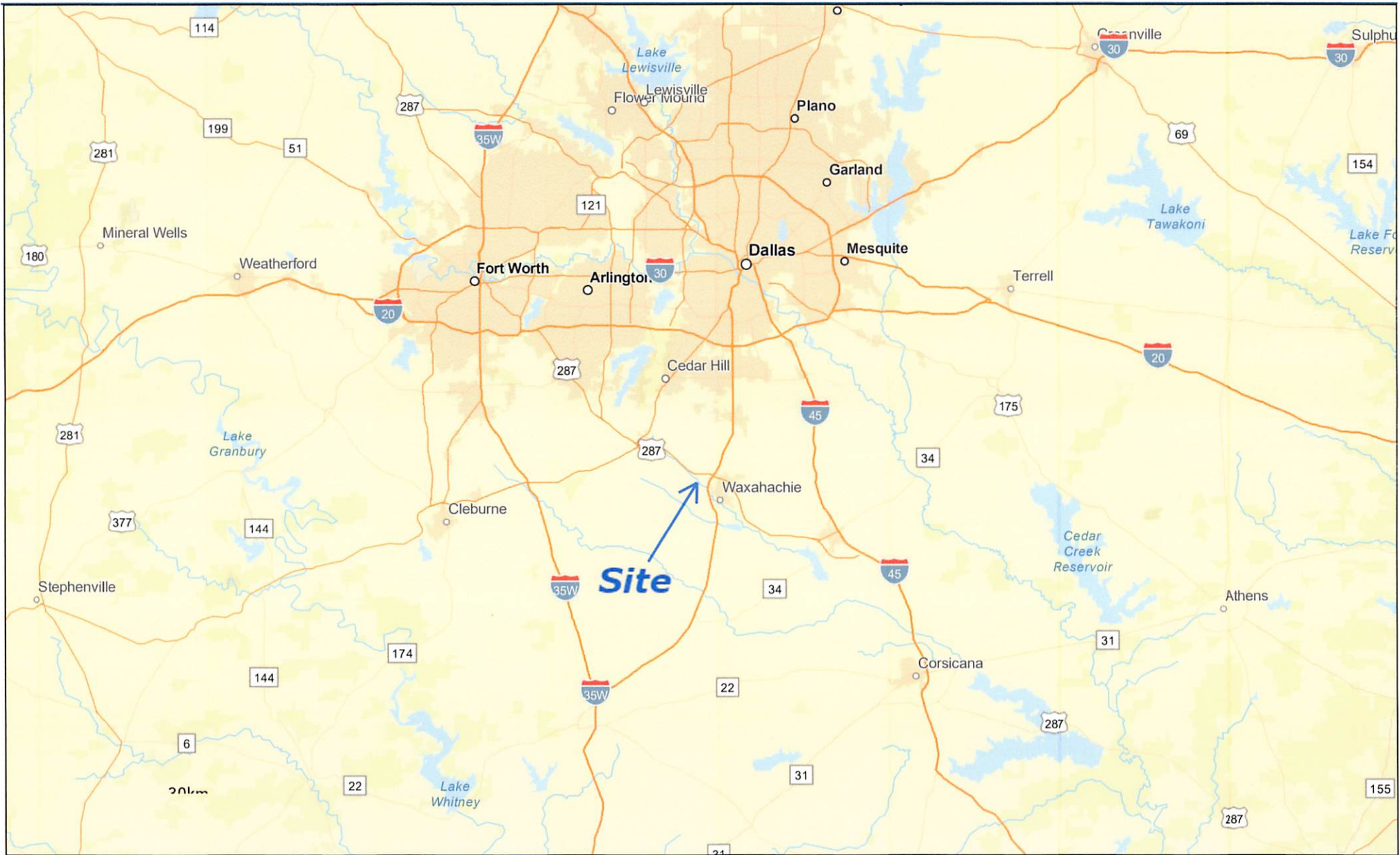


FOR SALE - 20 ACRES
2322 W. Highway 287 Business
Waxahachie, Texas

- LOCATION:** The subject property is located on the north side of W. Highway 287 Business, just one-half mile west of I-35E in Waxahachie. The property address is 2322 W. Highway 287 Business.
- LAND SIZE:** 20.0 Acres
- FRONTAGE:** Highway 287 Business - 1,715 ft. (*approximately*)
- ZONED:** Single Family - 1
- IMPROVEMENTS:** There is a 2,799 S.F. frame home on the property, which could be rented while holding for investment purposes.
- UTILITIES:** City water, sewer and electricity are all available.
- PRICE:** \$3,925,000.00; \$4.50 Per S.F.
- COMMENTS:** Uses for this property range from retail, commercial, multi-family and light industrial with zoning approval. Burrow Drive will need to be extended through this property to connect to U.S. Highway 287 Business as per the Waxahachie Thoroughfare Plan.

FOR MORE INFORMATION
Call
JOE RUST COMPANY
972-333-4143





20 Acres 2322 W. Highway 287 Business




Untitled Map

Write a description for your map.

401 OVILLA

Legend

 HIGHWAY 287

2322 HIGHWAY 287

NULL HIGHWAY 287 BUS

2405 HIGHWAY 287 BUS

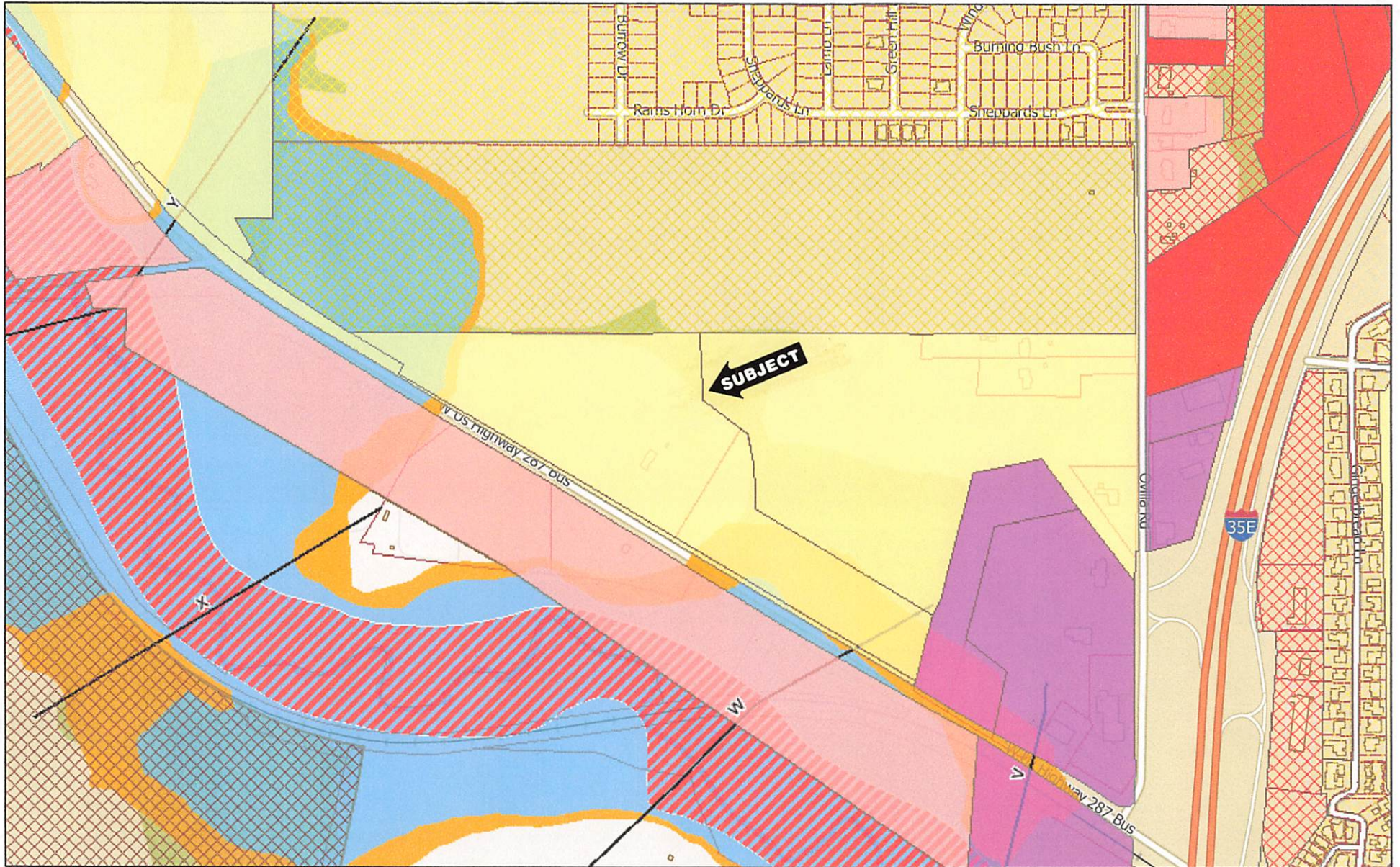
2319 HIGHWAY 287

NULL HIG



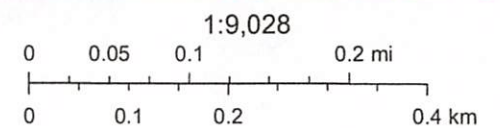
700 ft

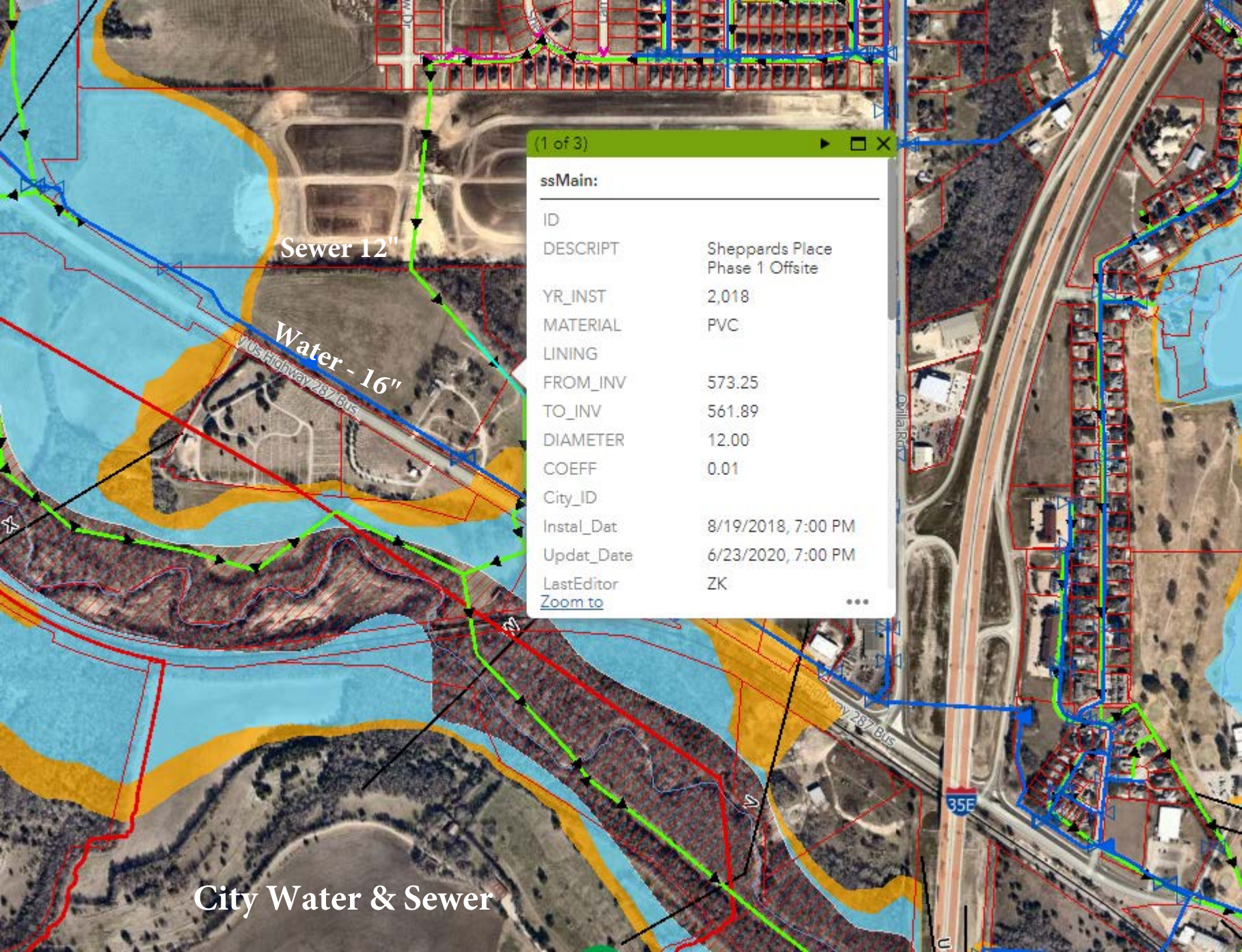
20 Acres - Zoning Map - SF-1



2/12/2023, 2:12:05 PM

- | | | | |
|------------|---------------------------------------|-------------------|------------------------|
| Flood Zone | AE, FLOODWAY | CrossSections_Rev | AD Airport Development |
| A, | X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD | Zoning | C Commercial |
| AE, | Cross Section | 2F Two Family | CA Central Area |





(1 of 3) ▶ □ ×

ssMain:	
ID	
DESCRIP	Sheppards Place Phase 1 Offsite
YR_INST	2,018
MATERIAL	PVC
LINING	
FROM_INV	573.25
TO_INV	561.89
DIAMETER	12.00
COEFF	0.01
City_ID	
Instal_Dat	8/19/2018, 7:00 PM
Updat_Date	6/23/2020, 7:00 PM
LastEditor	ZK
Zoom to	...

Sewer 12"

Water - 16"

City Water & Sewer

2322 W Highway 287 Business Nearby Residential Developments - 2026

See Attached Residential Developments Map

People are moving to Waxahachie and Ellis County like never before.

The attached map shows nine developments which have been approved and are actively selling residential lots or are approved and will be in the development process in 2026. This is just a list of the larger developments

The following pages give a brief description of the current developments.

Map #1

Minto Communities USA has plans for a 3,170 acre property in Waxahachie, Texas.

The Development Plan was approved by the Waxahachie City Council in February of 2026.

Total Acres - 3,170

13,270 home master planned community

Will include an active adult neighborhood and a traditional community

140 acres of mixed-use development

Plans include 750 multi-family units and 1.2 million SF of retail and commercial space

Located about 30 miles south of Dallas, the land is west of I-35E, south of FM 875, north of FM 1446 and east of Lone Elm Road

Development is expected to begin in late 2026

Map #2

Dominion Park

New 207 lot subdivision opening in mid 2026. Streets are in, just waiting for final approval.

Map #3

Ridge Crossing

180 Lots

Opened in 2024

Map #4

Montclair Heights

384 Platted Lots

Construction has not begun

Map #5

Bridgewater (Midlothian)

Active subdivision with 2,160 lots

Opened in 2023

Map #6

Myrtle Creek - 1,263 Acres

Active subdivision with approximately 2,500 residential units, approximately 24 acres will be for MF with 8 acres for duplexes

Approximately 28 acres for Commercial / Retail

2 Elementary School Sites

Plans call for open spaces and a trail network

Map #7

Levante - 101 Lots

Map #8

Hightower Club - 68 Lots

Map #9

Haven Ranch – 1,200 acres with plans for 2,800 Residential Lots

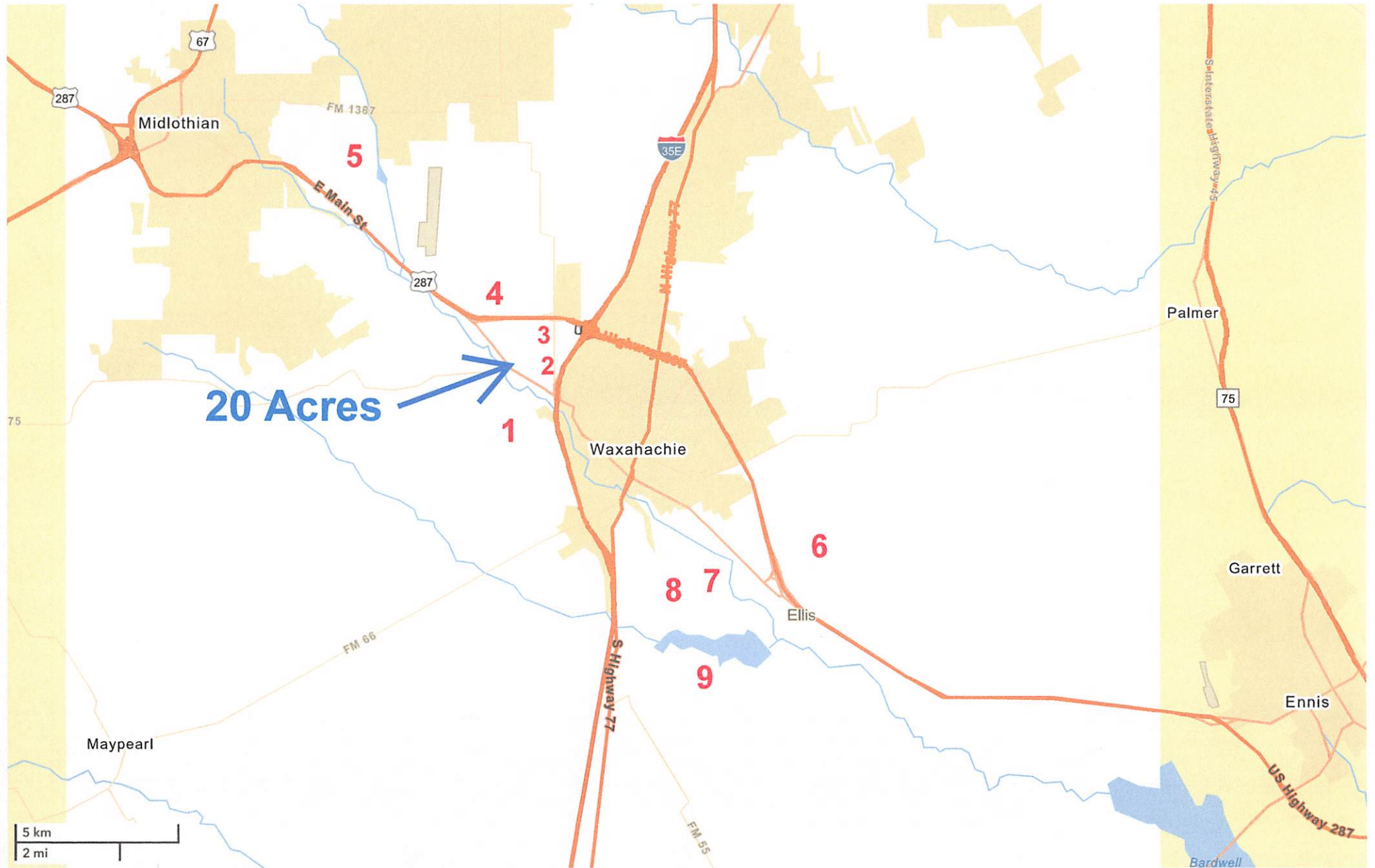
Neighborhood commercial / retail sites

2 Elementary School sites

Haven Ranch Park – a 200 acre regional park to be owned by the city, which would include a fishing dock, mountain bike trail, pedestrian trail, playgrounds, bird watching stations and pavilions. Also, there will be two amenity centers along with neighborhood parks.

Construction began in late 2025.

20 Acres - 2322 W Highway 287 Business, Waxahachie, TX





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Joe Rust Company	204705	joerust@joerust.com	(972)333-4143
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lance Rust	511897	lancerust@joerust.com	(469)337-4627
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