

E Main St



Land - Ellis County Submarket
Waxahachie, TX 75165

7.67 AC Lot 334,105 SF Lot COMM Zoning \$350K Sale Price \$45.6K Price/AC

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Waxahachie, TX 75165

\$350K Sale Price \$45,632 Price/AC \$1.05 Price/SF 7.67 AC 334,105 SF 106 days On Market COMM Zoning

For Sale

Price	\$350,000		
Price/AC	\$45,632	On Market	106 Days
Price/SF	\$1.05	Last Updated	Dec 8, 2021
Sale Type	Owner User		Update
Status	Active		
Conditions	Build to Suit		

Sale Notes

7.67 Acres Commercial Land for sale in Waxahachie TX. Prime location off of Business 287, a main road into town. Outside city limits. Easement for possible shared driveway or built to suit for wider access.

Sale Contacts

Rochelle Browning

(972) 938-2020 (p)
(214) 208-6366 (m)

rb@dasaquariums.com

Dutch Aquarium Systems Inc

123 Lucas St
Waxahachie, TX 75165
United States
(972) 938-2020 (p)

Land

Type	2 Star Industrial Land		
Location	Suburban		
Zoning	COMM		
Land AC - Gross	7.67 AC	Land SF - Gross	334,105 SF
Topography	Level		
On Sites	Raw land		
Current Use	vacant		
Proposed Use	Commercial		
Frontage	100' on 1616 East Main St		
Parcel	242890		
Taxes	\$0.00/SF (2021)		
Opportunity Zone	Yes		
Walk Score®	Car-Dependent (4)		

Income & Expenses

Expenses	2021	Per AC
Taxes	\$1,144	\$149.11

Source: CoStar Research

Assessment

2021 Assessment

Land	\$48,140	\$0.14/SF
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Demographics

	1 mile	3 miles
Population	2,151	22,697
Households	672	7,632
Median Age	29.90	34.60
Median HH Income	\$40,517	\$58,925
Daytime Employees	450	9,962
Population Growth '21 - '26	▲ 13.76%	▲ 12.26%
Household Growth '21 - '26	▲ 13.39%	▲ 12.02%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measu...	Distance
Dr Martin Luther King Jr...	Graham St NW	3,068	2020	0.57 mi
E Jefferson St	Oneida St NW	50	2018	0.60 mi
Graham St	Dr Martin Luther King Jr...	1,024	2018	0.62 mi
E Jefferson St	Mohawk St SE	368	2018	0.95 mi
E Jefferson St	S Young St NW	522	2018	1.05 mi
Fairview Ave	S Young St NW	532	2018	1.05 mi
Peters St	Wyatt St NW	3,031	2020	1.08 mi
Howard Rd	Old Italy Rd S	3,503	2020	1.09 mi
Parks School House Rd	US Hwy 287 NE	1,969	2020	1.11 mi
US Hwy 287	Parks School House Rd N	19,047	2020	1.15 mi

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