

SEC - HWY. 287 & PALMETTO RD.

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

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214.526.3626 x 108

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Windmill Crossing
219 Lots

2,948 VPD ('20)

SITE



Oliver E. Cliff ES
514 Students

PROPERTY INFORMATION



SIZE:
± 24 AC
± 39.9 AC



TRAFFIC COUNTS:
F.M. 878: 2,948 VPD
Hwy. 287: 38,956 VPD



ZONING:
PD - TH - Will Subdivide
PD - MF - 1



UTILITIES:
To the Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	1,232	15,311	61,044
% Proj Growth 2024-2029	1.17%	-0.03%	0.50%
2024 Average HH Income	\$137,753	\$104,512	\$115,327
2024 Median HH Income	\$89,351	\$79,855	\$91,571



3250 Briarpark Drive
Suite 140
Houston, TX 77042
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TEXAS CALIFORNIA NEW YORK



ALPINE STAR DEVELOPMENT
CIVIL
BNA

LANDSCAPE
MESA Design Group

STRUCTURAL

MEP
PCE Consulting
1500 Green Chase

MEP
Joe Vasegar
jvasegar@pceconsulting.com
www.pceconsulting.com

WAXAHACHIE
ALPINE START DEVELOPMENT



ARCHITECT: MICHAEL KELLER
LICENSE NO. 10584
COMPANY: EDI INTERNATIONAL, P.C.
FIRM LICENSE NO. 2012

REVISIONS

#	Date	Issue

Project No: WAXAHACHIE

Issue Date: 12/06/23

DRAWING TITLE
DETAILED SITE PLAN
ASD Waxahachie
PD Amendment
Case Number: ZDC-69-2023

DRAWING NUMBER
EXHIBIT B

CONCEPT REVISION 12.12.23

PHASE I
STD - 282
DETACHED GARAGE - 32
DETACHED CPT - 64
ATT. GARAGE - 24
TOTAL PARKING - 402
PARKING REQ - 396

PHASE II
STD - 269
DETACHED GARAGE - 12
DETACHED CPT - 39
ATT. GARAGE - 40
TOTAL PARKING - 360
PARKING REQ - 312

PHASE III
STD - 209
DETACHED GARAGE - 64
DETACHED CPT - 46
ATT. GARAGE - 16
TOTAL PARKING - 335
PARKING REQ - 294

PHASE IV
STD - 63
DETACHED GARAGE - 7
DETACHED CPT - 10
PARALLEL - 229
ATT. CPT - 145
TOTAL PARKING - 454

TOTAL - 668 GARDEN UNITS (22 BLDGS)
145 TOWNHOUSES

NOTE: All walking trails to be concrete.

SITE LEGEND

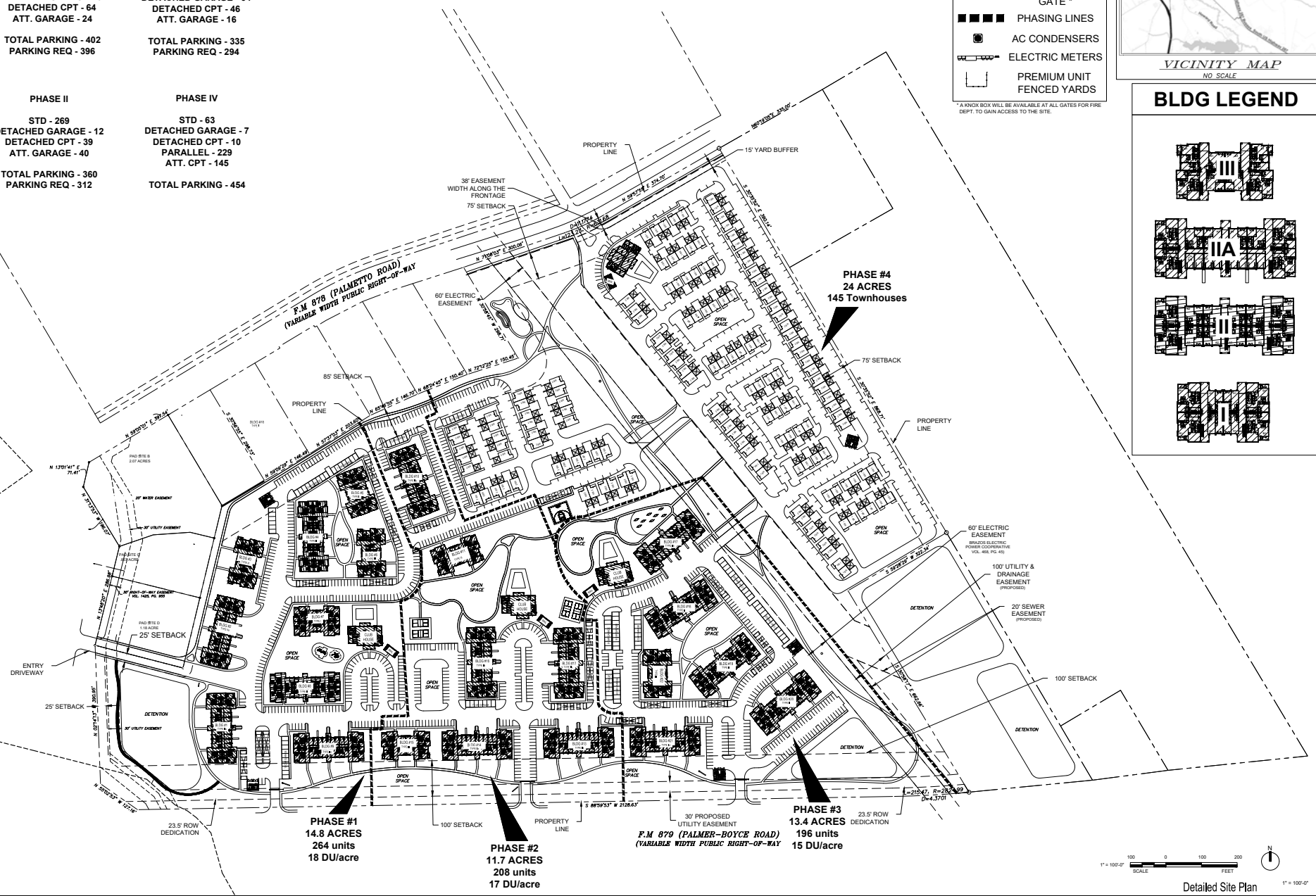
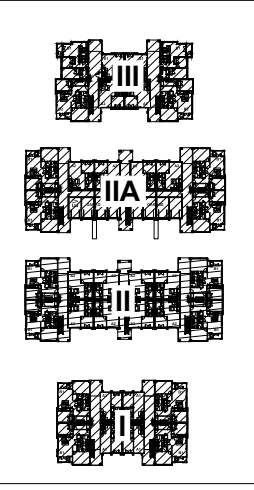
- MONUMENT SIGN
- CONTROL ACCESS GATE *
- PHASING LINES
- AC CONDENSERS
- ELECTRIC METERS
- PREMIUM UNIT FENCED YARDS

*A KNOX BOX WILL BE AVAILABLE AT ALL GATES FOR FIRE DEPT. TO GAIN ACCESS TO THE SITE.



VICINITY MAP
NO SCALE

BLDG LEGEND



PHASE #1
14.8 ACRES
264 units
18 DU/acre

PHASE #2
11.7 ACRES
208 units
17 DU/acre

PHASE #3
13.4 ACRES
196 units
15 DU/acre

F.M. 879 (PALMER-BOYCE ROAD)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



Detailed Site Plan

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IMPACT FEES

Use	Count	Impact Fees				% of Impact Fees	/Phase	Total /unit (SF)
		Water	Wastewater	Roadway	Parkland			
Ph 1 - TH	320 /Units	354,560	371,360	1,017,702	128,000	37.4%	\$1,871,622	\$5,849
Ph 2 - MF	350 /Units	354,560	371,360	628,628	140,000	29.8%	\$1,494,548	\$4,270
Ph 3 - MF	316 /Units	354,560	371,360	567,561	126,400	28.3%	\$1,419,881	\$4,493
Retail						4.5%	224,922	
QSR	3,000 SF	17,728	18,568	21,484	N/A	1.2%	57,780	\$19
Sit Down	4,500 SF	17,728	18,568	10,914	N/A	0.9%	47,210	\$10
Retail 1	3,000 SF	11,080	11,605	5,388	N/A	0.6%	28,073	\$9
Retail 2	3,000 SF	11,080	11,605	5,388	N/A	0.6%	28,073	\$9
Car Wash	4,500 SF	17,728	18,568	27,490	N/A	1.3%	63,786	\$14
Total		\$1,139,024	\$1,192,994	\$2,284,555	\$394,400	100.0%	\$5,010,973	
MF	986 /Units	\$1,063,680	\$1,114,080	\$2,213,891	\$394,400	95.5%	\$4,786,051	\$ 4,854 per unit
Retail	18,000 SF	\$75,344	\$78,914	\$70,664	N/A	4.5%	\$224,922	\$12 per sqft



287

F.M. 878

PALMER BOYCE RD.

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Historic Downtown Waxahachie

SEC - Hwy. 287 & Palmetto Rd.

This 69.1035 AC is the last entitled Multifamily and Townhome property in the Waxahachie. It is set right off of HW 287, 2.64 miles from all grocers and retail at HW 77, offering Chick-Fil-A, Academy, Atwoods, Home Depot, HEB, Walmart, and many more. Being 4 miles from I-35, the time from there to Downtown Dallas is 35 minutes. As of now, 3,500 lots are approved and prepared to be developed in the city limits of Waxahachie. 30% of the current residents were not here two years ago, speaking to the city's growth.

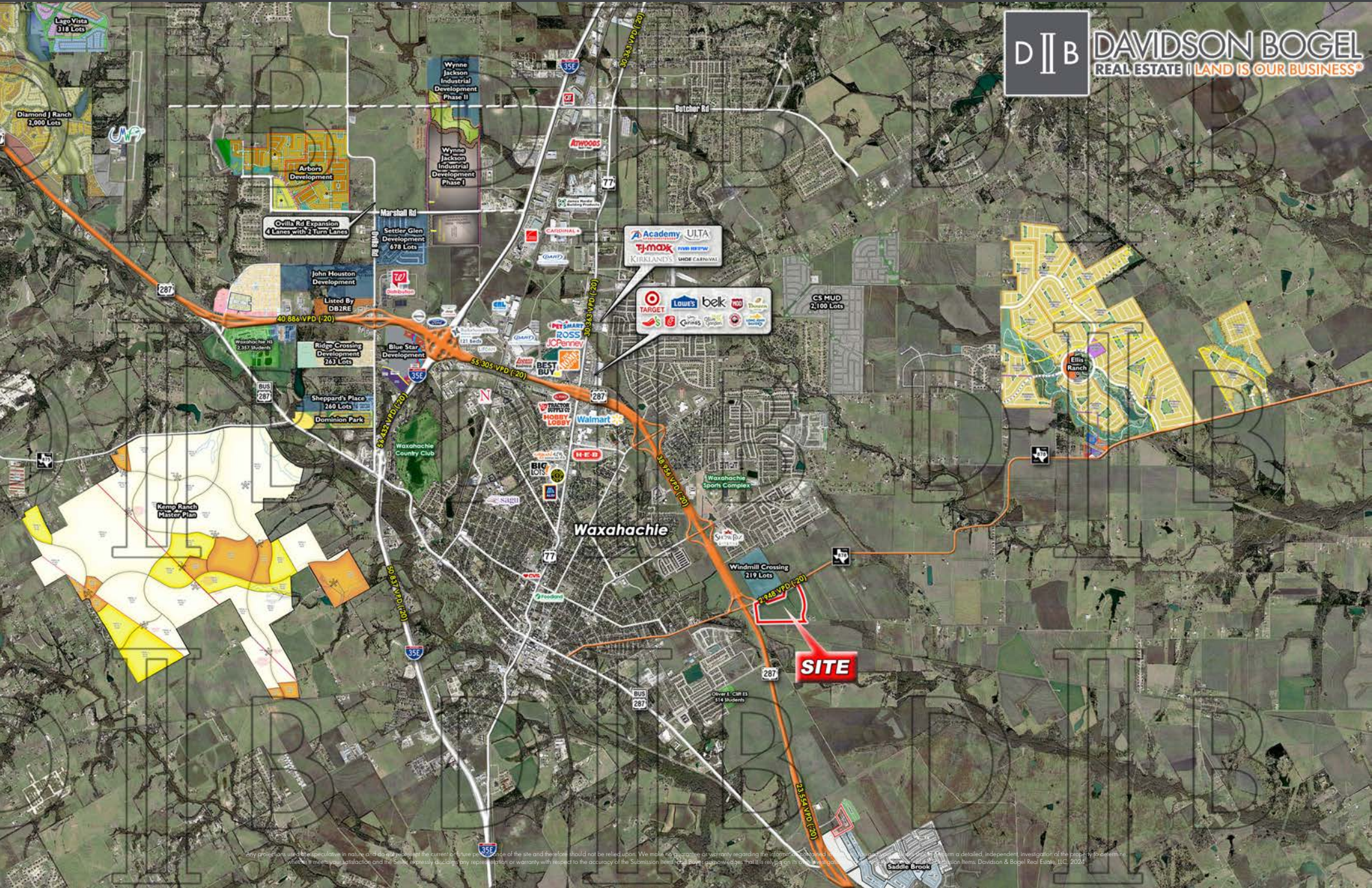
Waxahachie is growing rapidly, and having the opportunity to develop the last entitled Multifamily and Townhome property, leads to a great opportunity and vision for the site. With downtown Waxahachie 1.7 AC down the street, there are a handful of options and experiences to choose from, such as Prime 115 Steak and Seafood, Twisted Double M, and Cork & Keg.

The current improvement of Downtown Waxahachie is led by the developer who had the vision and experience behind the redesign of what Bishop Arts in Dallas is today.

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HWY. 287 & PALMETTO RD.

WIDE AERIAL



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DALLAS MARKET OVERVIEW

Dallas/Fort Worth (DFW) is a dynamic 12-county region made up of Dallas, Fort Worth, and another 150 municipalities. DFW is the largest urban agglomeration in Texas and the fourth largest in the United States spanning an area of 9,286 square miles with a population of approximately 7.1 million people. By the year 2030, it is projected that over 10.5 million people will be living in DFW according to the Dallas Regional Chamber.

DFW is connected to the world by the nation's fourth busiest airport and is served by 55 international flights. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were its own state it would be the 9th largest in the Nation and 23rd largest country in the World, behind Taiwan.

20
3.51 Million
34.20%
33
157
96

Fortune 500 Companies Headquartered in DFW
People in the DFW Workforce
Of the Population 25 & Older Have a Bachelor's Degree or Higher
Colleges & Universities
Public School Districts
Public Charter Schools

#1

Best States For Growth
- U.S. News

#2

**The Best Places For
Business And Careers**
- Forbes

#1

**Cities for Absolute
Job Growth – Bureau
of Labor Statistics**

#1

**Real Estate Market for
(Urban Land Institute)**

HWY. 287 & PALMETTO 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.

DB URBAN, LLC	9009183	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
SCOTT LAKE	618506	SLAKE@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
CHRISTOPHER KHOURY	741101	CKHOURY@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE



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.

DB Urban, LLC	9009183	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
Scott Lake	618506	slake@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



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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