

2.9 ACRES

SWC of Northgate Dr. and Stadium Dr. Waxahachie, Texas

- LOCATION:** The subject property is located at the southwest corner of Northgate Drive and Stadium Drive in Waxahachie.
- SIZE:** 2.9 Acres; 126,324 S.F.
- ZONED:** Planned Development-11-Multi-Family-1
- UTILITIES:** All utilities are to the site.
- FRONTAGE:** Northgate Dr. - 499.24 ft.
Stadium Dr. - 383.23 ft.
- PRICE:** \$600,039.00; \$4.75 Per S.F.
- COMMENTS:** Great location near US Highway 77 and US Highway 287 Bypass. Easily accessible to shopping, restaurants, entertainment, schools, churches and medical facilities.

FOR MORE INFORMATION

Call

Joe Rust Company
972-333-4143

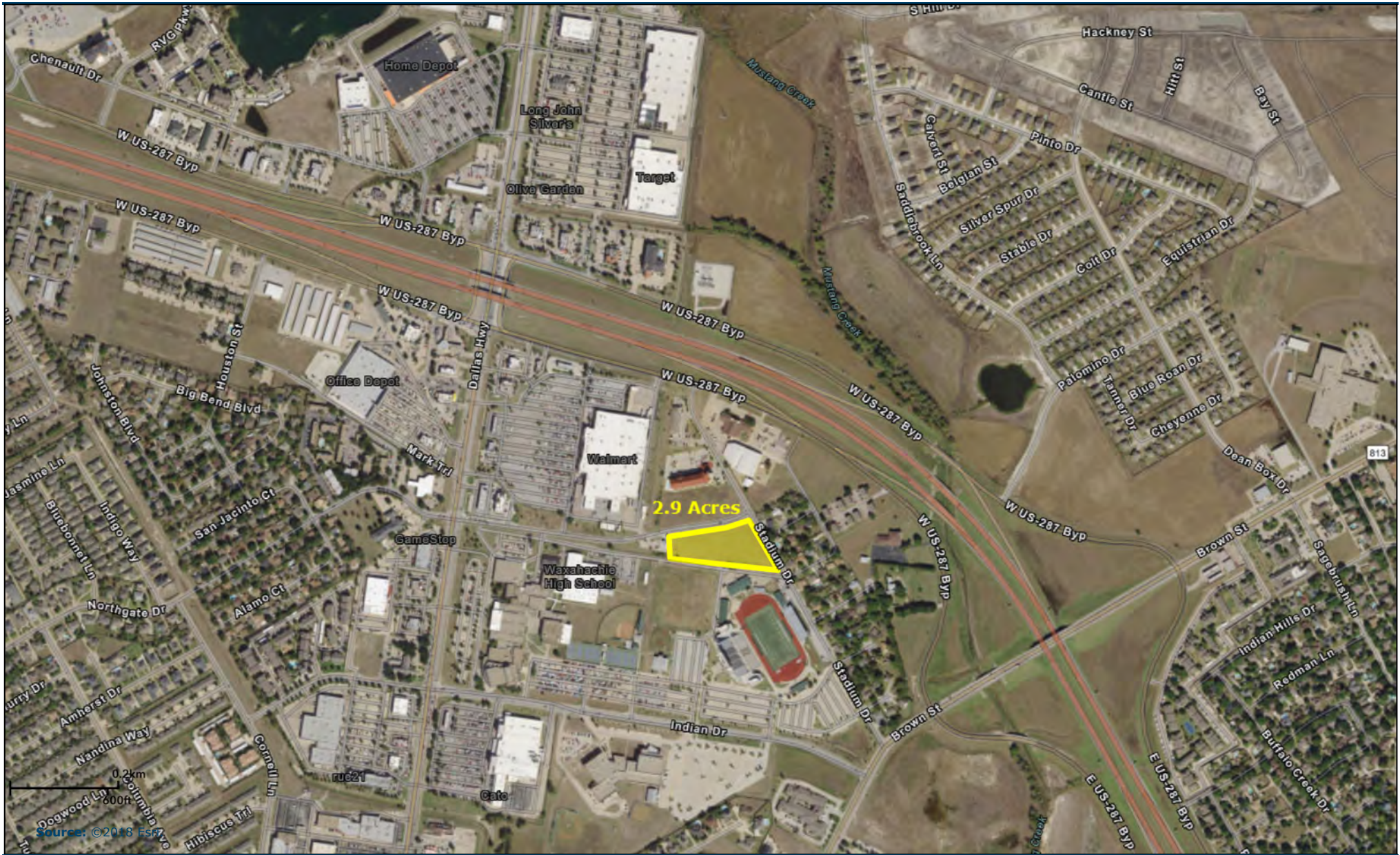
2.9 AC-Northgate Dr- Stadium Dr-2018.docx

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SITE





2.9 Acres - Northgate Dr. & Stadium Dr.

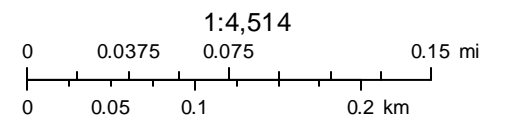


Area: 2.9 Acres
Perimeter: 1,558.1 Feet

January 9, 2019

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

- | | | | |
|--------------|----------------------|--------------|------------|
| Areas | Streets Names | Interstate | Major Road |
| Override 1 | Streets | U.S. Highway | |
| Parcels | Local Roads | State Hwy | |

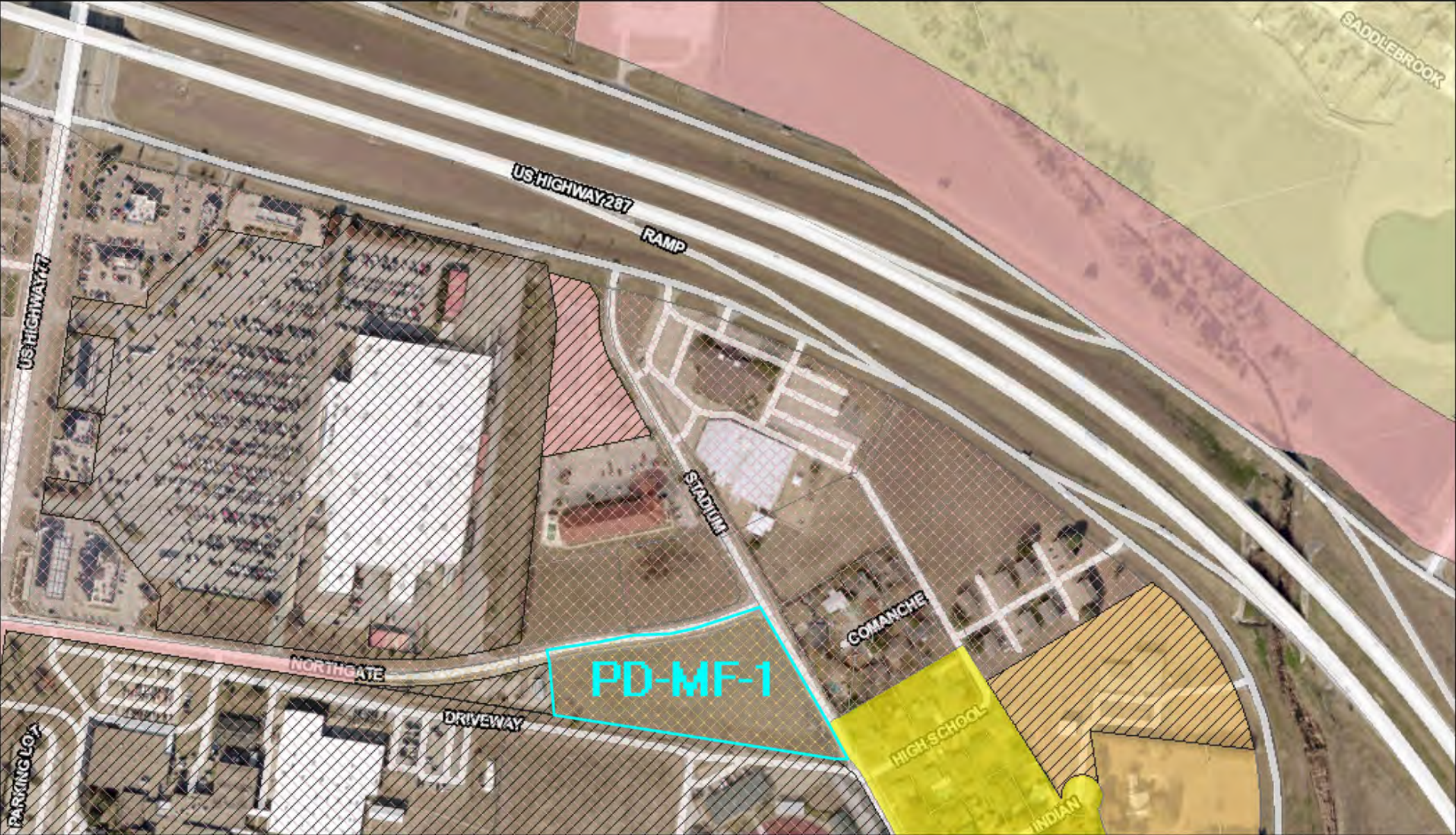


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PD-11-MF-1

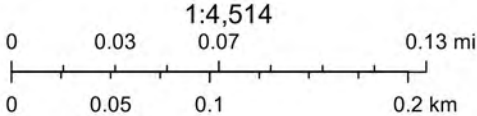
PD-11-MF-1	<u>Planned Development District-11-Multiple Family-1</u>
	<p>Planned Development District permitting uses as prescribed in the Use Schedule of the Zoning Ordinance of Waxahachie, Texas for the "MF-1", Multiple-Family-1 Residence District, subject to the approval of a site plan by the Planning and Zoning Commission and City Council prior to the issuance of any Building Permit or Certificate of Occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for building use and those designated for off-street parking, recreation, yards, open space and related uses. The site plan shall also indicate all curbs, sidewalks, drainage facilities, drives, utility easements and service areas indicated as necessary for the proper use and function of the development. The dedication and improvement of the pro rata portion of an east-west circulation street having a minimum right-of-way of sixty (60) feet shall be provided along the northern boundary of the tract.</p>
	<p>The density, coverage, height, parking and area standards shall comply with the minimum standards specified for the MF-1, Multiple-Family-1 Residence District.</p>
	<p>The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by the partial site plan.</p>

City of Waxahachie Zoning Map



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- | | | | | | |
|--|----------------|--------|------------------------|-----------------|-----------------------|
| | 11/28/2018 | Zoning | | CA Central Area | |
| | 12/19/2018 | | 2F Two Family | | FD Future Development |
| | 1/2/2019 Cycle | | AD Airport Development | | GR General Retail |
| | | | C Commercial | | |





Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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 coincidental 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.

<u>Joe Rust Company</u>	<u>0204705</u>	<u>joerust@joerust.com</u>	<u>(972)333-4143</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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