

Coming 2026



Crossroads 287

1001 US-287 Bypass | Waxahachie, TX 75165

New mixed-use development



Development highlights

Crossroads 287 named for it's position at the intersection of I-35 E and Hwy 287, which sees over 150,000 vpd.

- **Mixed-Use Development** offering retail, office, medical, and hotel
- **For Sale or Lease** pad sites and build-to-suit options available
- **Close proximity** to Baylor Scott & White Medical Center, Waxahachie Civic Center (167k Annual Visitors) and Navarro College (1,884 Enrollment & 4-year nursing program)



Conceptual renderings



Site plan



Retail/Restaurants/Medical

Available: 1,500 - 14,950 SF
Total: 19,950 SF

Restaurant Pad

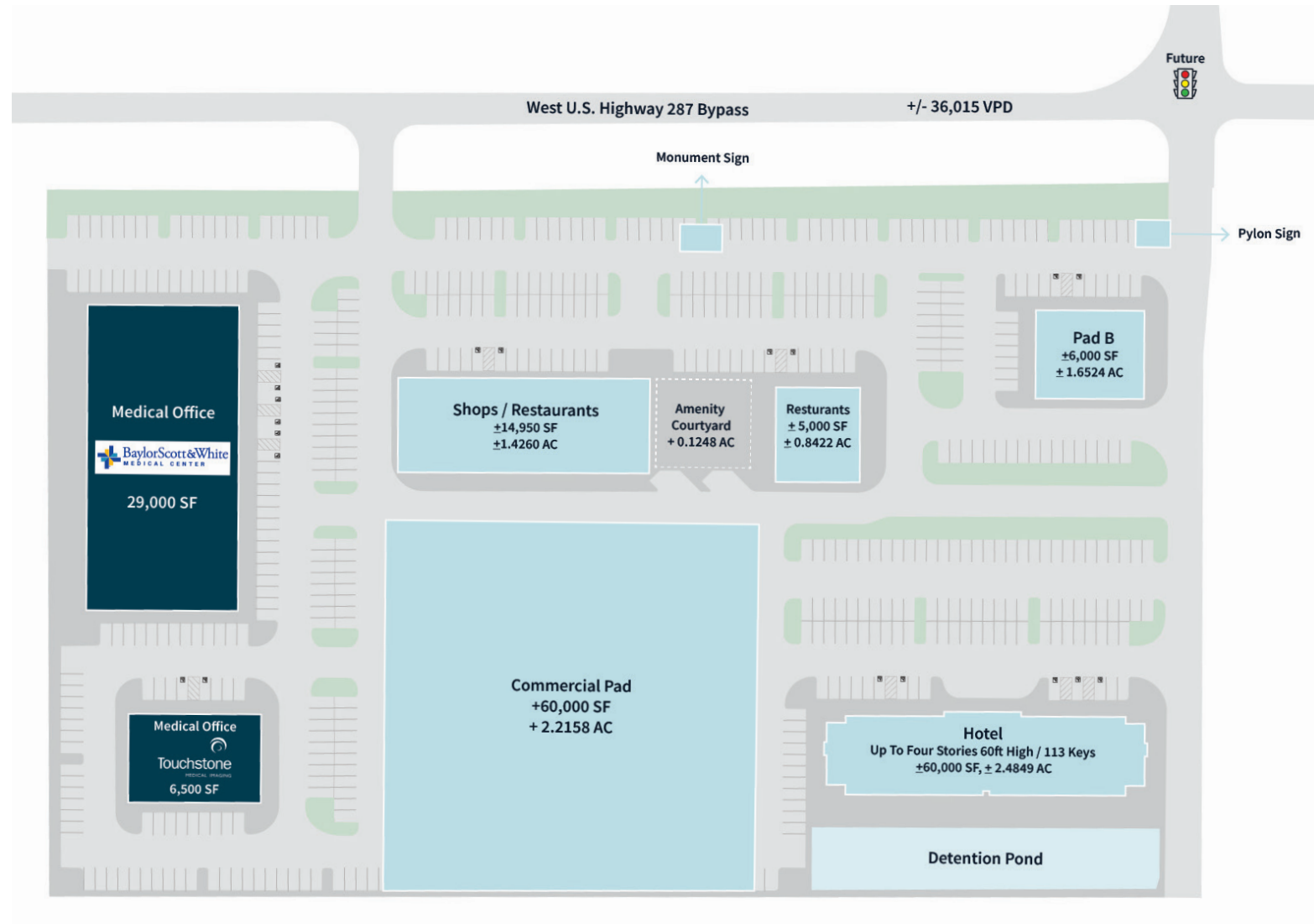
+/- 1.6524 AC

Hotel

+/- 2.4849 AC Pad

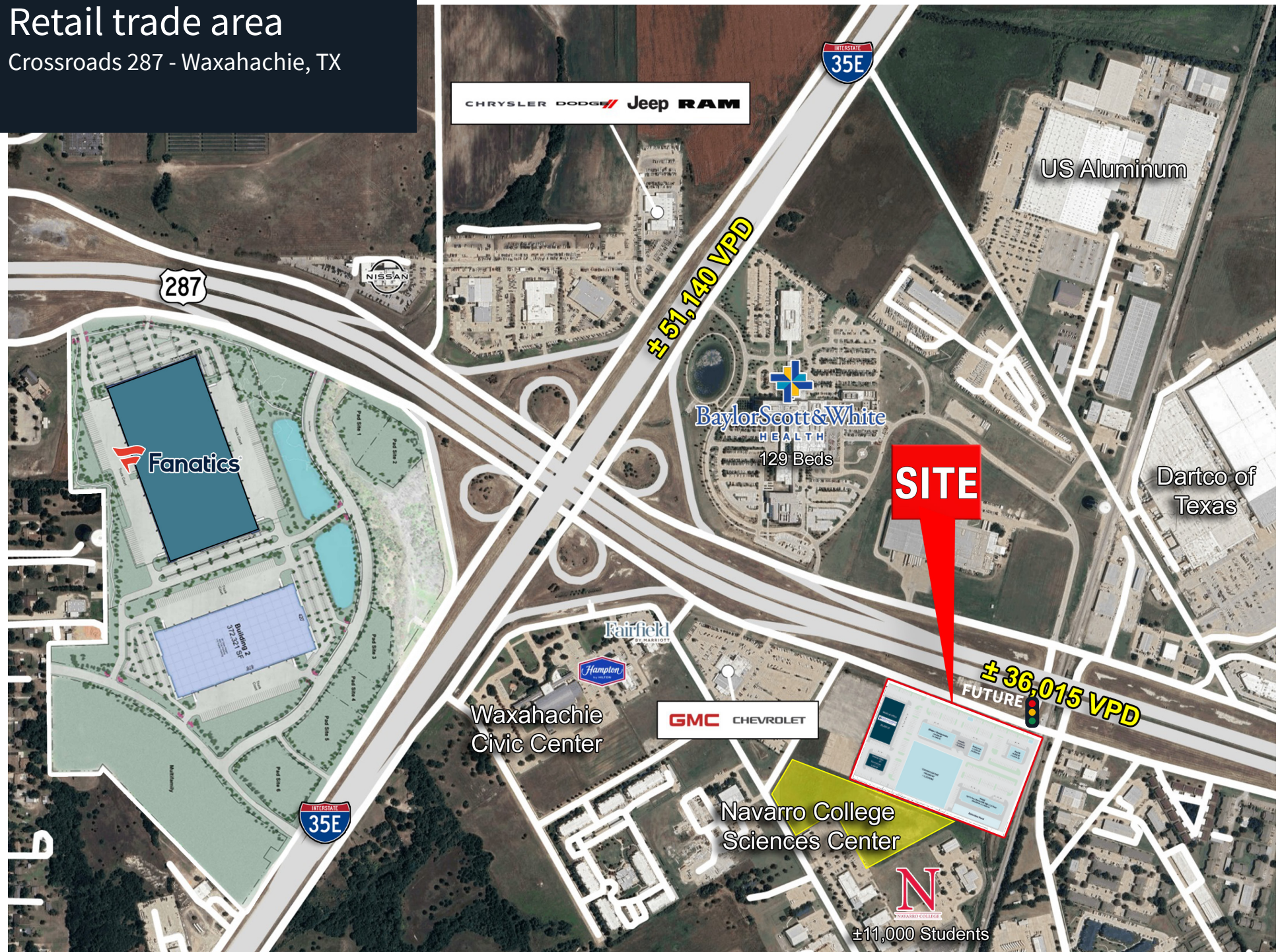
Commercial/Medical

+/- 2.2158 AC Pad



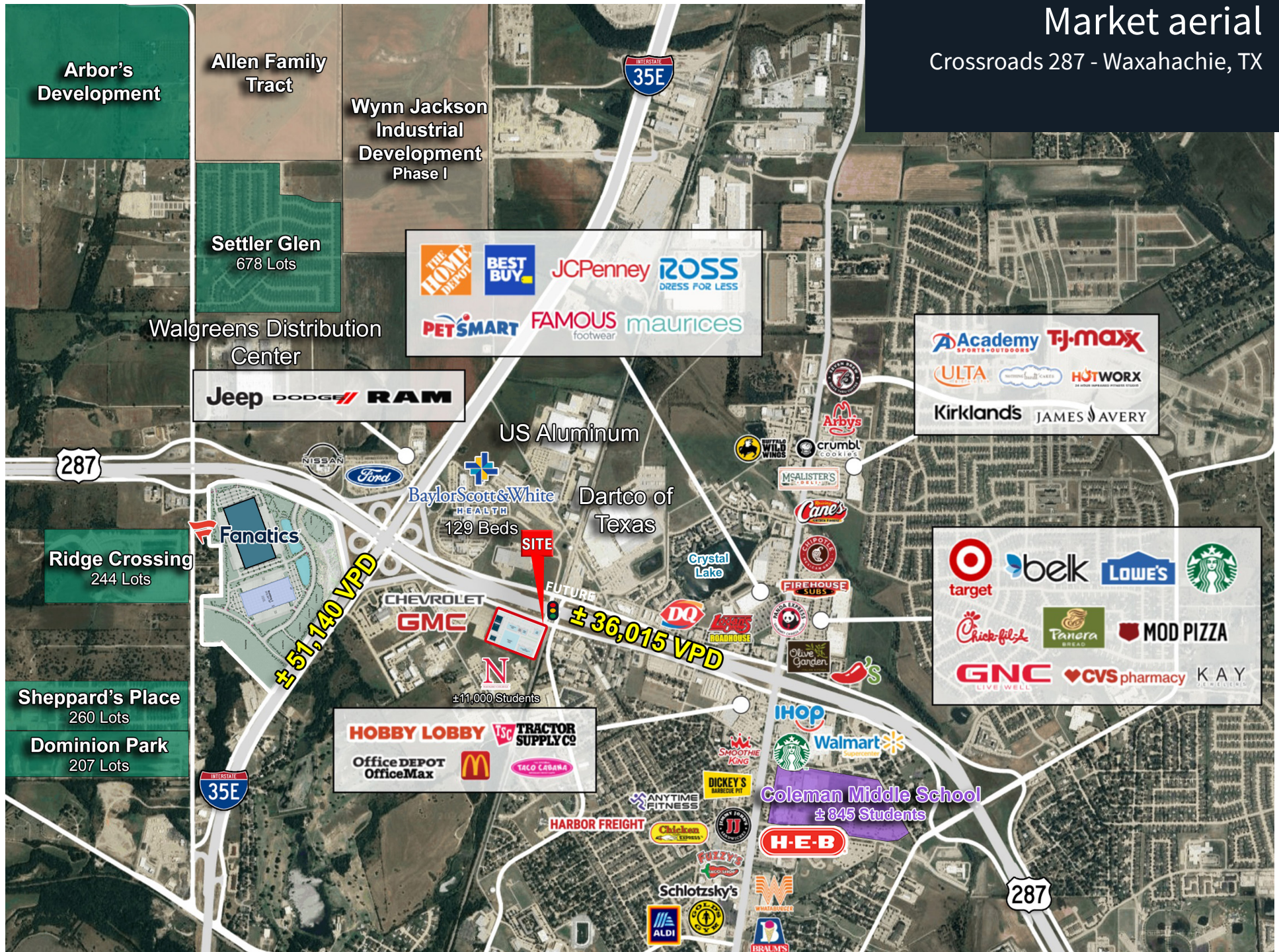
Retail trade area

Crossroads 287 - Waxahachie, TX



Market aerial

Crossroads 287 - Waxahachie, TX





Trade area demographics

10-minute drive time

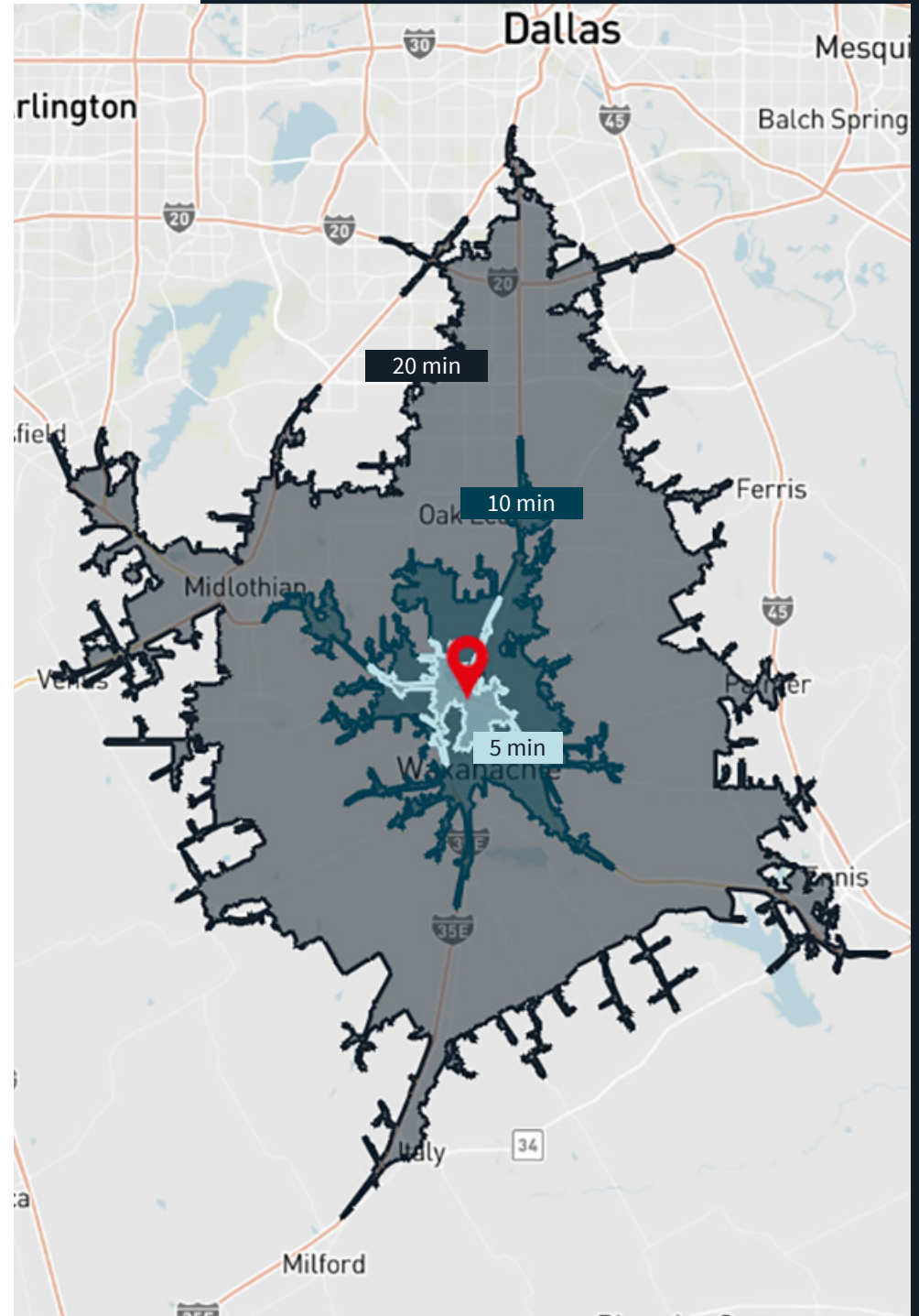
Population	52,761
Avg household income	\$104,918
Daytime population	55,161
Households	18,052

20-minute drive time

Population	298,347
Avg household income	\$108,216
Daytime population	245,023
Households	101,274



Conceptual rendering





About Waxahachie



Waxahachie is the largest city in Ellis county (*D Magazine*)



Ellis County is the 8th fastest growing county in the country (Texas Tribune) with a population growth of 4.9% from 2022-2023



Waxahachie has seen a population growth from less than 40,000 before the pandemic to nearly 50,000 in 2024 and continues to grow



Nicknamed “The Crossroads of Texas”, Waxahachie is conveniently located at the crossroads of Interstate 35E, US Highway 287, and US Highway 77 just 30 miles south of Dallas



New developments include:

- **Fanatics**, a global digital sports platform, will open and operate a new 600,000 sf e-commerce and wholesale fulfillment facility with retail frontage
- **Baylor Scott & White** recently broke ground on a \$240 million 159,950 SF expansion including a six-story medical tower (adding 130 beds for a total of 259 beds), four-story parking garage, and an expanded emergency department.
- Dallas’ **Wynne/Jackson** & San Francisco-based **Prospect Hill Group** have partnered in their acquisition of 575 acres for their South Grove development, a massive industrial development to handle multiple buildings of more than 1 million sf
- **Tom Thumb** recently completed work with a Fort Worth-based developer to build a store in Waxahachie, a fast-growing city 30 miles south of Dallas that has been an H-E-B stronghold for about 20 years. The new 60,000-square-foot Tom Thumb on the north side of town is the grocer’s first store in Ellis County





Thank you

About JLL

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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:
 - 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
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Robert Franks	623515	rob.franks@jll.com	+1 214 438 6375
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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

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