

# PRIME DEVELOPMENT LAND FOR SALE

## WAXAHACHIE, TX

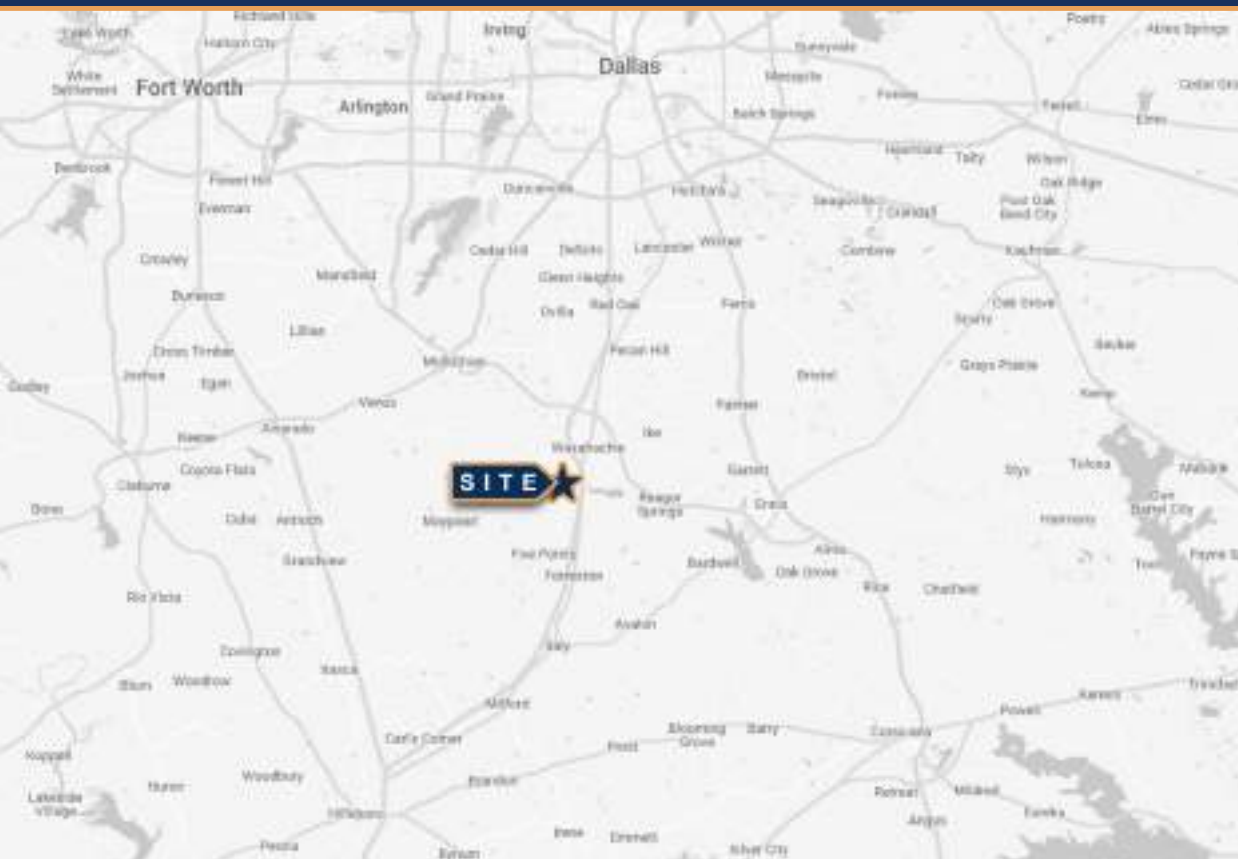


**MIKE SMITH**  
630.207.6569  
msmith@airstreamrealty.com

**EVAN LICHTERMAN**  
901.674.2868  
elichterman@airstreamrealty.com



# PROPERTY DESCRIPTION



## LOCATION

I-35 E & Grainery Rd,  
Waxahachie, TX 75165

## SIZE / PARCEL

±762 Acres

## TRAFFIC COUNTS

I-35E: 73,066 VPD ('24)

US-287: 34,080 VPD ('24)

## NEARBY TENANTS



HOBBY LOBBY



## PROPERTY HIGHLIGHTS

- Waxahachie's economy is diverse and includes industries such as manufacturing, healthcare, education, and retail. The city has seen significant growth in recent years, attracting new businesses and investments.
- The city is located near Lake Waxahachie, a reservoir that provides fishing, boating, and other water-based recreational activities. Nearby parks and nature preserves offer hiking, camping, and wildlife observation opportunities.

## 2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POP.	82	2,500	9,929
2030 POP.	90	2,610	10,215
AVG HH INCOME	\$108,423	\$118,193	\$101,827

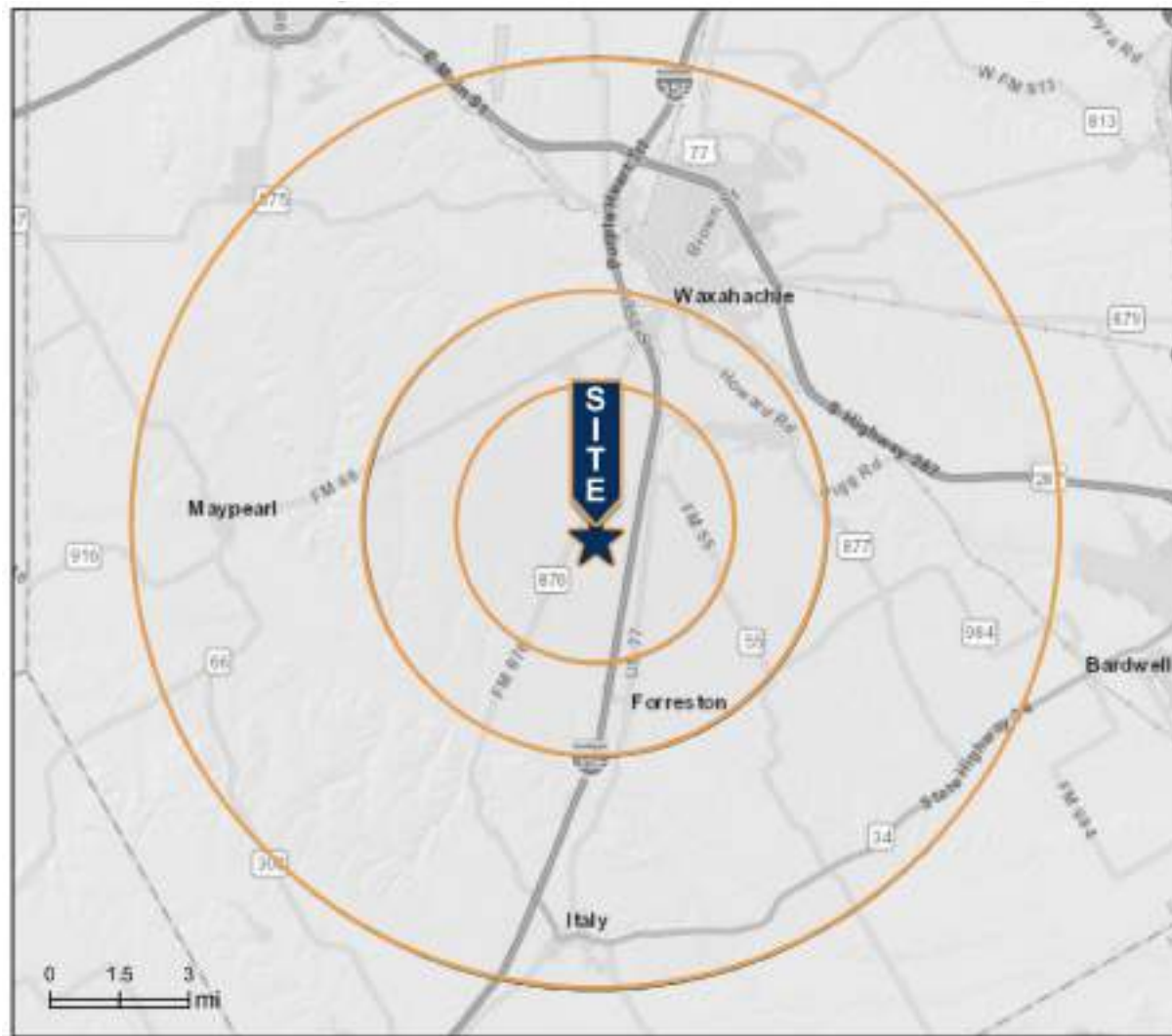






# DEMOGRAPHICS

	3 miles	5 miles	10 miles
<b>Population Summary</b>			
2010 Total Population	1,905	7,834	46,154
2020 Total Population	2,318	9,331	60,367
2020 Group Quarters	9	311	1,298
2025 Total Population	2,500	9,929	74,678
2025 Group Quarters	9	323	1,336
2030 Total Population	2,610	10,215	84,052
2025-2030 Annual Rate	0.86%	0.57%	2.39%
2025 Total Daytime Population	2,600	8,730	72,131
Workers	1,207	3,167	33,533
Residents	1,393	5,563	38,598
<b>Household Summary</b>			
2010 Households	637	2,609	15,947
2010 Average Household Size	2.97	2.86	2.82
2020 Total Households	774	3,291	20,914
2020 Average Household Size	2.98	2.74	2.82
2025 Households	819	3,525	25,516
2025 Average Household Size	3.04	2.73	2.87
2030 Households	856	3,639	28,737
2030 Average Household Size	3.04	2.72	2.88
2025-2030 Annual Rate	0.89%	0.64%	2.41%
2010 Families	521	2,025	11,976
2010 Average Family Size	3.27	3.26	3.26
2025 Families	667	2,565	19,018
2025 Average Family Size	3.39	3.28	3.35
2030 Families	693	2,626	21,362
2030 Average Family Size	3.40	3.29	3.37
2025-2030 Annual Rate	0.77%	0.47%	2.35%
<b>Housing Unit Summary</b>			
2000 Housing Units	495	2,127	12,167
Owner Occupied Housing Units	77.0%	68.4%	64.2%
Renter Occupied Housing Units	17.0%	21.9%	28.9%
Vacant Housing Units	6.1%	9.8%	6.9%
2010 Housing Units	690	2,985	17,436
Owner Occupied Housing Units	77.8%	61.9%	61.4%
Renter Occupied Housing Units	14.5%	25.5%	30.1%
Vacant Housing Units	7.7%	12.6%	8.5%
2020 Housing Units	809	3,492	22,348
Owner Occupied Housing Units	79.9%	64.4%	64.0%
Renter Occupied Housing Units	15.8%	29.8%	29.6%
Vacant Housing Units	4.8%	5.6%	6.4%
2025 Housing Units	845	3,690	27,101
Owner Occupied Housing Units	82.8%	67.4%	68.0%
Renter Occupied Housing Units	14.1%	28.1%	26.1%
Vacant Housing Units	3.1%	4.5%	5.8%
2030 Housing Units	880	3,793	30,311
Owner Occupied Housing Units	84.3%	69.6%	70.7%
Renter Occupied Housing Units	13.0%	26.3%	24.1%
Vacant Housing Units	2.7%	4.1%	5.2%
<b>Median Household Income</b>			
2025	\$98,892	\$78,002	\$87,258
2030	\$107,679	\$85,016	\$97,298
<b>Median Home Value</b>			
2025	\$379,167	\$362,586	\$368,611
2030	\$464,557	\$429,516	\$431,785





## 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.

### 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.

Airstream Realty

9013498

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Michael Smith

635303

msmith@airstreamrealty.com

630.207.6569

Designated Broker of Firm

License No.

Email

Phone

Evan Lichterman

772686

elichterman@airstreamrealty.com

901.674.2868

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](http://www.trec.texas.gov)

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