

Buffalo Creek Addition

Retail / Commercial / Office Land

SEC Brown Street

&

U.S. Highway 287 Bypass

Waxahachie, Texas

BUFFALO CREEK ADDITION

RETAIL / RESTAURANTS / COMMERCIAL / MEDICAL OFFICE LAND

**SEC Brown Street & U.S. Highway 287 Bypass
Waxahachie, Texas**

- LOCATION:** The subject property is located at the southeast corner of Brown Street and U.S. Highway 287 Bypass in Waxahachie.
- SIZE:** Various Lot Sizes *(See Plat)*
- ZONED:** General Retail (GR)
- UTILITIES:** All utilities are available.
- FRONTAGE:** The various lots front on Brown Street, the new extension of Indian Drive and the U.S. Highway 287 Bypass service road.
- TRAFFIC
COUNTS:** U.S. Highway 287 - 38,956 vpd *(April 2022)*
- PRICE:** \$12.00 - \$22.00 Per S.F.
- COMMENTS:** High visibility tract with a great location for retail, restaurants, commercial and medical and general offices. This property is ideally located for the existing residents and the future residential growth that will take place in this and surrounding areas of Waxahachie. The new ClearSky Rehabilitation Hospital opened in August of 2023. QT will open on Lots 3 and 4 in 2024.

FOR MORE INFORMATION

Call

JOE RUST COMPANY

972-333-4143

469-337-4627

Buffalo Creek Addition-Lots For Sale 2024.docx

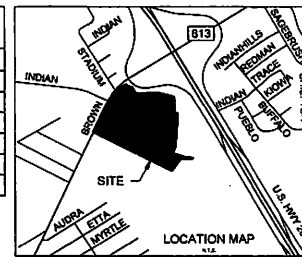
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Price Per S.F.

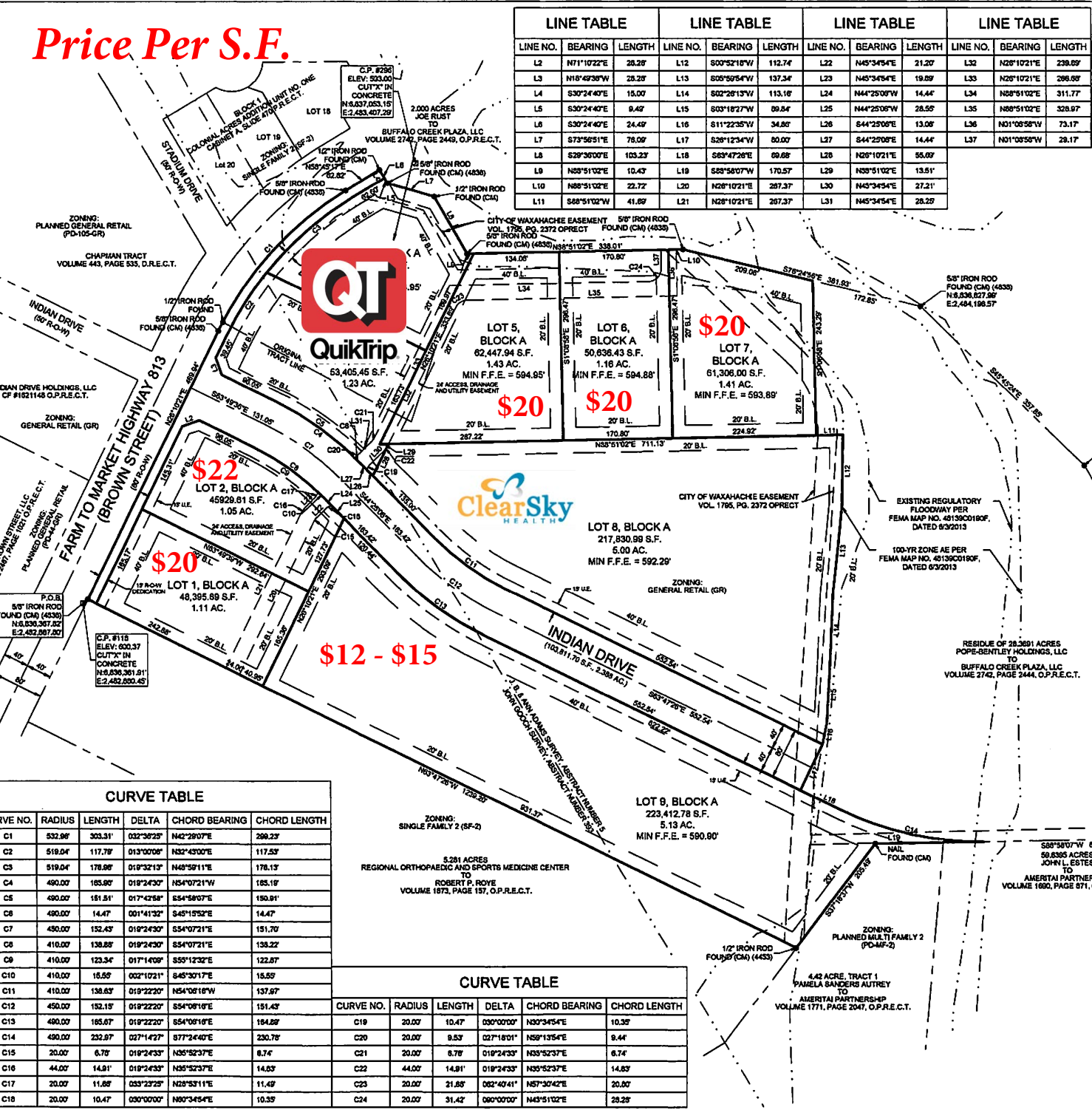
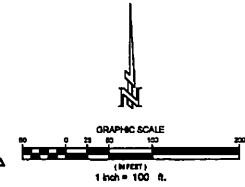
LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE NO.	BEARING	LENGTH	LINE NO.	BEARING	LENGTH	LINE NO.	BEARING	LENGTH	LINE NO.	BEARING	LENGTH
L2	N71°10'22"E	28.28'	L12	S05°52'18"W	112.74'	L22	N45°34'54"E	21.20'	L32	N28°10'21"E	238.89'
L3	N18°49'38"W	28.28'	L13	S05°50'54"W	137.34'	L23	N45°34'54"E	19.89'	L33	N28°10'21"E	288.68'
L4	S30°24'40"E	15.00'	L14	S02°28'13"W	113.18'	L24	N44°25'00"W	14.44'	L34	N88°51'02"E	311.77'
L5	S30°24'40"E	9.49'	L15	S03°18'27"W	99.84'	L25	N44°25'00"W	28.55'	L35	N88°51'02"E	328.97'
L6	S30°24'40"E	24.49'	L16	S11°22'35"W	34.85'	L26	S44°25'00"E	13.08'	L36	N01°05'58"W	73.17'
L7	S73°56'51"E	78.09'	L17	S28°12'34"W	80.00'	L27	S44°25'00"E	14.44'	L37	N01°05'58"W	28.17'
L8	S28°30'00"E	103.23'	L18	S63°47'28"E	69.68'	L28	N28°10'21"E	55.69'			
L9	N85°51'02"E	10.43'	L19	S85°58'07"W	170.57'	L29	N88°51'02"E	13.51'			
L10	N88°51'02"E	22.72'	L20	N28°10'21"E	287.37'	L30	N45°34'54"E	27.21'			
L11	S68°51'02"W	41.89'	L21	N28°10'21"E	287.37'	L31	N45°34'54"E	28.29'			



- NOTES:**
- COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
 - ZONING FOR THIS SITE IS GENERAL RETAIL (GR)
 - ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS FOR ELLIS COUNTY, TEXAS, COMMUNITY - PANEL NO. 48139 0180 P, DATED JUNE 3, 2015, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND WITHIN ZONE "X" (SHADED), DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" ZONE AND WITHIN ZONE "AE", DEFINED AS "BASE FLOOD ELEVATIONS DETERMINED" ZONE AND WITHIN ZONE "AE" (FLOODWAY), DEFINED AS "THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

O.P.R.E.C.T.	OFFICIAL PUBLIC RECORD ELLIS COUNTY TEXAS
D.R.E.C.T.	DEED RECORD ELLIS COUNTY TEXAS
P.R.E.C.T.	PLAT RECORD ELLIS COUNTY TEXAS
S.F.	SQUARE FOOT
AC.	ACRES
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
N.	NORTHING
E.	EASTING



Future Lot 10

CURVE TABLE

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	532.98'	303.31'	032°36'25"	N42°29'07"E	288.23'
C2	519.04'	117.78'	013°00'00"	N32°43'00"E	117.53'
C3	519.04'	178.88'	018°32'13"	N48°59'11"E	178.13'
C4	490.00'	185.88'	018°24'30"	N54°07'21"W	185.19'
C5	490.00'	181.51'	017°42'58"	S54°58'07"E	180.81'
C6	490.00'	14.47'	001°41'32"	S45°19'52"E	14.47'
C7	450.00'	152.43'	018°24'30"	S54°07'21"E	151.70'
C8	410.00'	138.88'	019°24'30"	S54°07'21"E	138.22'
C9	410.00'	123.34'	017°14'09"	S55°12'32"E	122.87'
C10	410.00'	15.59'	002°10'21"	S45°30'17"E	15.59'
C11	410.00'	138.63'	019°22'20"	N54°08'18"W	137.87'
C12	450.00'	152.15'	019°22'20"	S54°08'18"E	151.43'
C13	490.00'	185.67'	018°22'20"	S54°06'18"E	184.89'
C14	490.00'	232.87'	027°14'27"	S77°24'40"E	230.78'
C15	20.00'	6.78'	019°24'33"	N55°52'37"E	6.74'
C16	44.00'	14.91'	019°24'33"	N55°52'37"E	14.83'
C17	20.00'	11.89'	033°23'25"	N28°53'11"E	11.49'
C18	20.00'	10.47'	030°00'00"	N80°34'54"E	10.33'

CURVE TABLE

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C19	20.00'	10.47'	030°00'00"	N30°34'54"E	10.33'
C20	20.00'	9.53'	027°18'01"	N58°13'54"E	9.44'
C21	20.00'	6.78'	019°24'33"	N33°52'37"E	6.74'
C22	44.00'	14.91'	019°24'33"	N33°52'37"E	14.83'
C23	20.00'	21.85'	082°40'41"	N57°30'42"E	20.50'
C24	20.00'	31.42'	080°00'00"	N45°51'02"E	28.29'

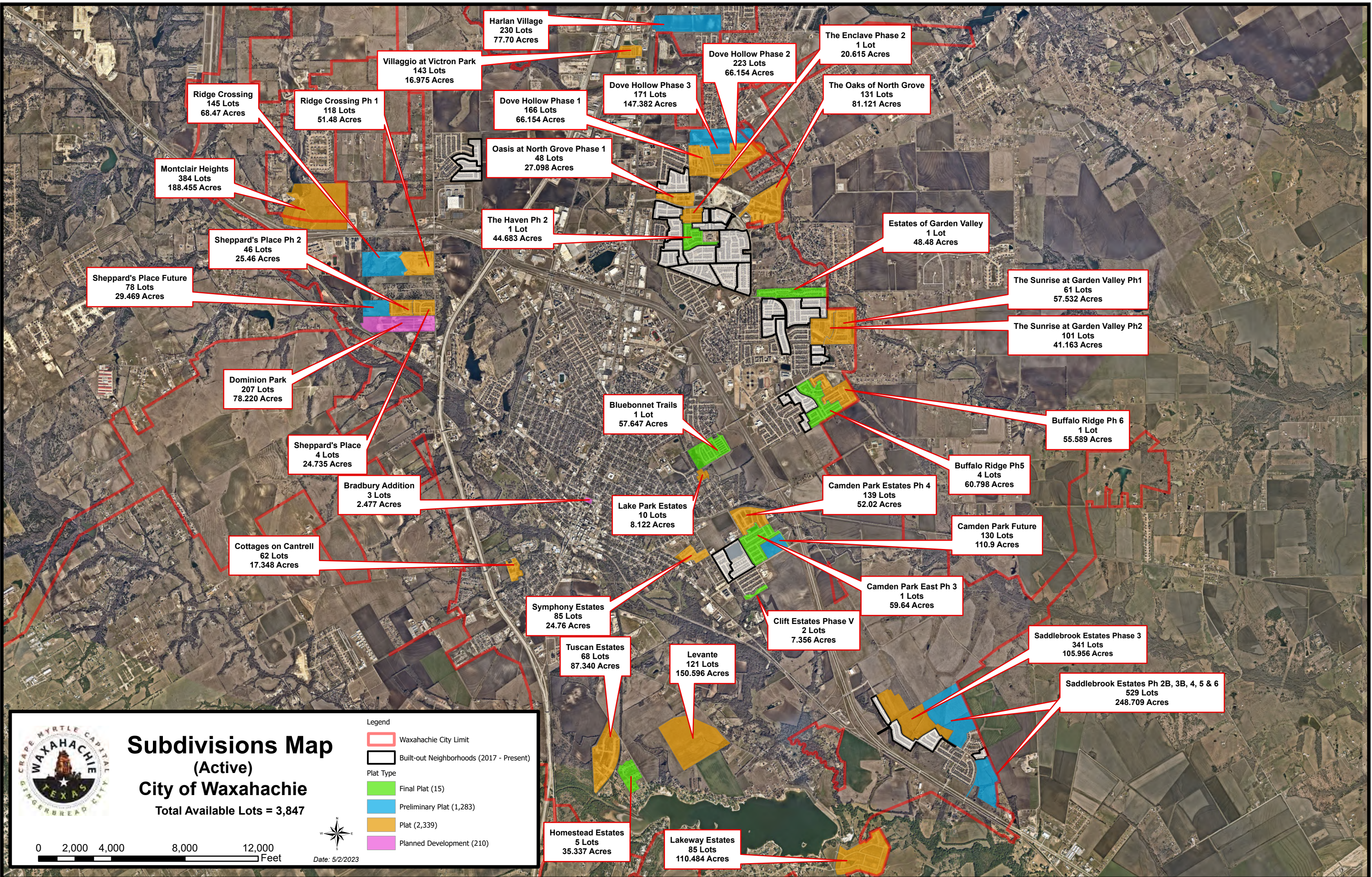
PLAT
BUFFALO CREEK ADDITION
LOT 1-9, BLOCK A
 SUB-175-2021
 21.028 ACRES (915,989.55 SQ. FT.)
 9 LOTS AND 1 BLOCK
 IN THE J.B. ANN ADAMS SURVEY, A-5
 AND JOHN GOOCH SURVEY, A-393
 CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS

36 SURVEYING
 310 H.Q. WISLEY PROV. LONGVIEW, TEXAS 75040
 (936) 341-5377 WWW.36SURVEY.COM
 TPA# 1014-025

MARCH 30, 2022 | PAGE 1 OF 2 | DRAWN BY: JBR | JOB #1107-078

Lot Information





Ridge Crossing
145 Lots
68.47 Acres

Ridge Crossing Ph 1
118 Lots
51.48 Acres

Villaggio at Victron Park
143 Lots
16.975 Acres

Harlan Village
230 Lots
77.70 Acres

Dove Hollow Phase 1
166 Lots
66.154 Acres

Dove Hollow Phase 3
171 Lots
147.382 Acres

Dove Hollow Phase 2
223 Lots
66.154 Acres

The Enclave Phase 2
1 Lot
20.615 Acres

The Oaks of North Grove
131 Lots
81.121 Acres

Montclair Heights
384 Lots
188.455 Acres

Oasis at North Grove Phase 1
48 Lots
27.098 Acres

The Haven Ph 2
1 Lot
44.683 Acres

Estates of Garden Valley
1 Lot
48.48 Acres

Sheppard's Place Ph 2
46 Lots
25.46 Acres

Sheppard's Place Future
78 Lots
29.469 Acres

The Sunrise at Garden Valley Ph1
61 Lots
57.532 Acres

The Sunrise at Garden Valley Ph2
101 Lots
41.163 Acres

Dominion Park
207 Lots
78.220 Acres

Bluebonnet Trails
1 Lot
57.647 Acres

Buffalo Ridge Ph 6
1 Lot
55.589 Acres

Sheppard's Place
4 Lots
24.735 Acres

Buffalo Ridge Ph5
4 Lots
60.798 Acres

Bradbury Addition
3 Lots
2.477 Acres

Lake Park Estates
10 Lots
8.122 Acres

Camden Park Estates Ph 4
139 Lots
52.02 Acres

Camden Park Future
130 Lots
110.9 Acres

Cottages on Cantrell
62 Lots
17.348 Acres

Camden Park East Ph 3
1 Lots
59.64 Acres

Symphony Estates
85 Lots
24.76 Acres

Clift Estates Phase V
2 Lots
7.356 Acres

Saddlebrook Estates Phase 3
341 Lots
105.956 Acres

Tuscan Estates
68 Lots
87.340 Acres

Levante
121 Lots
150.596 Acres

Saddlebrook Estates Ph 2B, 3B, 4, 5 & 6
529 Lots
248.709 Acres

Homestead Estates
5 Lots
35.337 Acres

Lakeway Estates
85 Lots
110.484 Acres



Subdivisions Map (Active)

City of Waxahachie

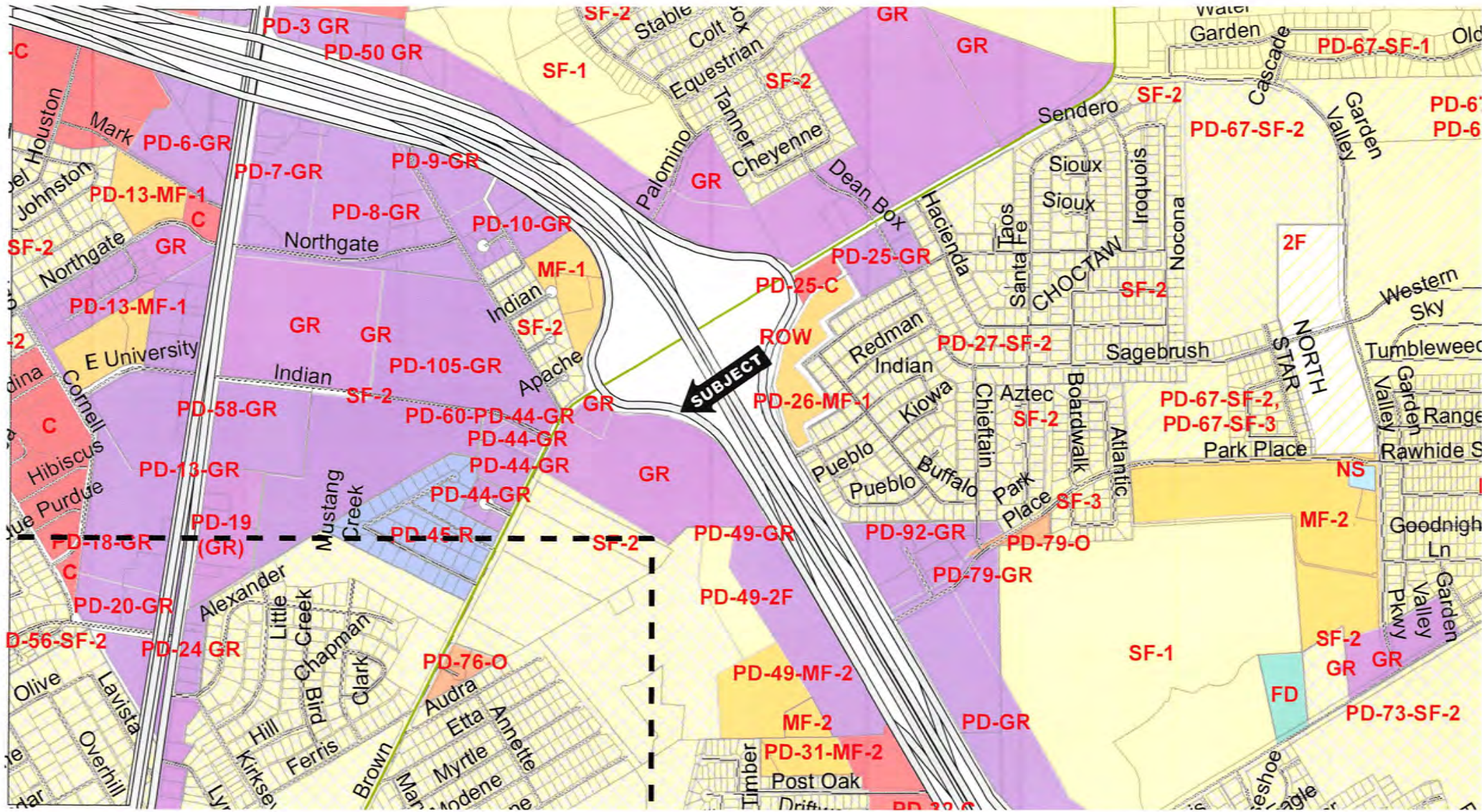
Total Available Lots = 3,847

- Legend
- Waxahachie City Limit
 - Built-out Neighborhoods (2017 - Present)
- Plat Type
- Final Plat (15)
 - Preliminary Plat (1,283)
 - Plat (2,339)
 - Planned Development (210)



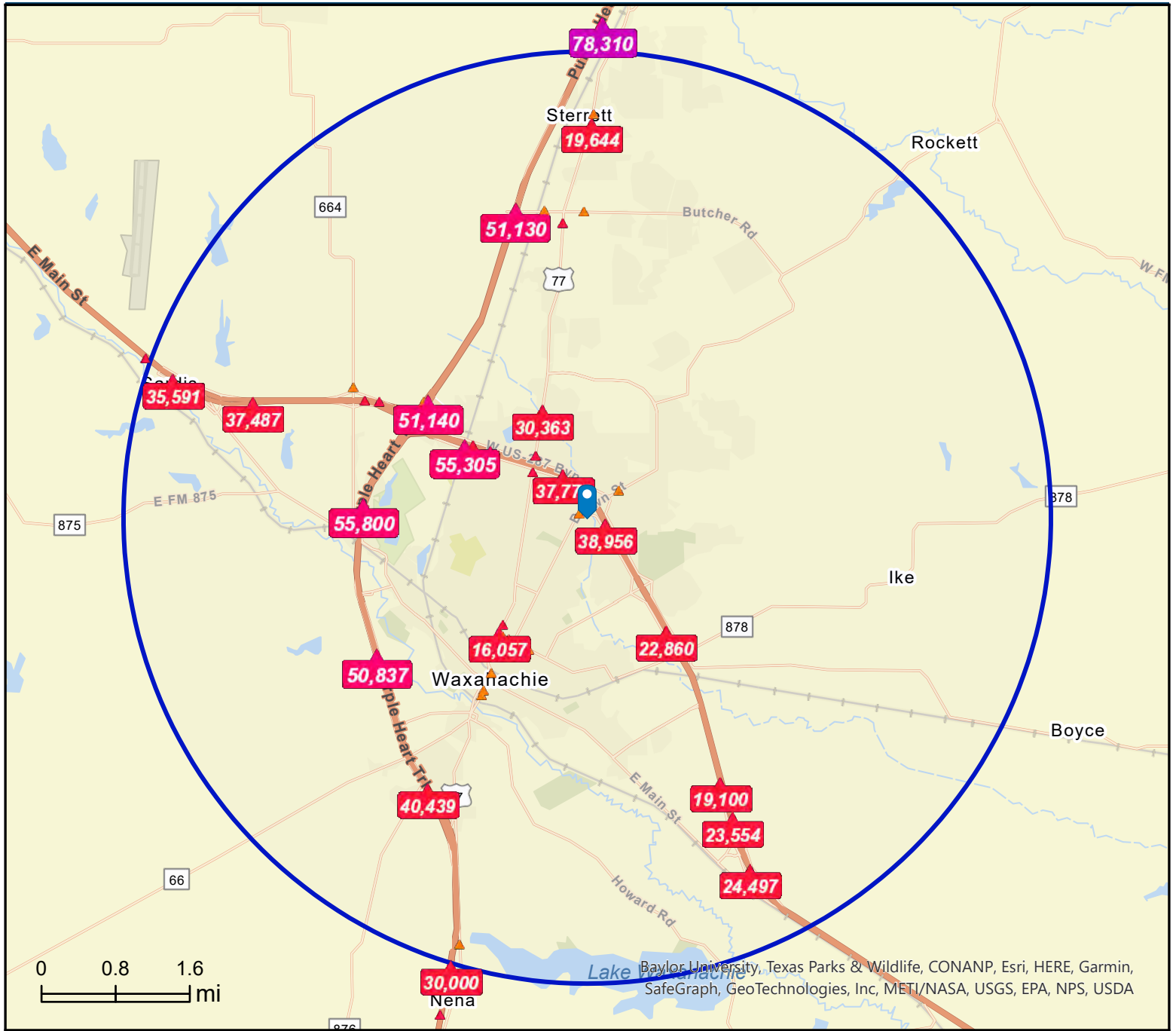
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ZONING MAP

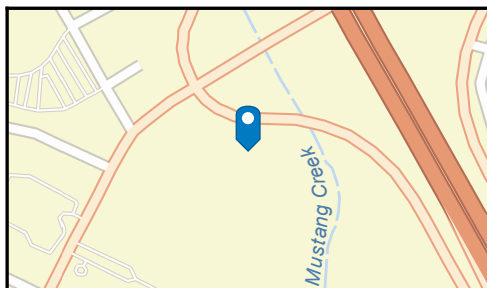


E US-287 Byp
 E US-287 Byp, Waxahachie, Texas, 75165
 Rings: 5 mile radii

Prepared by Esri
 Latitude: 32.41174
 Longitude: -96.83052



Baylor University, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA



- 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: ©2022 Kalibrate Technologies (Q1 2022).



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
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

Regulated by the Texas Real Estate Commission

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