

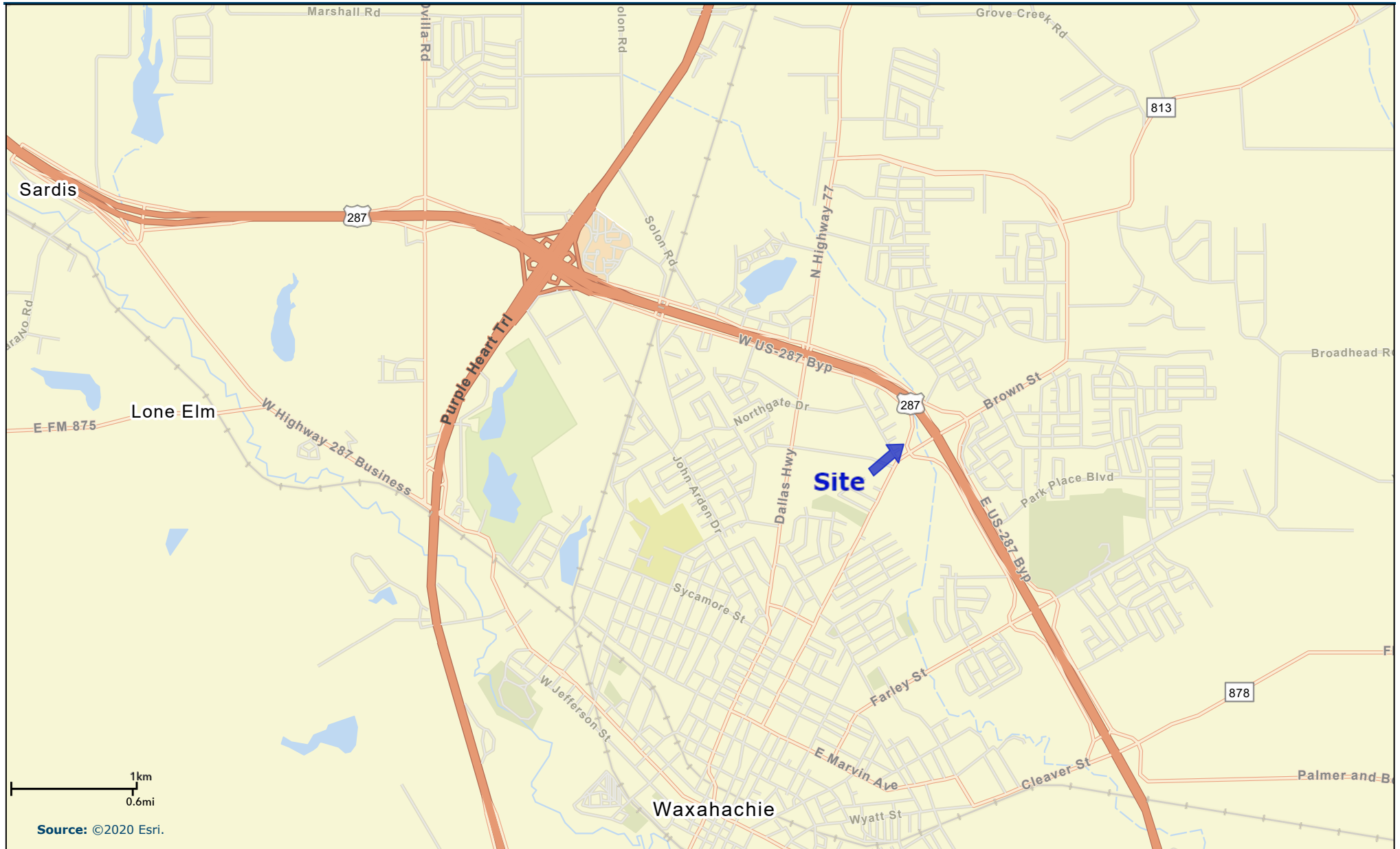
COMMERCIAL LAND
4.03 Acres
U.S. Highway 287 Bypass Service Road
Waxahachie, Texas

- LOCATION:** The subject property is located on the south side of U.S. Highway 287 Bypass service road, just west of Brown Street in Waxahachie.
- SIZE:** 4.03 Acres; 175,546.8 S.F.
3.26 Acres Net of the Flood Plain (*approximately*)
142,005.6 S.F. Net of the Flood Plain (*approximately*)
- ZONED:** Multi-Family-1 (*Seller is requesting a zoning change to General Retail as of July 2020*)
- UTILITIES:** Water - 12 inch city water line at adjoining residential
Sewer - 8 inch city sewer line along U.S. Hwy. 287 Bypass
Electric - Oncor
- FRONTAGE:** U.S. Highway 287 Bypass - 800 ft. (*approximately*)
- PRICE:** \$10.00 Per S.F. net of Flood Plain
- COMMENTS:** High visibility tract. Great location for businesses. Near schools, churches and shopping.

FOR MORE INFORMATION

Call

Joe Rust Company
972-333-4143



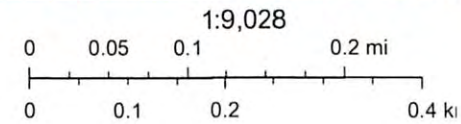


City of Waxahachie Zoning Map



7/1/2020, 11:30:44 AM

- | | | |
|----------------------------------|-----------------------------|-------------------------|
| 4/15/2020 Zoning | CA Central Area | HI Heavy Industrial |
| 4/29/2020 2F Two Family | FD Future Development | LI Light Industrial |
| 5/13/2020 AD Airport Development | GR General Retail | LI-1 Light Industrial-1 |
| C Commercial | GR-L General Retail-Limited | LI-2 Light Industrial-2 |

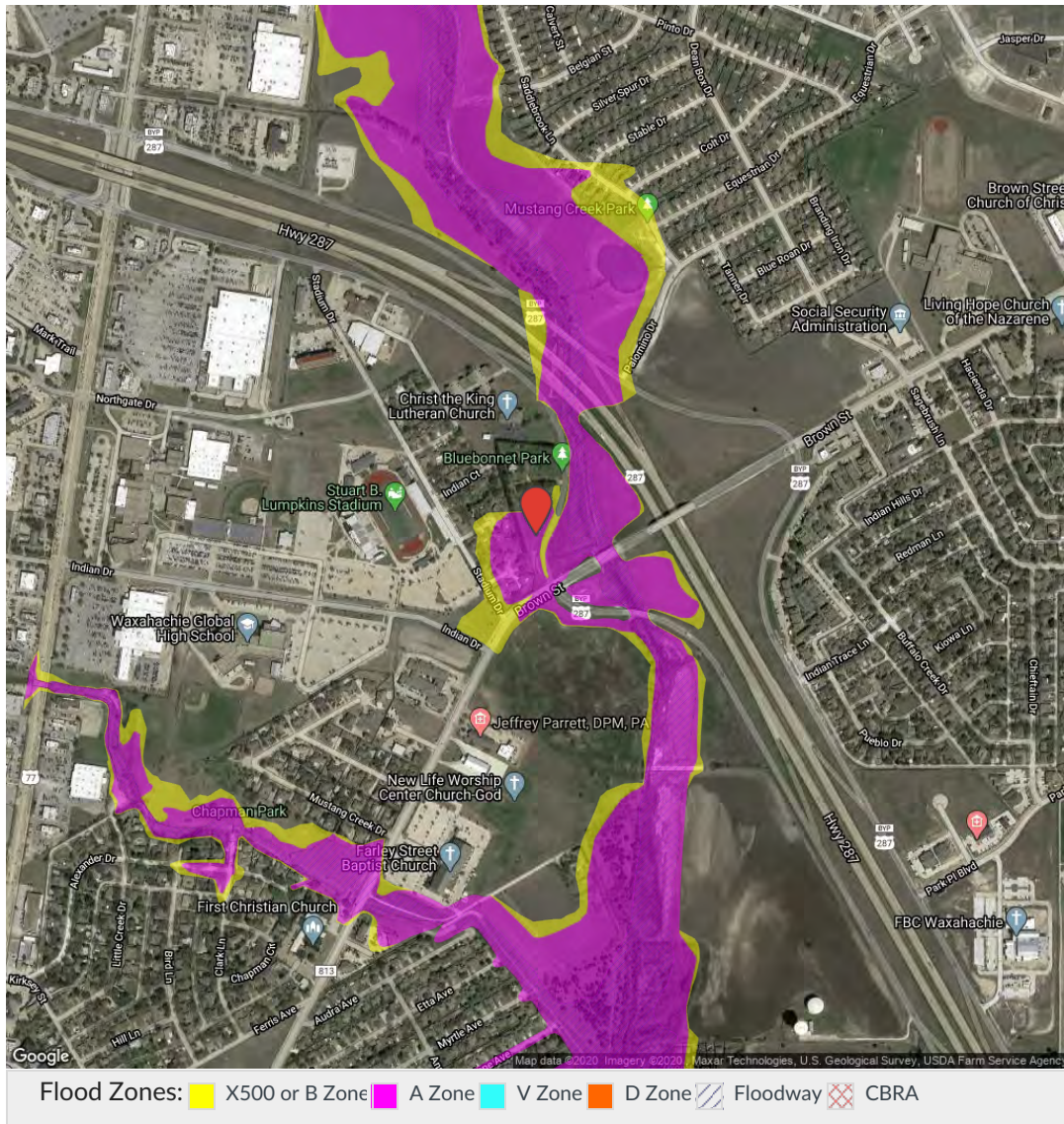


GIS and Mapping Services, Planning

This map is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. This map has been produced by the City of Waxahachie for the sole purpose of geographic reference. No warranty is made regarding specific



Overview Map





W HIGHWAY 287 BUSINESS WAXAHACHIE, TX 75165

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: **IN** 

COMMUNITY

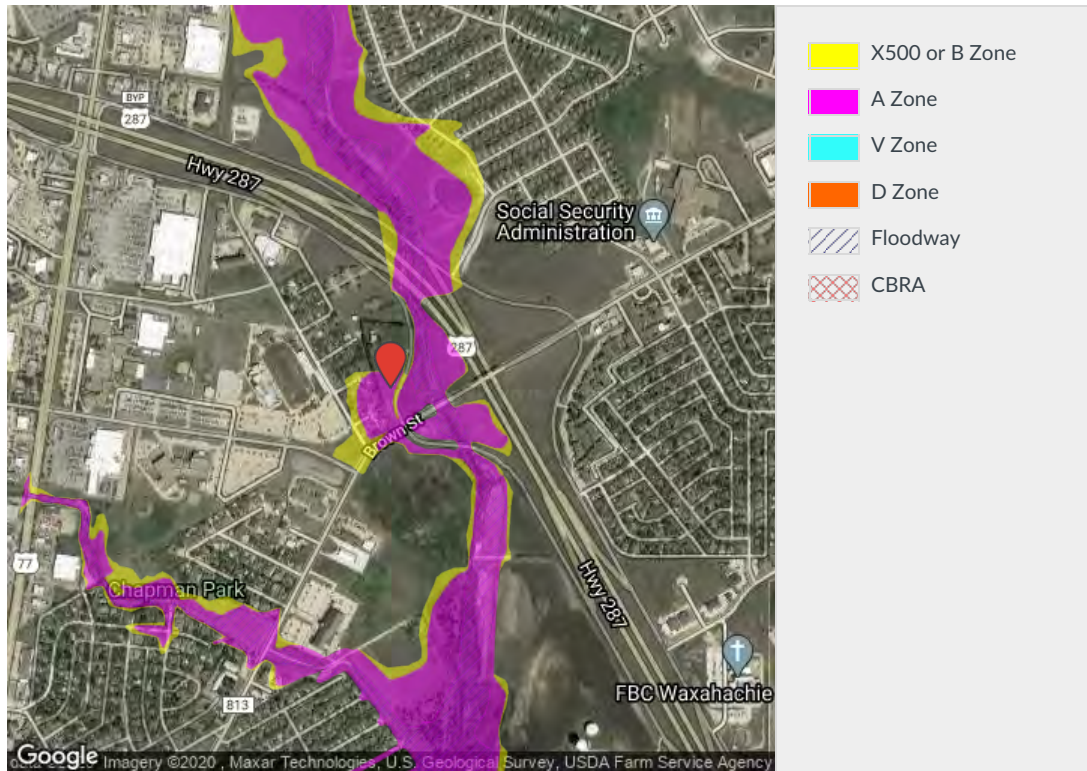
480211

PANEL

0190F

PANEL DATE

June 03, 2013





Executive Summary

Waxahachie
Waxahachie, Texas
Rings: 1, 5, 10 mile radii

Prepared by Esri
Latitude: 32.41118
Longitude: -96.83137

	1 mile	5 miles	10 miles
Population			
2000 Population	4,313	26,666	65,872
2010 Population	6,046	36,234	94,505
2020 Population	6,923	48,301	126,255
2025 Population	7,206	54,543	146,342
2000-2010 Annual Rate	3.44%	3.11%	3.68%
2010-2020 Annual Rate	1.33%	2.84%	2.87%
2020-2025 Annual Rate	0.80%	2.46%	3.00%
2020 Male Population	48.1%	49.2%	49.3%
2020 Female Population	51.9%	50.8%	50.7%
2020 Median Age	35.6	34.7	36.4

In the identified area, the current year population is 126,255. In 2010, the Census count in the area was 94,505. The rate of change since 2010 was 2.87% annually. The five-year projection for the population in the area is 146,342 representing a change of 3.00% annually from 2020 to 2025. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 35.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	76.6%	71.9%	73.7%
2020 Black Alone	11.3%	13.9%	13.1%
2020 American Indian/Alaska Native Alone	0.8%	0.6%	0.7%
2020 Asian Alone	0.9%	0.7%	0.8%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	7.3%	9.8%	8.8%
2020 Two or More Races	3.1%	2.9%	2.9%
2020 Hispanic Origin (Any Race)	22.5%	27.3%	23.9%

Persons of Hispanic origin represent 23.9% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.3 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	90	93	118
2000 Households	1,721	9,009	21,774
2010 Households	2,405	12,687	31,836
2020 Total Households	2,782	16,895	42,251
2025 Total Households	2,900	18,988	48,813
2000-2010 Annual Rate	3.40%	3.48%	3.87%
2010-2020 Annual Rate	1.43%	2.83%	2.80%
2020-2025 Annual Rate	0.83%	2.36%	2.93%
2020 Average Household Size	2.44	2.79	2.96

The household count in this area has changed from 31,836 in 2010 to 42,251 in the current year, a change of 2.80% annually. The five-year projection of households is 48,813, a change of 2.93% annually from the current year total. Average household size is currently 2.96, compared to 2.93 in the year 2010. The number of families in the current year is 33,431 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

July 13, 2020



Executive Summary

Waxahachie
Waxahachie, Texas
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Latitude: 32.41118
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	1 mile	5 miles	10 miles
Mortgage Income			
2020 Percent of Income for Mortgage	9.6%	11.3%	10.4%
Median Household Income			
2020 Median Household Income	\$78,309	\$72,470	\$85,275
2025 Median Household Income	\$80,392	\$75,415	\$88,781
2020-2025 Annual Rate	0.53%	0.80%	0.81%
Average Household Income			
2020 Average Household Income	\$90,966	\$89,929	\$102,329
2025 Average Household Income	\$96,028	\$95,875	\$110,020
2020-2025 Annual Rate	1.09%	1.29%	1.46%
Per Capita Income			
2020 Per Capita Income	\$34,161	\$31,381	\$34,285
2025 Per Capita Income	\$36,078	\$33,302	\$36,745
2020-2025 Annual Rate	1.10%	1.20%	1.40%

Households by Income

Current median household income is \$85,275 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$88,781 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$102,329 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$110,020 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$34,285 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$36,745 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	206	177	190
2000 Total Housing Units	1,761	9,648	22,838
2000 Owner Occupied Housing Units	1,141	6,019	16,965
2000 Renter Occupied Housing Units	580	2,989	4,810
2000 Vacant Housing Units	40	640	1,063
2010 Total Housing Units	2,540	13,869	34,140
2010 Owner Occupied Housing Units	1,475	8,110	24,322
2010 Renter Occupied Housing Units	930	4,577	7,514
2010 Vacant Housing Units	135	1,182	2,304
2020 Total Housing Units	2,914	18,093	44,486
2020 Owner Occupied Housing Units	1,812	11,661	33,510
2020 Renter Occupied Housing Units	970	5,234	8,741
2020 Vacant Housing Units	132	1,198	2,235
2025 Total Housing Units	3,057	20,413	51,542
2025 Owner Occupied Housing Units	1,875	13,337	39,275
2025 Renter Occupied Housing Units	1,025	5,651	9,538
2025 Vacant Housing Units	157	1,425	2,729

Currently, 75.3% of the 44,486 housing units in the area are owner occupied; 19.6%, renter occupied; and 5.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 34,140 housing units in the area - 71.2% owner occupied, 22.0% renter occupied, and 6.7% vacant. The annual rate of change in housing units since 2010 is 12.48%. Median home value in the area is \$212,639, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.84% annually to \$232,992.

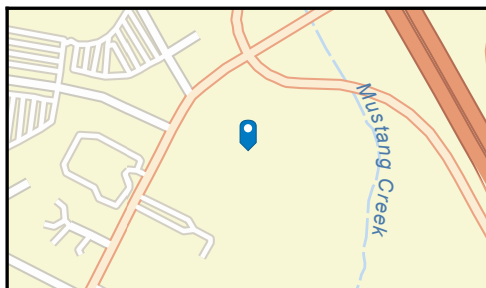
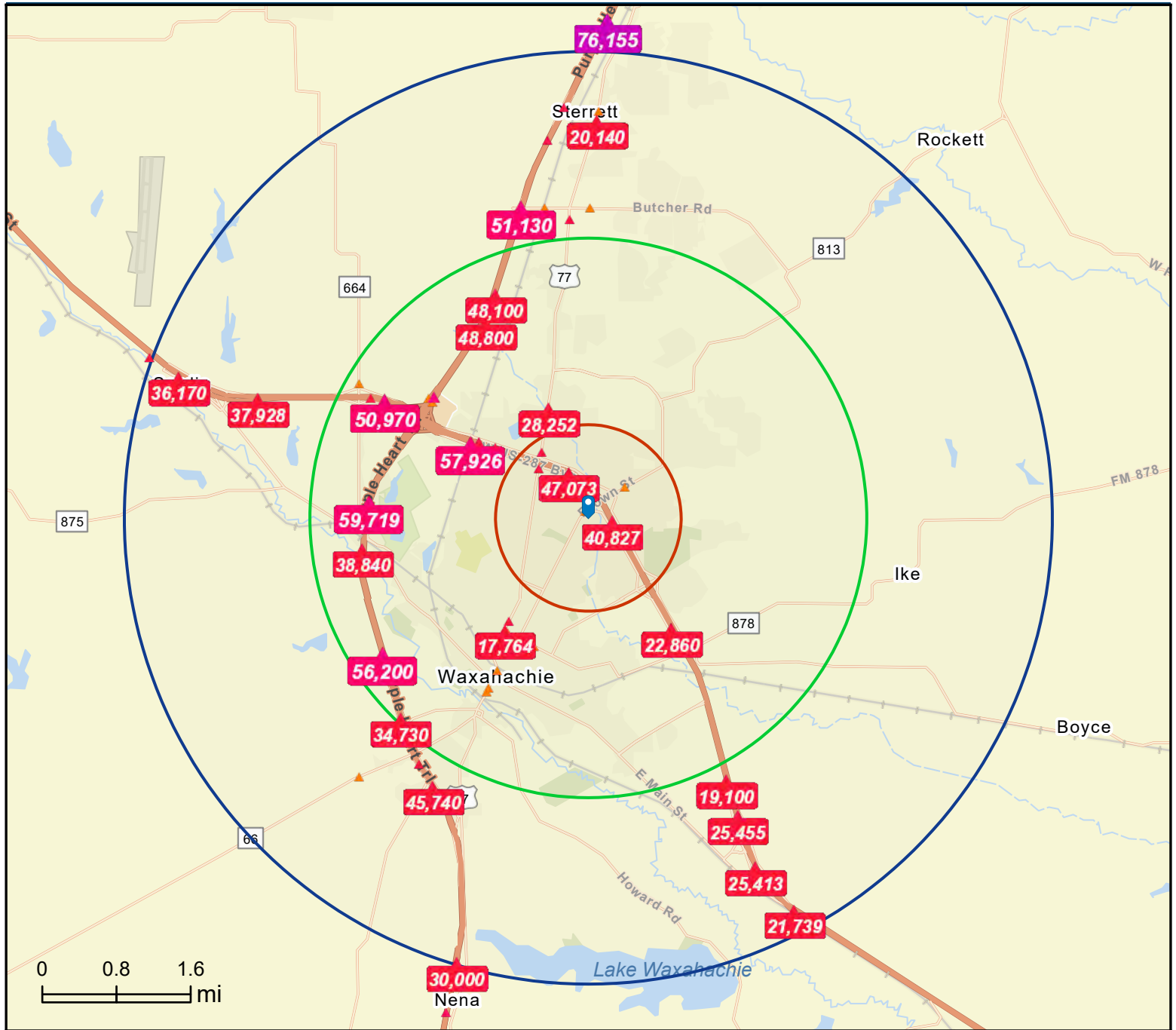
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July 13, 2020

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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q2 2020).

July 13, 2020



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>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0