

NWC - I-35 & MARSHALL RD.

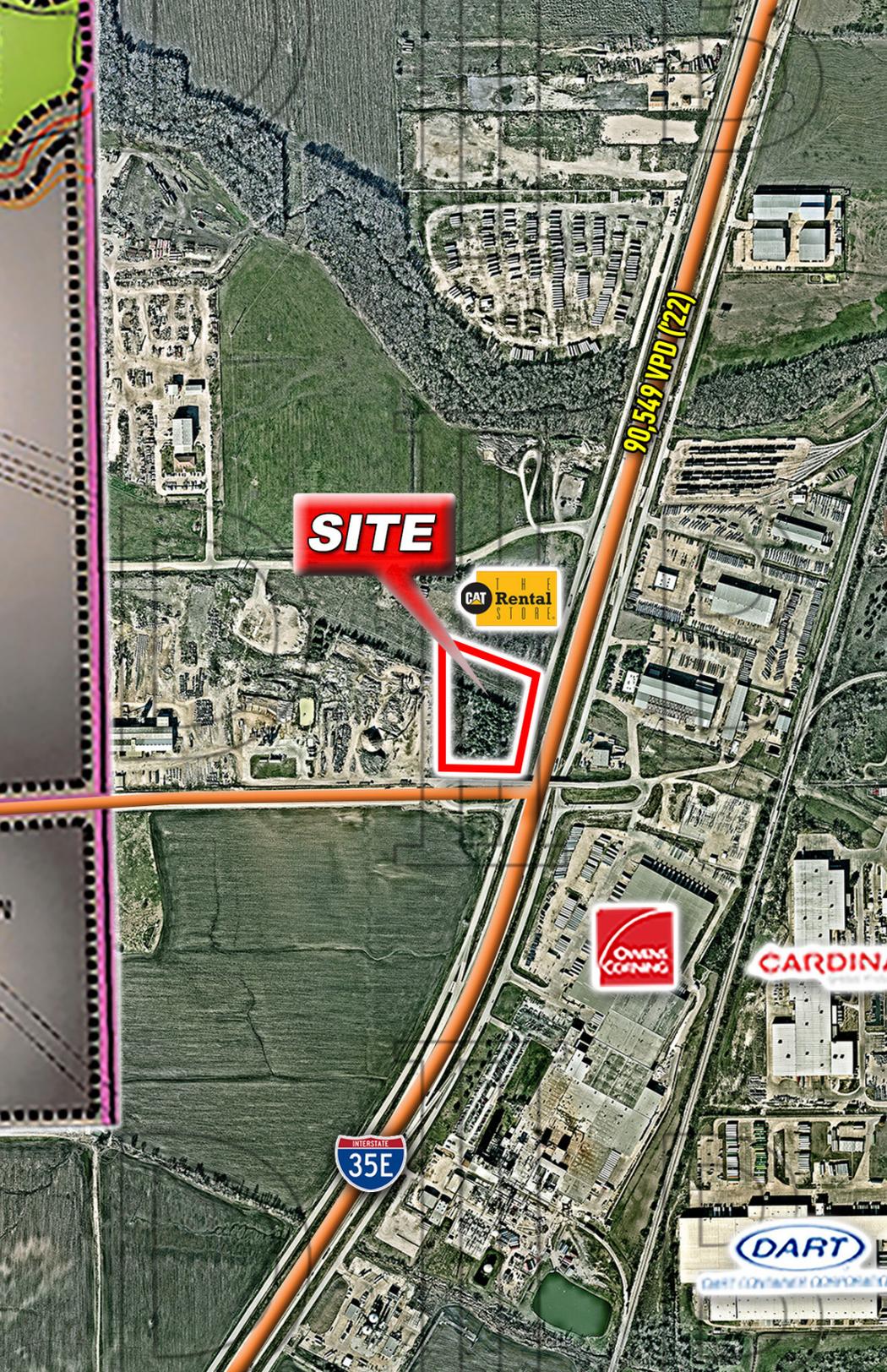
WAXAHACHIE, TX | ELLIS COUNTY | WAXAHACHIE I.S.D

LAND FOR SALE

CHRISTOPHER KHOURY

CKhoury@db2re.com

214.526.3626 x 127



PROPERTY INFORMATION



SIZE:
± 6.319 AC



TRAFFIC COUNTS:
I-35: 56,432 VPD



ZONING:
LI-2
(Light Industrial)

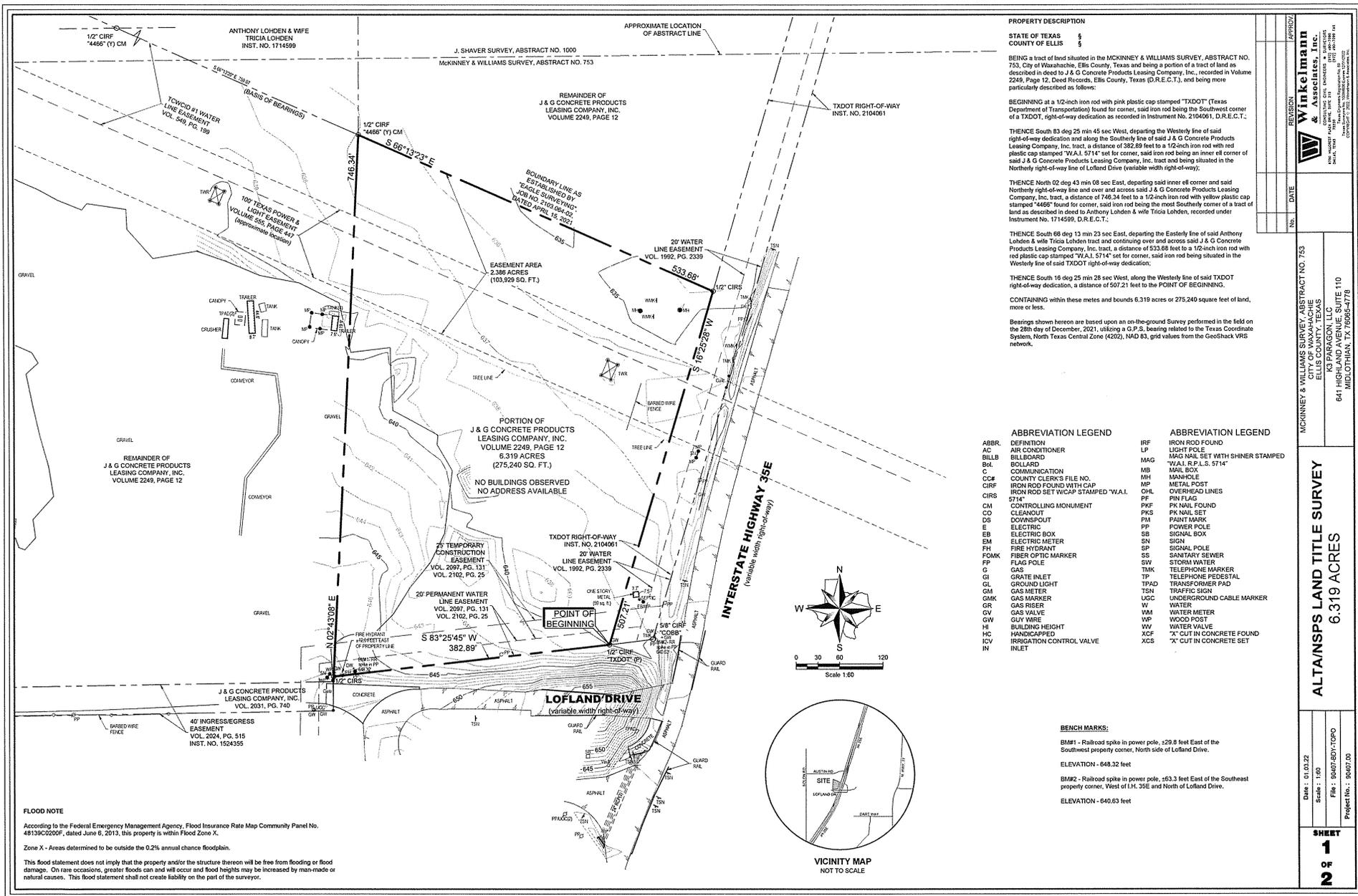


UTILITIES:
To The Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	31	29,040	62,484
% Proj Growth 2024-2029	0%	0.13%	0.27%
2024 Average HH Income	\$129,808	\$111,650	\$114,265
2024 Median HH Income	\$120,000	\$93,050	\$92,545

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 2024



PROPERTY DESCRIPTION
 STATE OF TEXAS §
 COUNTY OF ELLIS §

BEING a tract of land situated in the MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 753, City of Waxahachie, Ellis County, Texas and being a portion of a tract of land as described in deed to J & G Concrete Products Leasing Company, Inc., recorded in Volume 2249, Page 12, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with pink plastic cap stamped "TXDOT" (Texas Department of Transportation) found for corner, said iron rod being the Southwest corner of a TXDOT, right-of-way dedication as recorded in Instrument No. 2104061, D.R.E.C.T.;

THENCE South 83 deg 25 min 45 sec West, departing the Westerly line of said right-of-way dedication and along the Southerly line of said J & G Concrete Products Leasing Company, Inc. tract, a distance of 382.59 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being an inner ell corner of said J & G Concrete Products Leasing Company, Inc. tract and being situated in the Northerly right-of-way line of Lofland Drive (variable-width right-of-way);

THENCE North 02 deg 43 min 08 sec East, departing said inner ell corner and said Northerly right-of-way line and over and across said J & G Concrete Products Leasing Company, Inc. tract, a distance of 748.34 feet to a 1/2-inch iron rod with yellow plastic cap stamped "4466" found for corner, said iron rod being the most Southerly corner of a tract of land as described in deed to Anthony Lohden & wife Tricia Lohden, recorded under Instrument No. 1714599, D.R.E.C.T.;

THENCE South 68 deg 13 min 23 sec East, departing the Easterly line of said Anthony Lohden & wife Tricia Lohden tract and continuing over and across said J & G Concrete Products Leasing Company, Inc. tract, a distance of 523.68 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the Westerly line of said TXDOT right-of-way dedication;

THENCE South 16 deg 25 min 28 sec West, along the Westerly line of said TXDOT right-of-way dedication, a distance of 507.21 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 6.319 acres or 275,240 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 28th day of December, 2021, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

- ABBREVIATION LEGEND**
- | | | | |
|-------|-----------------------------------------|-------|----------------------------------|
| ABBR | DEFINITION | IRF | IRON ROD FOUND |
| AC | AIR CONDITIONER | LP | LIGHT POLE |
| BILLB | BILLBOARD | MAG | MAG NAIL SET WITH SHINER STAMPED |
| BOLL | BOLLARD | TRAIL | TRAIL E.P.L.S. 5714 |
| C | COMMUNICATION | MB | MAIL BOX |
| CCN | COUNTY CLERK'S FILE NO. | MH | MANHOLE |
| CIRF | IRON ROD FOUND WITH CAP | MP | METAL POST |
| CIRS | IRON ROD SET WCAP STAMPED "W.A.I. 5714" | OHFL | OVERHEAD LINES |
| CM | CONTROLLING MONUMENT | PF | PIN FLAG |
| CO | CLEANOUT | PKF | PK NAIL FOUND |
| DS | DOWNSPOUT | PKS | PK NAIL SET |
| E | ELECTRIC | PM | POINT MARK |
| EB | ELECTRIC BOX | PP | POWER POLE |
| EM | ELECTRIC METER | SB | SIGNAL BOX |
| FH | FIRE HYDRANT | SN | SIGN |
| FOMK | FIBER OPTIC MARKER | SP | SIGNAL POLE |
| FP | FLAG POLE | SS | SANITARY SEWER |
| G | GAS | SW | STORM WATER |
| GI | GRATE INLET | THK | TELEPHONE MARKER |
| GL | GROUND LIGHT | TP | TELEPHONE PEDESTAL |
| GM | GAS METER | TPAD | TRANSFORMER PAD |
| GR | GAS RISER | TSN | TRAFFIC SIGN |
| GW | GAS VALVE | UGC | UNDERGROUND CABLE MARKER |
| GW | GUY WIRE | W | WATER |
| HI | BUILDING HEIGHT | WM | WATER METER |
| HC | HANDCAPPED | WP | WOOD POST |
| ICV | IRRIGATION CONTROL VALVE | WV | WATER VALVE |
| IN | INLET | XCF | "X" CUT IN CONCRETE FOUND |
| | | XCS | "X" CUT IN CONCRETE SET |

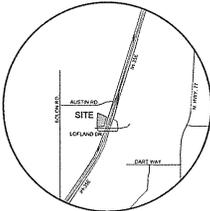
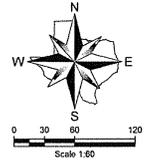
BENCH MARKS:

BM#1 - Railroad spike in power pole, 129.8 feet East of the Southwest property corner, North side of Lofland Drive.

ELEVATION - 648.32 feet

BM#2 - Railroad spike in power pole, 163.3 feet East of the Southeast property corner, West of I.H. 35E and North of Lofland Drive.

ELEVATION - 640.63 feet



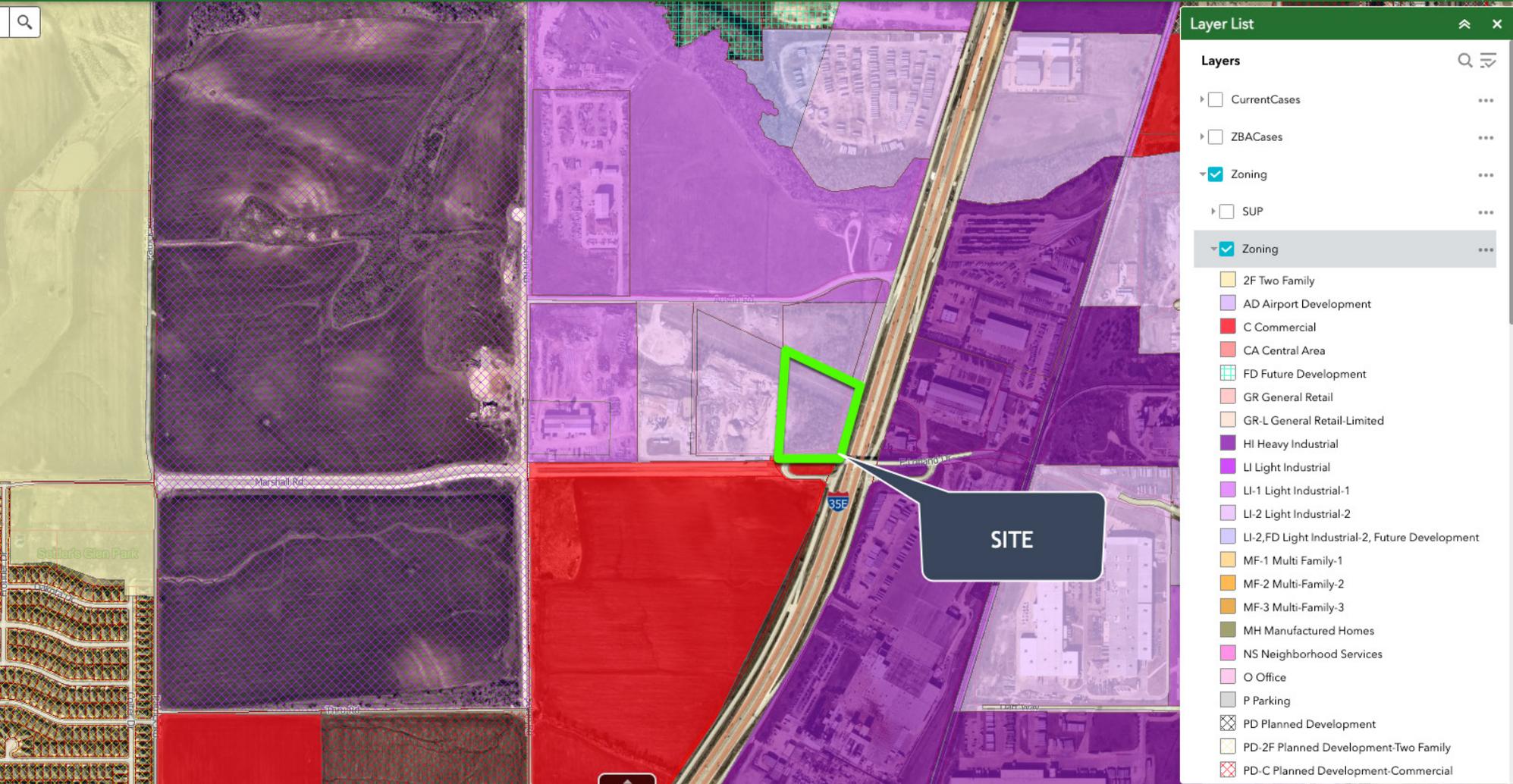
FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48139C0200F, dated June 6, 2013, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

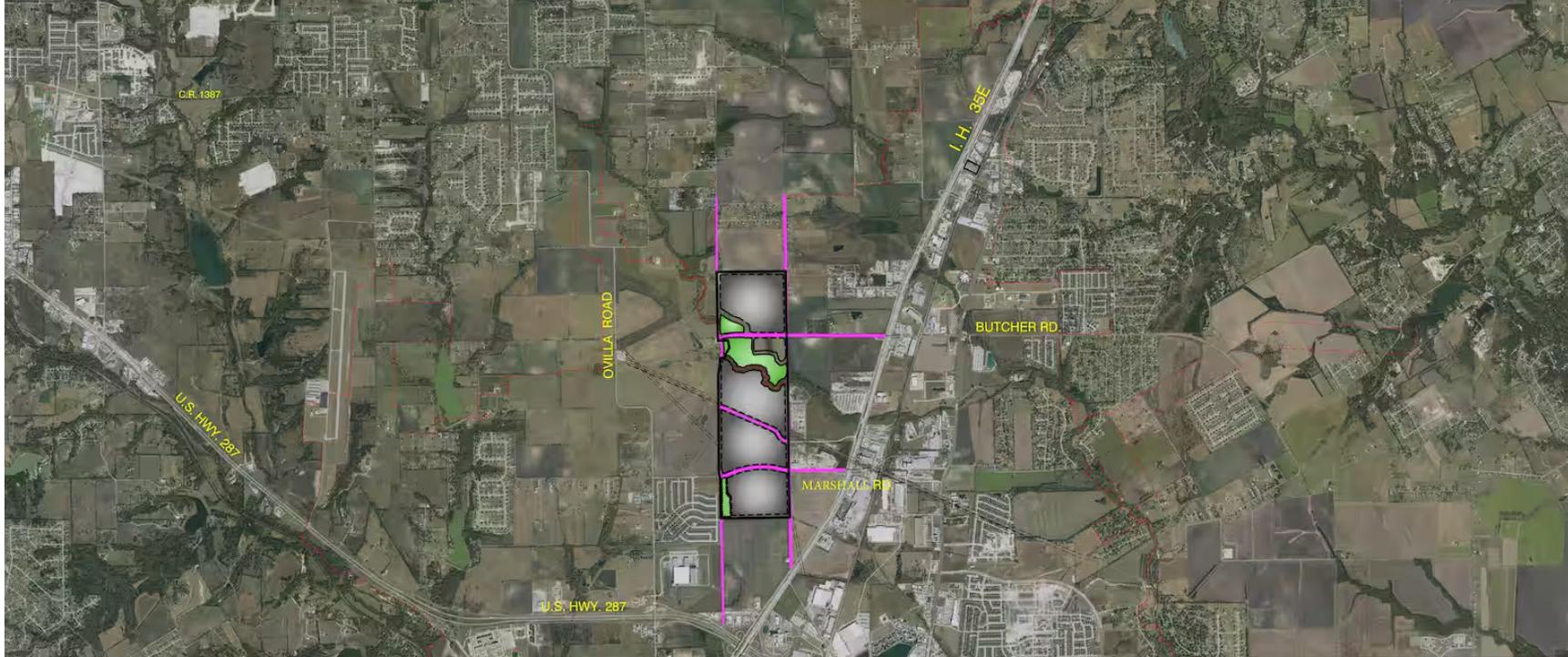
This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NO.	DATE	REVISION	APPROVAL
Winkelmann & Associates, Inc. SURVEYING & ENGINEERING 43 PARAGON LANE, SUITE 110 MIDLOTHIAN, TEXAS 76065-4778 PHONE: 817-281-1100 FAX: 817-281-1101 WWW.WINKELMANN-AND-ASSOCIATES.COM			
MCKINNEY & WILLIAMS SURVEY ABSTRACT NO. 753 CITY OF WAXAHACHIE 43 PARAGON LANE, SUITE 110 MIDLOTHIAN, TX 76065-4778		ALTANSPS LAND TITLE SURVEY 6.319 ACRES SHEET 2 of 1	
DATE: 01.03.22 SCALE: 1:60 FILE #: 9407-EDT-TOPO PROJECT NO.: 9407.00		PROJECT NO.: 9407.00	



DALLAS, CALIFORNIA FIRMS BUYS 575 ACRES IN WAXAHACHIE FOR A MASSIVE INDUSTRIAL PROJECT

THE DALLAS MORNING NEWS



A Dallas-based real estate development firm has partnered with a California company to bring a huge master-planned distribution and manufacturing project to Waxahachie.

Wynne/Jackson said Tuesday that it has formed a joint venture with San Francisco-based ProspectHill Group to acquire 575 acres for the industrial development, called South Grove. The project can handle multiple buildings of more than 1 million square feet, Wynne/Jackson said.

DALLAS COWBOYS OWNER JERRY JONES' WAXAHACHIE BUSINESS PARK LANDS FANATICS SHIPPING HUB

THE DALLAS MORNING NEWS



Florida-based sports merchandise seller Fanatics is building a new distribution center in the 120-acre business park property Jones' Blue Star Land is developing at Interstate 35E and U.S. Highway 287 in Ellis County. The 600,000-square-foot warehouse will serve as an e-commerce fulfillment center for Fanatics products. About 250 people will work in the facility when it opens in 2025.

"We are not only excited and honored to have Fanatics become a piece of Waxahachie's growing economy, we look forward to the enormous success the will have here. Waxahachie Mayor David Hill said in a statement. "Fanatics' desire to participate in and become active in our community makes this announcement even more special."

TOM THUMB PLANS TO HEAD SOUTH TO WAXAHACHIE WHERE HEB DOMINATES

THE DALLAS MORNING NEWS



Tom Thumb is working with a Fort Worth-based developer to build a store in Waxahachie, a fast-growing city 30 miles south of Dallas that has been an H-E-B stronghold for about 20 years. A new 60,000-square-foot Tom Thumb on the north side of town would be the grocer's first store in Ellis County.

I-35 & MARSHALL RD.

WIDE AERIAL



Ovilla Rd Expansion
4 Lanes with 2 Turn Lanes

SITE

- Academy Sports & Outdoors
- TJ-maxx
- KIRKLAND'S
- BEST BUY
- PET SMART
- JCPenney
- ROSS
- Target
- LOWE'S
- BEK

Waxahachie

Any projections used are speculative and do not constitute an offer of insurance. The information provided is for informational purposes only and should not be used as a basis for any investment decision. An independent investigation of the information provided is recommended. Davidson & Bogel Real Estate, LLC is not a broker or agent of any insurance company. © 2023 Davidson & Bogel Real Estate, LLC

I-35 & MARSHALL RD.

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

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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
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
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