

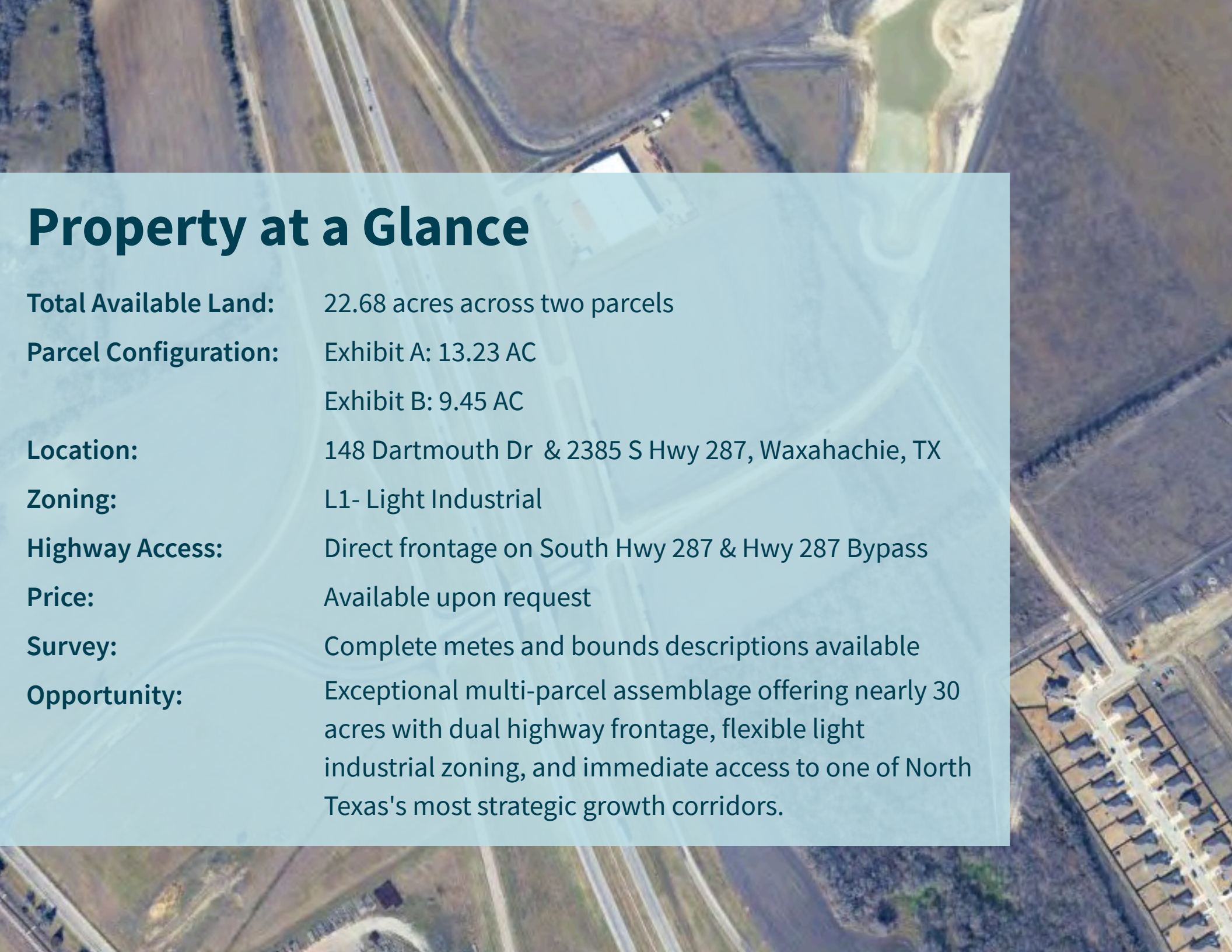
PRIME DEVELOPMENT OPPORTUNITY



Hwy 287 Commercial Land | Waxahachie, TX

Two Strategic Parcels - 22.68 Total

148 Dartmouth Dr & 2385 South Hwy 287

An aerial photograph of a property featuring a large pond, several roads, and some industrial buildings. The property is situated near a major highway and a residential area.

Property at a Glance

Total Available Land: 22.68 acres across two parcels

Parcel Configuration: Exhibit A: 13.23 AC

Exhibit B: 9.45 AC

Location: 148 Dartmouth Dr & 2385 S Hwy 287, Waxahachie, TX

Zoning: L1- Light Industrial

Highway Access: Direct frontage on South Hwy 287 & Hwy 287 Bypass

Price: Available upon request

Survey: Complete metes and bounds descriptions available

Opportunity: Exceptional multi-parcel assemblage offering nearly 30 acres with dual highway frontage, flexible light industrial zoning, and immediate access to one of North Texas's most strategic growth corridors.

Exhibit A - 13.23 AC

- Location: 2325 S. HWY 287
- Highway 287 Bypass frontage: approximately 695 feet
- Northwest corner tract with excellent visibility
- Part of S.M. Durrett Survey, Abstract No. 272
- Borders commercial building at 2385 South Highway 287 Bypass



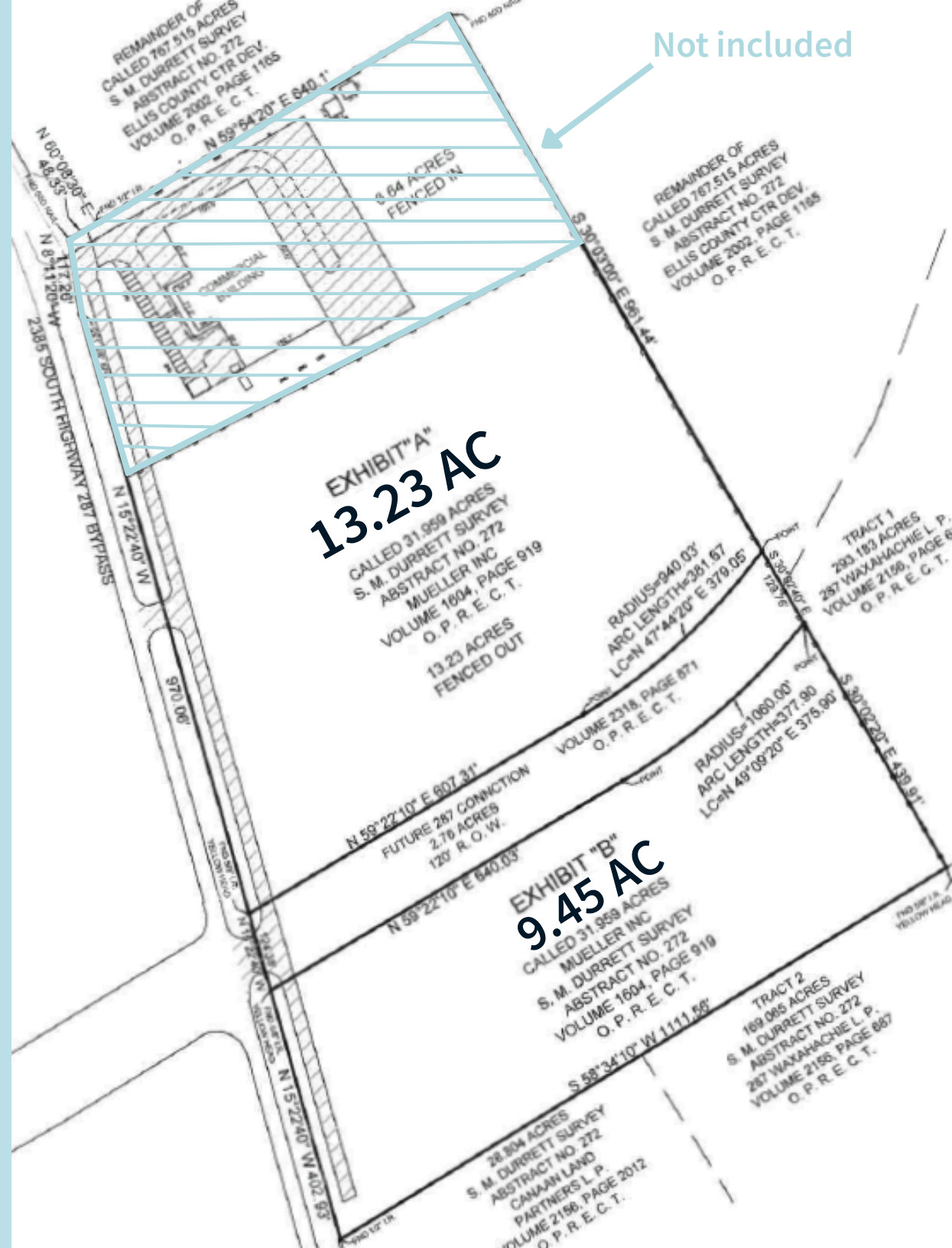
Exhibit B - 9.45 AC

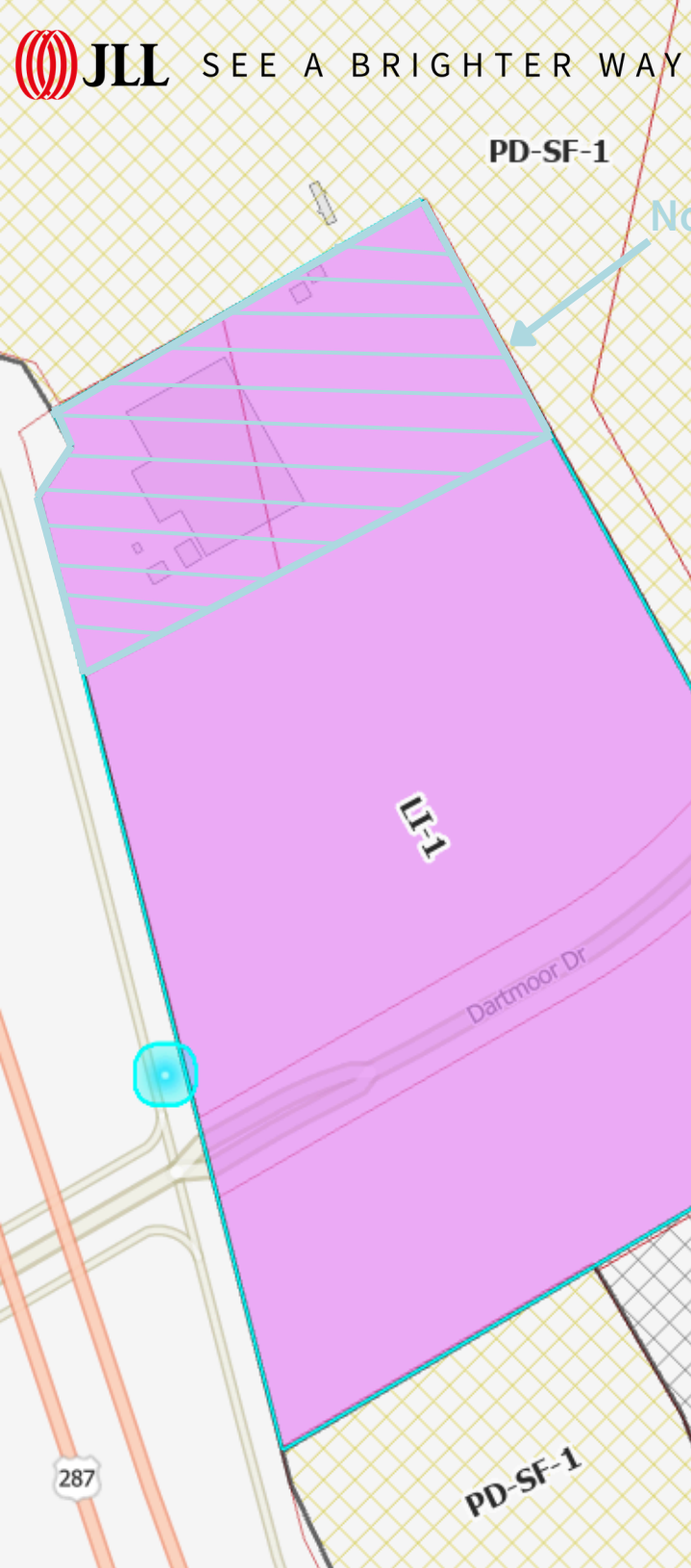
- Location: 148 Dartmouth Drive
- South of Exhibit A parcel
- Highway 287 Bypass frontage: approximately 400 feet
- Adjacent to future Highway 287 connection corridor
- Part of S.M. Durrett Survey, Abstract No. 272



Site Survey

22.68 AC Combined





Zoning: LI-1

The LI - Light Industrial 1 zoning designation across all two parcels provides substantial flexibility for commercial development while maintaining compatibility with the corridor's mixed commercial character. This zoning typically permits:

- Warehouse and distribution facilities
- Light manufacturing and assembly operations
- Wholesale trade and storage
- Contractor offices and equipment yards
- Business and industrial parks
- Research and development facilities
- Office-warehouse combinations (flex space)
- Selected commercial and retail uses compatible with industrial zoning
- Outdoor storage and display (subject to screening requirements)

The consistent LI zoning across all parcels allows unified development planning while maintaining flexibility for varied uses across different tracts if desired.

Infrastructure and Utilities

The Highway 287 corridor location ensures access to essential utilities required for commercial and industrial development:

- Water: Municipal water service available to properties
- Wastewater: Sewer infrastructure accessible for connection
- Electric: Electric utility service available to site
- Natural Gas: Natural gas service available in corridor
- Telecommunications: Fiber and broadband providers service the Highway 287 corridor

Existing Development

An existing commercial building at 2385 South Highway 287 Bypass (6.64 acres, fenced separately) demonstrates established utility infrastructure and confirms development feasibility in the immediate area

Thriving Market Context

Waxahachie and Ellis County represent one of the fastest-growing regions in Texas. The area has experienced substantial population growth, major industrial expansions, and significant corporate relocations. Companies are increasingly choosing Ellis County for distribution, manufacturing, and corporate facilities due to its strategic position, available land, and competitive costs.

The Highway 287 corridor specifically has seen accelerated development activity, with major industrial, logistics, and commercial projects establishing the area as a key growth zone for the southern Dallas metropolitan region. Adjacent development includes substantial residential communities and major commercial projects, creating a robust market context for commercial investment.

Waxahachie and Ellis County Growth

- Ellis County population exceeds 190,000 with continued strong growth projections
- Waxahachie serves as the county seat and primary commercial center
- Major employers include Baylor Scott & White Medical Center, Owens Corning, Magnablend, and expanding manufacturing clusters
- Substantial residential development underway throughout the corridor, expanding workforce base and commercial demand

Business Climate

Texas's favorable business climate, combined with Ellis County's competitive property costs and pro-business local government, creates an attractive environment for commercial investment. Property taxes and operating costs remain substantially lower than core Dallas-Fort Worth markets while maintaining full access to metropolitan workforce, suppliers, and customers. Waxahachie's established infrastructure and municipal services provide the foundation for successful commercial operations without the congestion and constraints of urban locations.

Thank you

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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.

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Buyer/Tenant/Seller/Landlord Initials

Date