



# NWQ - OVILLA RD. & HWY. 287

WAXAHACHIE, TX | ELLIS COUNTY | WAXAHACHIE I.S.D | FOR SALE

**CHRISTOPHER KHOURY**

CKhoury@db2re.com

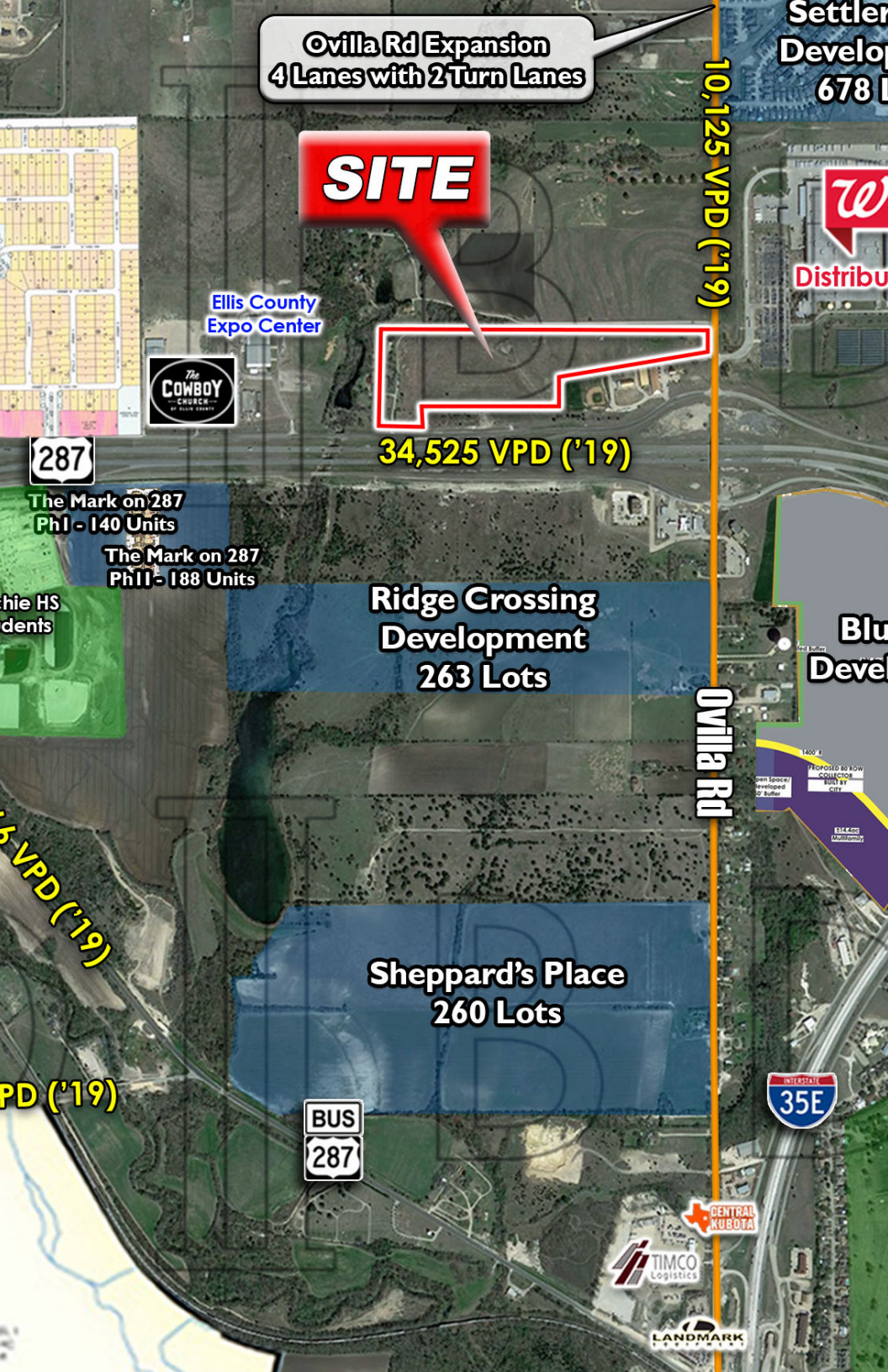
214.526.3626 x 127

**EDWARD BOGEL**

EBogel@db2re.com

214.526.3626 x 102





## PROPERTY INFORMATION



SIZE:  
± 38.16 AC



### TRAFFIC COUNTS:

Ovilla Rd.: 10,125 VPD

Hwy. 287: 3,566 VPD



ZONING:  
General Retail - GR



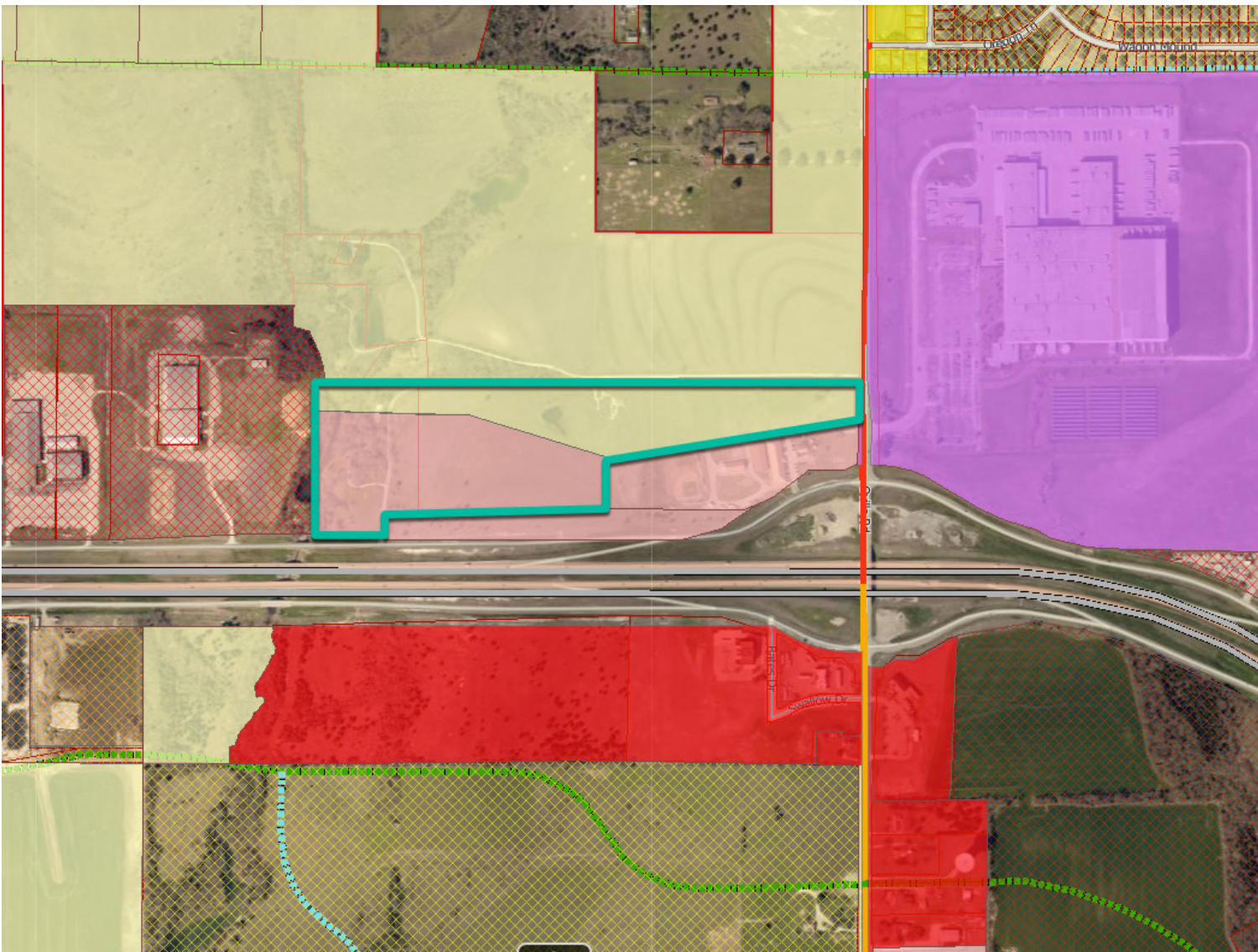
UTILITIES:  
On Site

## DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	1,894	6,675	17,647
% Proj Growth 2023 - 2028	2.0%	0.7%	0.0%
2023 Average HH Income	\$132,444	\$109,529	\$100,048
2023 Median HH Income	\$104,671	\$89,518	\$82,137

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items.  
Davidson & Bogel Real Estate, LLC 2023

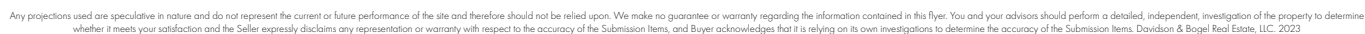




Layer List

- 2F Two Family
- AD Airport Development
- C Commercial
- CA Central Area
- FD Future Development
- GR General Retail
- GR-L General Retail-Limited
- HI Heavy Industrial
- LI Light Industrial
- LI-1 Light Industrial-1
- LI-2 Light Industrial-2
- LI-2,FD Light Industrial-2, Future Development
- MF-1 Multi Family-1
- MF-2 Multi-Family-2
- MF-3 Multi-Family-3
- MH Manufactured Homes
- NS Neighborhood Services
- O Office
- P Parking
- PD Planned Development
- PD-2F Planned Development-Two Family
- PD-C Planned Development-Commercial
- PD-CA Planned Development-Central Area
- PD-GR Planned Development-General Retail
- PD-GR-MU
- PD-GR-MUR
- PD-GR/P Planned Development-General Retail/Parking
- PD-HI Planned Development-Heavy Industrial-1
- PD-LI-1 Planned Development-Light Industrial-1
- PD-LI-2













BGE, INC.  
2505 DALLAS PARKWAY  
SUITE 101  
FRISCO, TX 75034

203-ac HILLVIEW TRACT  
Waxahachie, Texas  
05/05/2021

300 150 0 300 600 1200



8/02 Job No. 8703-00 By: Jansen  
This concept plan is intended for conceptual development use and shall not be interpreted as an official or submitted document. All aerial and map images were obtained from best available information. This plan is subject to change.







# COWBOYS OWNER JERRY JONES MAKES A PROPERTY PLAY SOUTH OF DALLAS

THE JONES FAMILY'S BLUE STAR LAND HAS BOUGHT LAND IN WAXAHACHIE FOR A MAJOR MIXED-USE DEVELOPMENT.

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## DALLAS NEWS

Dallas Cowboys' owner Jerry Jones is growing his real estate empire with a major project south of Dallas.

The Jones family's Blue Star Land has quietly purchased more than 120 acres on Interstate 35E in Waxahachie. Blue Star and Dallas developer Lincoln Property — the same team that built the Dallas Cowboys' \$1.5 billion Star in Frisco project — are planning to build on the high-traffic Ellis County corner. Real estate broker Rex Glendenning, who handled the Blue Star property buys, said the land was purchased for "a mixed-use project consisting of urban residential, industrial and e-commerce, as well as some retail and commercial.

"Plans are for Blue Star to develop the industrial portion of the property with Lincoln handling the marketing and leasing for the industrial," Glendenning said. The development site is at the last vacant corner of I-35E and U.S. Highway 287 and is across the street from the Waxahachie Civic Center and Baylor Scott & White Medical Center. Glendenning's Rex Real Estate plans to market building sites in the project for apartments, retail and commercial construction. Blue Star Land general manager Joe Hickman "will spearhead the overall development and infrastructure and feels strongly that this will be a perfect match to compliment the other industrial and mixed-use projects that Blue Star has underway in both the Frisco and Prosper area," Glendenning said. Lincoln Property and Blue Star already are working on plans for industrial buildings that will be developed at the 71-acre core of the sprawling project, he said.

More than 14 acres at the south end of the project are reserved for apartment construction. The retail buildings will face the highway frontage roads. The developers have already received zoning approvals for the project, which is about 30 miles south of downtown Dallas.

"I have been doing business with the Jones family for over 25 years, and I believe this is my first deal with them south of downtown," Glendenning said. His Rex Real Estate negotiated the land purchases with Jim Whitten of Whitten Commercial. Jim Knight of KFM Engineering oversaw the project engineering and planning approvals. While the Jones family is most often recognized for its professional football team, the Dallas Cowboys owners' company is also one of the most active real estate developers in North Texas.

Along with the 91-acre Star mixed-use project in Frisco, Blue Star Land is building an even bigger multi-use development on U.S. Highway 380 in Prosper. The huge Gates of Prosper development has more than 800,000 square feet of retail space on two corners with Preston Road and room for additional construction. Blue Star Land is also building the 200-acre Star Business Park on Preston Road in Frisco. The real estate firm just filed plans for two more industrial buildings there. And in Irving's Las Colinas community, Blue Star and Lincoln Property are building a 36-acre mixed-use project that includes apartments and retail in its first phases. A luxury hotel and office buildings are also planned in the Star Park development on State Highway 114.



# OVILLA RD. & HWY. 287

## DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

### INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

**DAVIDSON BOGEL REAL ESTATE, LLC**  
LICENSED BROKER / BROKER FIRM NAME  
**MICHAEL EDWARD BOGEL II**  
DESIGNATED BROKER OF FIRM  
**CHRISTOPHER KHOURY**  
SALES AGENT/ASSOCIATE'S NAME

**9004427**  
LICENSE NO.  
**0598526**  
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**741101**  
LICENSE NO.

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## 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.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Christopher Khoury	741101	ckhoury@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date