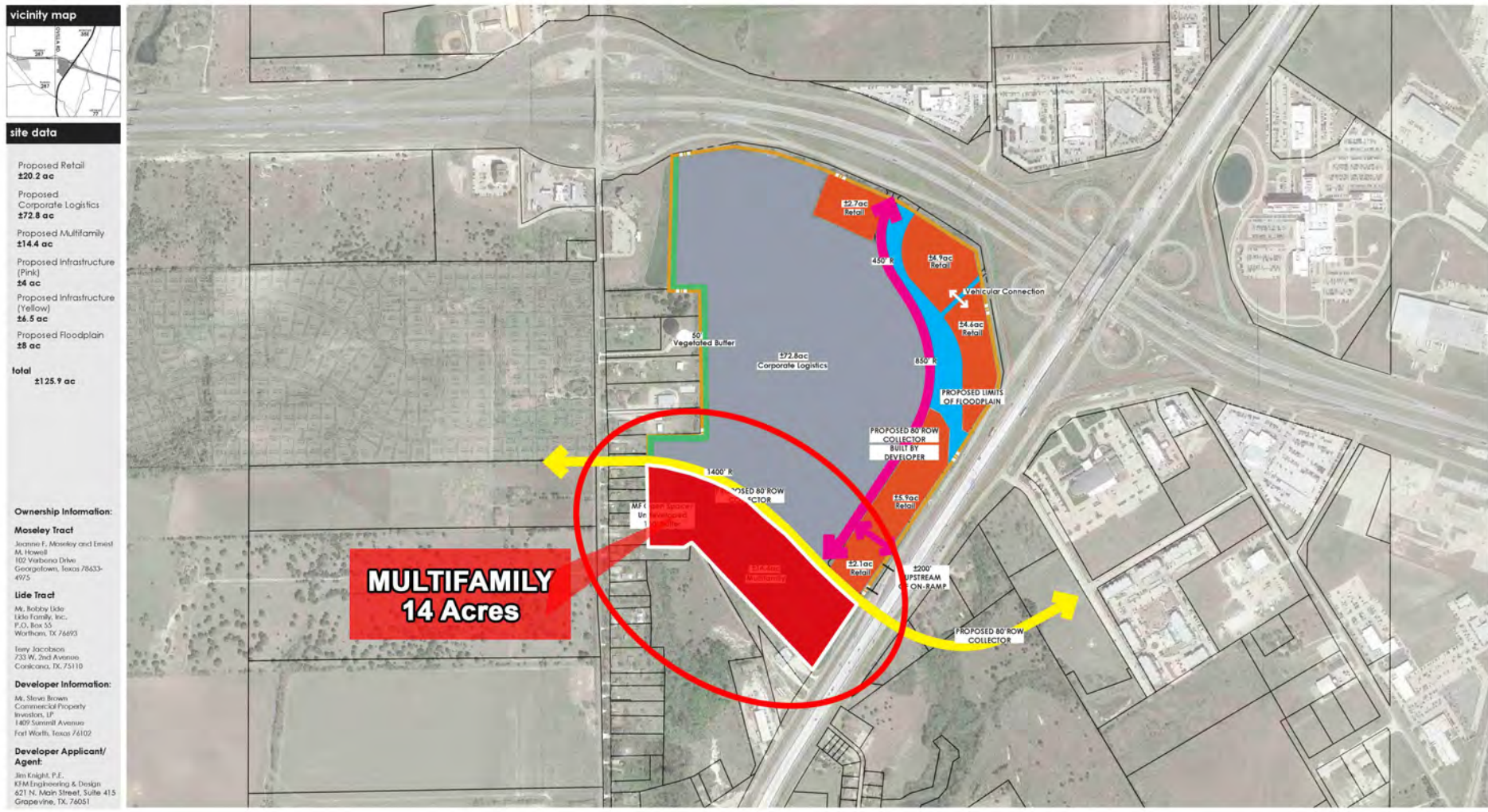
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PRELIMINARY BUBBLE PLAN



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0 150 300 600
Scale: 1"=300'

waxahachie 120ac tract
Overall Bubble Plan

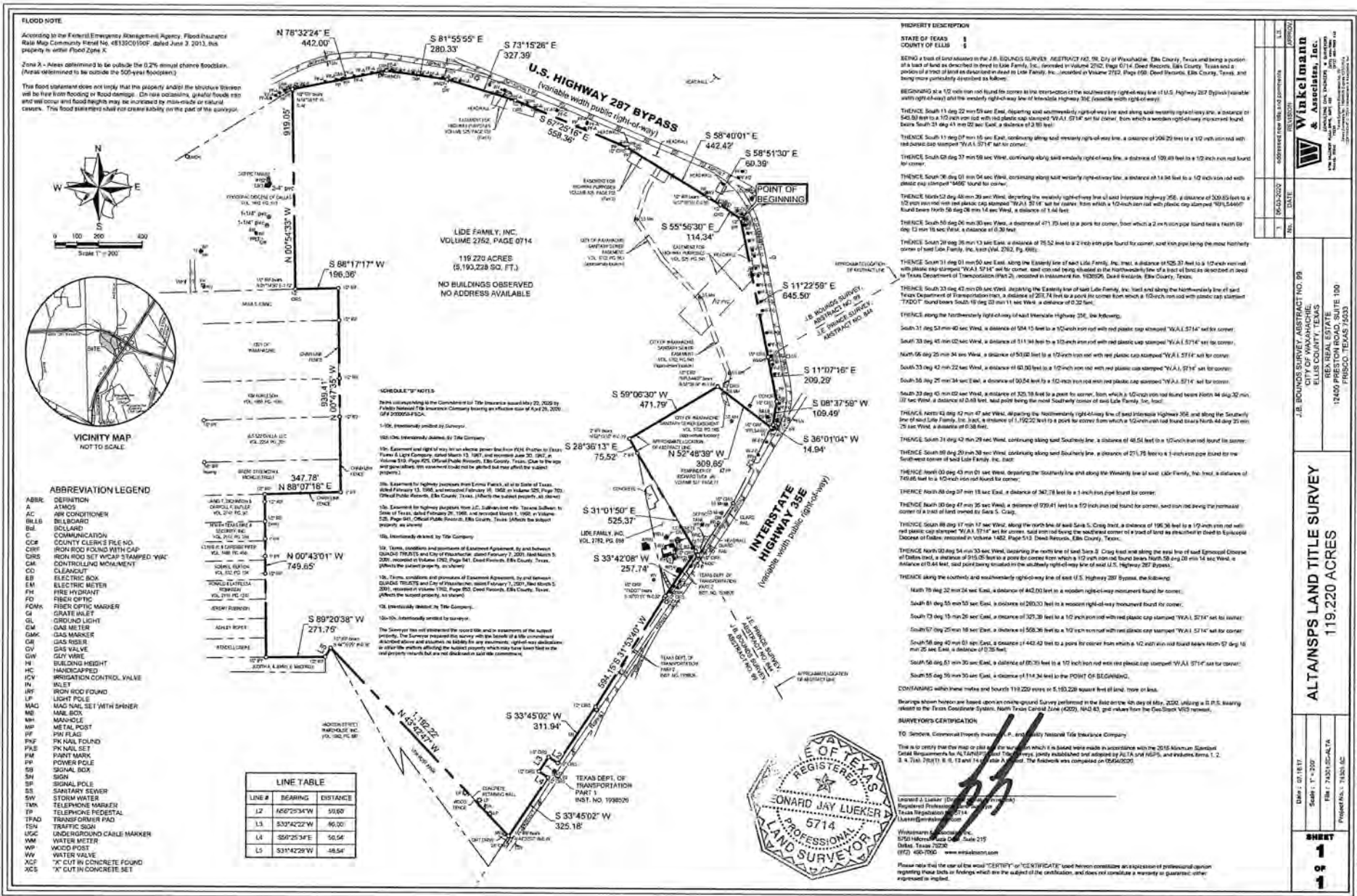
Case Number: ZDC-124-2020 September 28th, 2020
The information shown is based on the best information available and is subject to change without notice.

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SURVEY



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WAXAHACHIE, TX - OVERVIEW

OVERVIEW

The City of Waxahachie is conveniently located at the crossroads of Interstate 35E, US Highway 287 and US Highway 77. As part of the robust Dallas-Fort Worth Metroplex (DFW), and just 30 miles south of the City of Dallas, Waxahachie offers employment opportunities, housing options, top quality healthcare and education second to none. These local strengths are boosted by **quick access** to the amenities afforded by DFW.

WORKFORCE

The City of Waxahachie and the Economic Development Department depend on the professional support of many allies as we serve our business community.

LIFE IN WAXAHACHIE

Waxahachie continues to be an attractive area for developers and individuals to locate. Waxahachie is also an attractive tourist destination. The charm of the historic homes and buildings brings thousands of visitors to the city each year. While here, visitors enjoy numerous unique shopping opportunities, including antiques, specialty shops and boutiques.

A stone's throw from the Dallas Metroplex, Waxahachie is a vibrant, authentic small town Texas community and the "**Crape Myrtle Capital of Texas!**" Each summer, our city's historic streets are lined with hundreds of beautiful pink crape myrtles in full bloom, celebrated by the Crape Myrtle Festival in July.



Baylor Scott & White Waxahachie's \$240 Million Expansion

The medical center is growing to address a 40+ percent patient increase in the last five years.

Baylor Scott & White Medical Center – Waxahachie broke ground last week on a \$240 million project that is part of a multi-phase campus expansion. The multi-floor patient tower will include an expanded emergency department, surgery department, intensive care unit, imaging, and multilevel parking garage.

North Texas' rapid growth is often linked to the northern suburbs like Frisco and beyond, but Waxahachie is experiencing its own population boom. WFAA reported that the city saw an additional 130 new residents per month in 2022, double the rate the year prior. A recent bond approved the construction of new elementary and high schools, and the population has grown from less than 40,000 before the pandemic to nearly 50,000 in 2024.

BSW Medical Center – Waxahachie President Will Turner took the helm in 2019 and has been with the system since 2012. Baylor's latest expansion will add more capacity for a quickly expanding region. "The number of patients we have seen at our hospitals and clinics has increased by more than 40 percent in the last five years, and this expansion demonstrates Baylor Scott & White's commitment to meet the current and future needs of those we serve," Turner said.

The six-story patient tower will be adjacent to the existing tower and include an expanded emergency department space with more room for imaging, surgical services, NICU, labor and delivery, and a multilevel parking garage. The added real estate is needed for the quickly growing region. In the last five years, the hospital has increased its outpatient load by more than 53 percent, inpatient visits have grown by 41 percent, and births have increased by 25 percent.



(Source: Dallas Business Journal; Aayush Gupta; January 2025)

Baylor Scott & White Waxahachie's \$240 Million Expansion (cont.)

The hospital was built in 2014 and became a Level IV trauma center in 2019. Last year, the Waxahachie facility expanded with the Baylor Scott & White Heart and Vascular Hospital – Waxahachie, an extension of the nonprofit system's heart and vascular hospital in Dallas.

That facility is Waxahachie's first hospital dedicated to the heart and cardiovascular system and is a 30,000-square-foot stand-alone structure on BSWH's existing Waxahachie campus. It includes an outpatient nursing unit, 12 patient rooms, two hybrid catheterization labs, a pre-and post-catheterization lab area, physician offices, a family waiting room, and a conference room.

The system also opened an urgent care facility in the area in December, and the hospital will host its first medical residents in July.

"With no shareholders, not-for-profit health systems such as ours invest 100% of surpluses in new and improved facilities, technology, lifesaving clinical research, medical education, expanding services, and growing workforces," Turner said. "This new initiative follows other recent investments, funded by our community through our philanthropic foundation and from funds provided by Baylor Scott & White to serve our community."



(Source: Dallas Business Journal; Aayush Gupta; January 2025)



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:

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

_____ 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