



# ±1.6 ACRES LAND FOR SALE WAXAHACHIE, TEXAS

## SURROUNDED BY NEW DEVELOPMENT

Contact Broker

PRICE \$1,490,000  
\$21.38 psf



HIGH GROWTH AREA  
CLOSE TO HWY 77,  
Hwy I-35 & Hwy 287



ADJACENT TO FUTURE  
OFFICE DEVELOPMENT &  
NEWLY CONSTRUCTED RETAIL

## SOUTH SIDE OF CORPORATE PARKWAY | WAXAHACHIE, TX 75165

### Property Details:

- Price: \$1,490,000 (\$21.38 psf)
- Land ± 1.6002 Acres
- ZONED COMMERCIAL  
*entitled for full-service restaurant*
- Utilities to the site except water which is located across the street
- Gorgeous greenbelt backs land
- Minutes from Life High School & Northside RV Resort; only 10 minutes from Waxahachie High School
- Near several residential neighborhoods with population increase over 30% in past decade



\* Property lines are approximate. Dominus Commercial does not make any warranties about the location of the exact property lines.

Justin Owen | 214.253.0797  
jowen@dominuscommercial.com

Wesley Newton | 214.730.6253  
wnewton@dominuscommercial.com

Irving | 214.941.9500  
600 East Las Colinas Blvd, #130



Fort Worth | 817.242.2361  
909 W Magnolia Ave, #2

# LAND For Sale

Corporate Pky | Waxahachie 76648

Total ± 1.6002 Acres  
\$1,490,000 | \$21.38 psf

## Points of Interest

I-35, Hwy 77 & Hwy 287

(1/4 mile to 2 miles)

### Within 1 Mile

- Quick Trip
- Fat Tuesday
- Bahama Bucks
- Whataburger
- Atwoods Hardware
- Northside RV Resort
- Life High School
- Cancun's Ameri-Mex
- Branded Burger
- Sonic

### National Retail (within 2.5 miles)

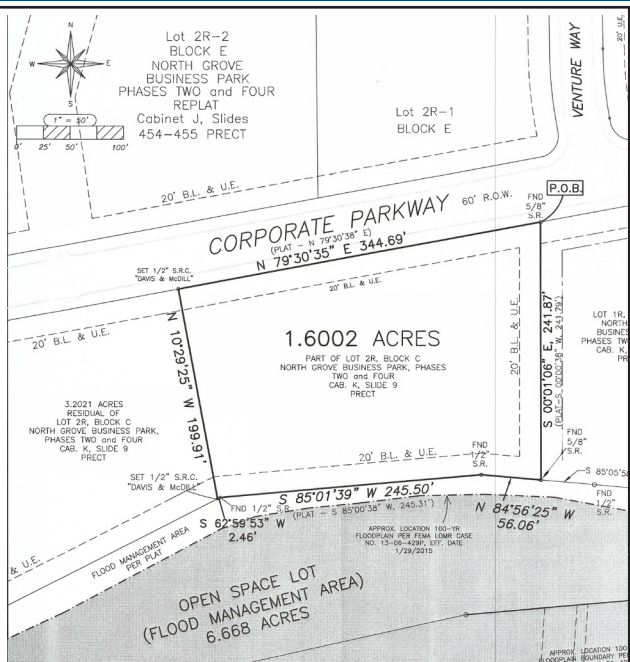
- Home Depot
- Target
- Lowe's

Best Western Plus (1.6 miles)

Mid-Way Airport (8.3 miles - 13 min)

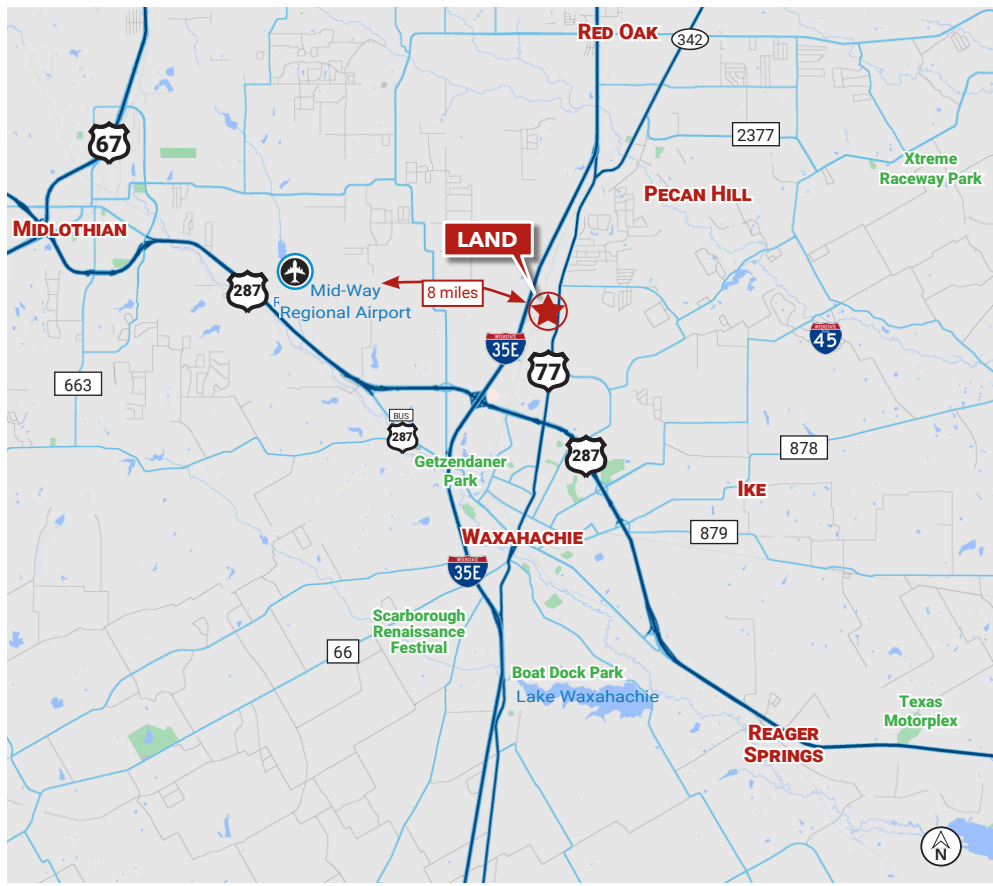


## Survey



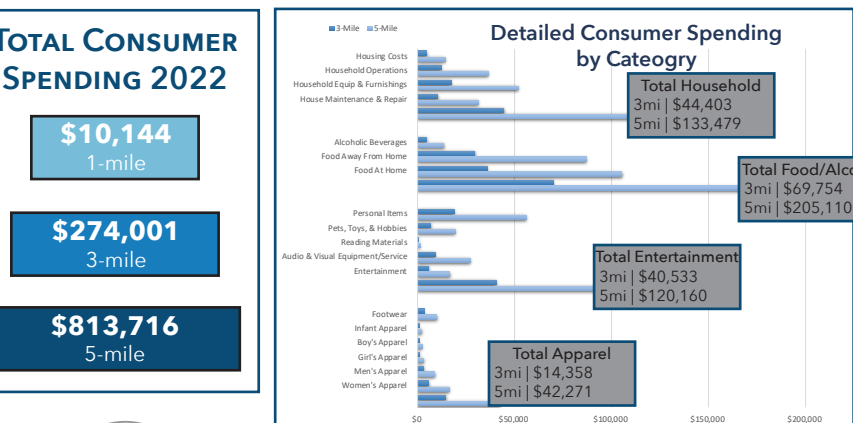
Justin Owen | 214.253.0780  
Wesley Newton | 214.730.6253

## Regional Map



## Demographics

Population	Year: 2020	2022	2027
City Limits	41,140	44,733	49,654
Ellis County	192,455	204,906	222,625
Drive time			
15-Minutes	138,321	146,913	155,636
30-Minutes	1,137,434	1,168,335	1,214,330



My Information About Brokerage Services

IRVING | 600 East Las Colinas Blvd, #130 | 214.941.9500  
FORT WORTH | 909 W Magnolia Ave, #2 | 817.242.2361