

FOR SALE

41 ACRES FOR DEVELOPMENT

Parks School House Rd | Waxahachie, TX 75165

Camden Park Phase II

PARKS SCHOOL HOUSE RD



SITE

Cliff
Estates
"V"
Addition

M.L.K Jr BLVD



Zach Boatwright

817.803.3287

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM



PRICE | **\$3.50 PSF**

PROPERTY AREA | **41 AC Will Divide**

PROPERTY HIGHLIGHTS

- 👁️ Zoned "CC" Community Commercial, ready for development
- 👁️ Located in an Opportunity Zone area
- 👁️ Approximately. 1,025 ft of frontage, and 1,740 ft of depth
- 👁️ Ideal location for single family development/office/retail/and multifamily
- 👁️ Next to Oliver E. Clift Elementary/Waxahachie ISD
- 👁️ All utilities near site
- 👁️ 2 Miles from Historic Downtown Waxahachie

DEMOGRAPHICS

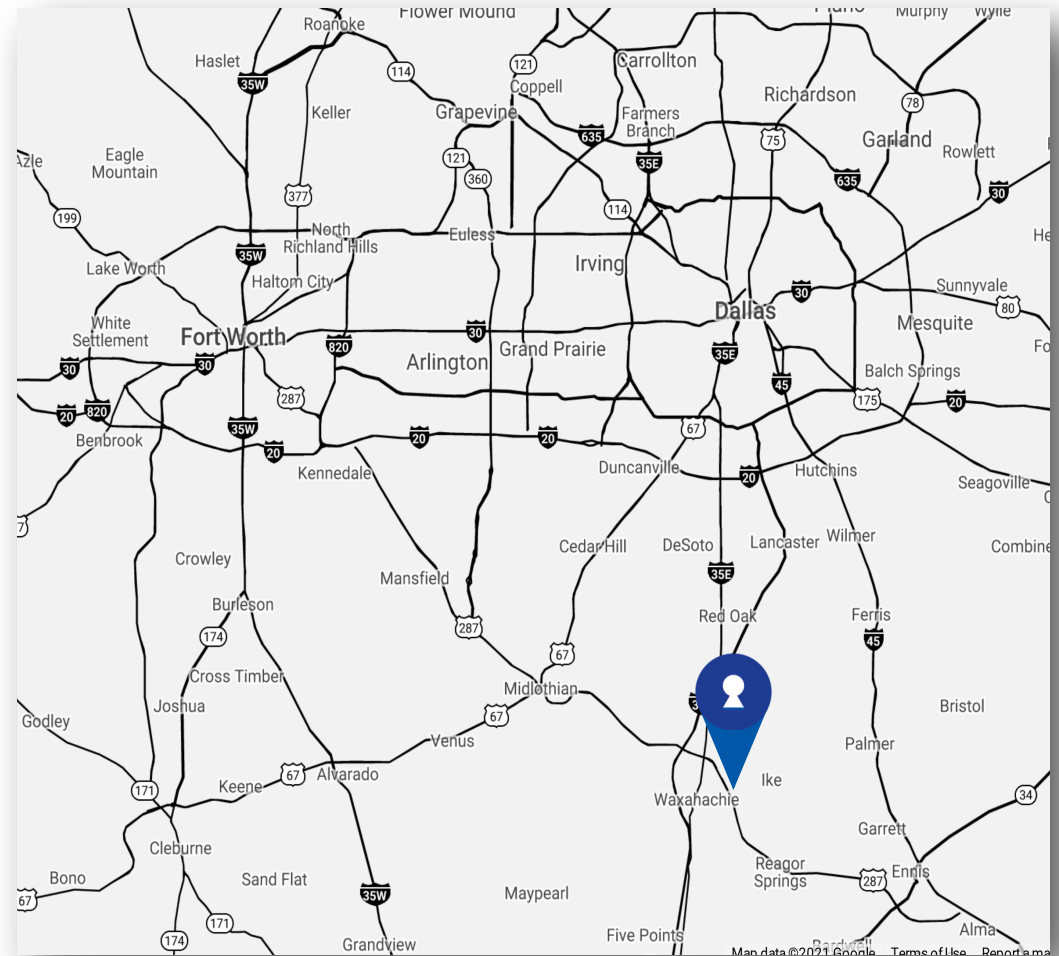
	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	3,583	12,559	28,892	49,378
DAYTIME POPULATION	2,147	8,760	27,769	51,137
AVG HH INCOME	\$66,571	\$71,899	\$79,063	\$80,986
POPULATION GROWTH 2023-2028	1.08%	0.97%	3.38%	2.86%

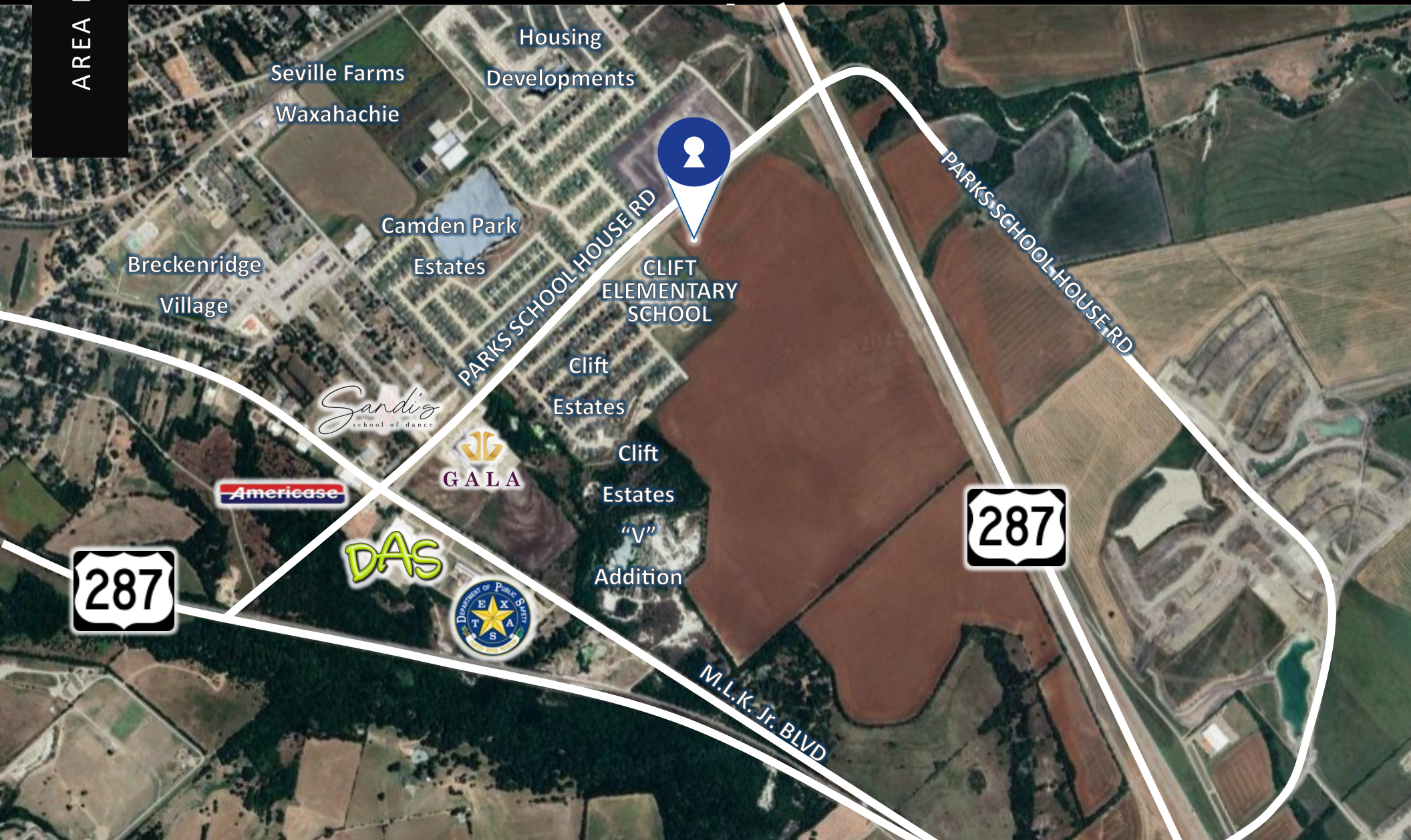
*STDB.com 2024

TRAFFIC COUNT

2,942 VPD at Hwy 287 & Park School House Rd

The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.





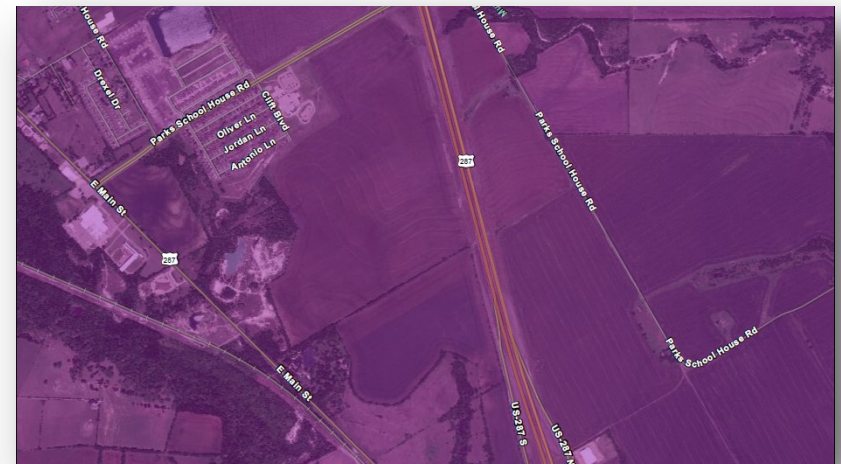
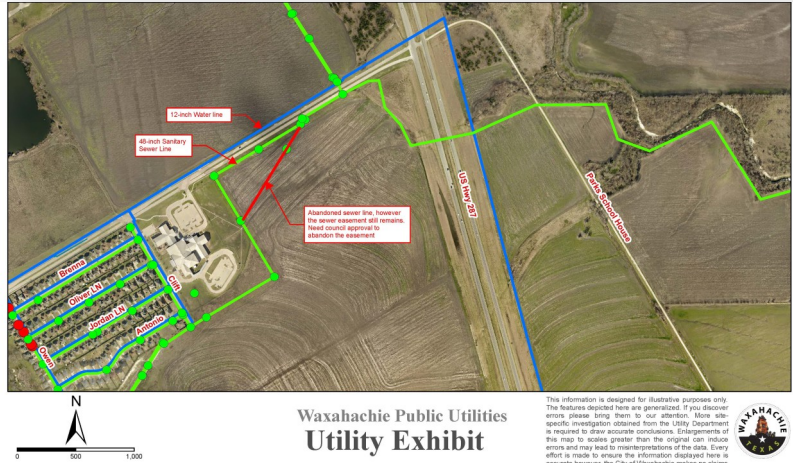
Scale of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum 1983, Adjustment: Readjustment 2011.

Location Map

LEGEND	
1	1/4 SECTION 36, T10N, R10E, S10E
2	1/4 SECTION 35, T10N, R10E, S10E
3	1/4 SECTION 34, T10N, R10E, S10E
4	1/4 SECTION 33, T10N, R10E, S10E
5	1/4 SECTION 32, T10N, R10E, S10E
6	1/4 SECTION 31, T10N, R10E, S10E
7	1/4 SECTION 30, T10N, R10E, S10E
8	1/4 SECTION 29, T10N, R10E, S10E
9	1/4 SECTION 28, T10N, R10E, S10E
10	1/4 SECTION 27, T10N, R10E, S10E
11	1/4 SECTION 26, T10N, R10E, S10E
12	1/4 SECTION 25, T10N, R10E, S10E
13	1/4 SECTION 24, T10N, R10E, S10E
14	1/4 SECTION 23, T10N, R10E, S10E
15	1/4 SECTION 22, T10N, R10E, S10E
16	1/4 SECTION 21, T10N, R10E, S10E
17	1/4 SECTION 20, T10N, R10E, S10E
18	1/4 SECTION 19, T10N, R10E, S10E
19	1/4 SECTION 18, T10N, R10E, S10E
20	1/4 SECTION 17, T10N, R10E, S10E
21	1/4 SECTION 16, T10N, R10E, S10E
22	1/4 SECTION 15, T10N, R10E, S10E
23	1/4 SECTION 14, T10N, R10E, S10E
24	1/4 SECTION 13, T10N, R10E, S10E
25	1/4 SECTION 12, T10N, R10E, S10E
26	1/4 SECTION 11, T10N, R10E, S10E
27	1/4 SECTION 10, T10N, R10E, S10E
28	1/4 SECTION 9, T10N, R10E, S10E
29	1/4 SECTION 8, T10N, R10E, S10E
30	1/4 SECTION 7, T10N, R10E, S10E
31	1/4 SECTION 6, T10N, R10E, S10E
32	1/4 SECTION 5, T10N, R10E, S10E
33	1/4 SECTION 4, T10N, R10E, S10E
34	1/4 SECTION 3, T10N, R10E, S10E
35	1/4 SECTION 2, T10N, R10E, S10E
36	1/4 SECTION 1, T10N, R10E, S10E



**SCHWARZ
HANSON**
ARCHITECTS



COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW

amazon

American Airlines



Kimberly-Clark

LOCKHEED MARTIN

Alcon



50%

LOWER COST OF LIVING

With a lower cost of living than the top three U.S. Metros.

+7.2%

EMPLOYMENT GROWTH

With a year over year gain of 277,600 jobs as of July 2022

DFW AREA GROWTH

+328

people per day (2020)



1,302,041

added in 2010-2020

7,694,138

TOTAL POPULATION

11,200,000

Population by 2045

4TH LARGEST
METRO IN U.S.

OVER 200 CITIES



HIGHER EDUCATION

Three
Research 1
Universities

UNT
UNIVERSITY OF
NORTH TEXASUTD
THE UNIVERSITY
OF TEXAS AT DALLASUTR
UNIVERSITY OF
TEXAS AT ARLINGTON

Carnegie Classification of Institutions of
Higher Education R-1: Doctoral Universities

30 Higher Education Institutions

15 Major Universities Including:

TCU
SMU

#1

in the country for
3-year job growth
(185,600 jobs)

#1

in the country for
job recovery to pre-
pandemic high
(3,951,900 jobs)

BLS, Dec. 2021

4

Global 500
Companies
Fortune, 2021

9

World's Most
Admired Companies
Fortune, 2022

22

Fortune 500
Companies



3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in
Continental U.S. in 4 hours

Access nearly 60
international destinations



HEALTH CARE

138 HOSPITALS &
FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

INFORMATION ON BROKERAGE SERVICES



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 on 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 on known by the agent, including information on disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 on. 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 on 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 on 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 on 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.

Vision Commercial RE DFW LC	9006752	info@visioncommercial.com	817.803.3287
Broker Firm Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817.803.3287
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025



IABS 1-1