

AVAILABLE

FOR LEASE

WAXAHACHIE, TEXAS

505 US HIGHWAY 77

CHARLOTTE COOPER



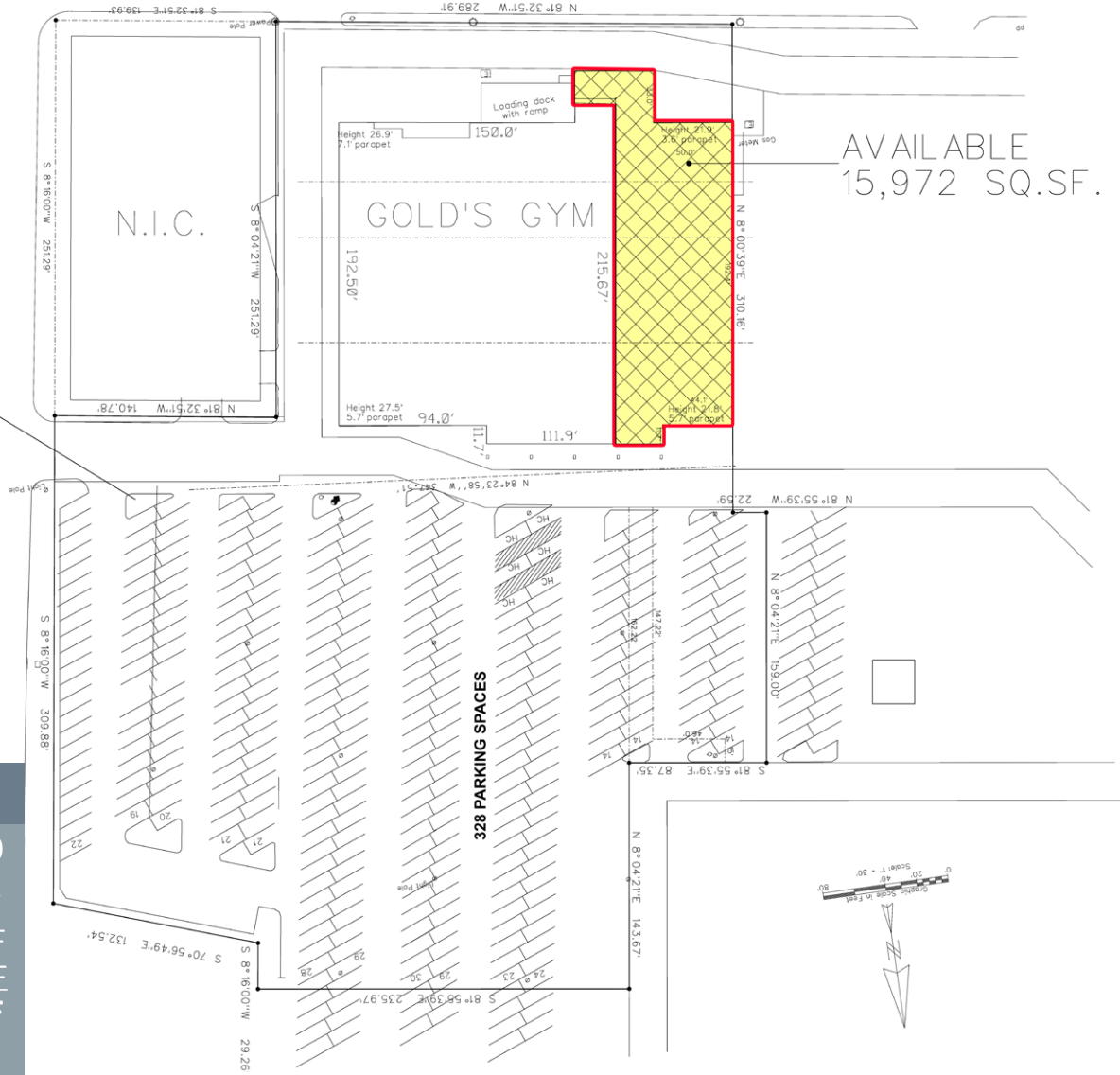
15,972 SF
AVAILABLE

LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

EXISTING
PYLON SIGN

NORTH U.S. HIGHWAY 77
(VARIABLE WIDTH ROW)

East University Avenue (60' ROW)



AVAILABLE
15,972 SQ.SF.

HIGHLIGHTS

SIZE

15,972 SF
5.00 Acres
328 Parking Spaces (6.5 to 1 Ratio)

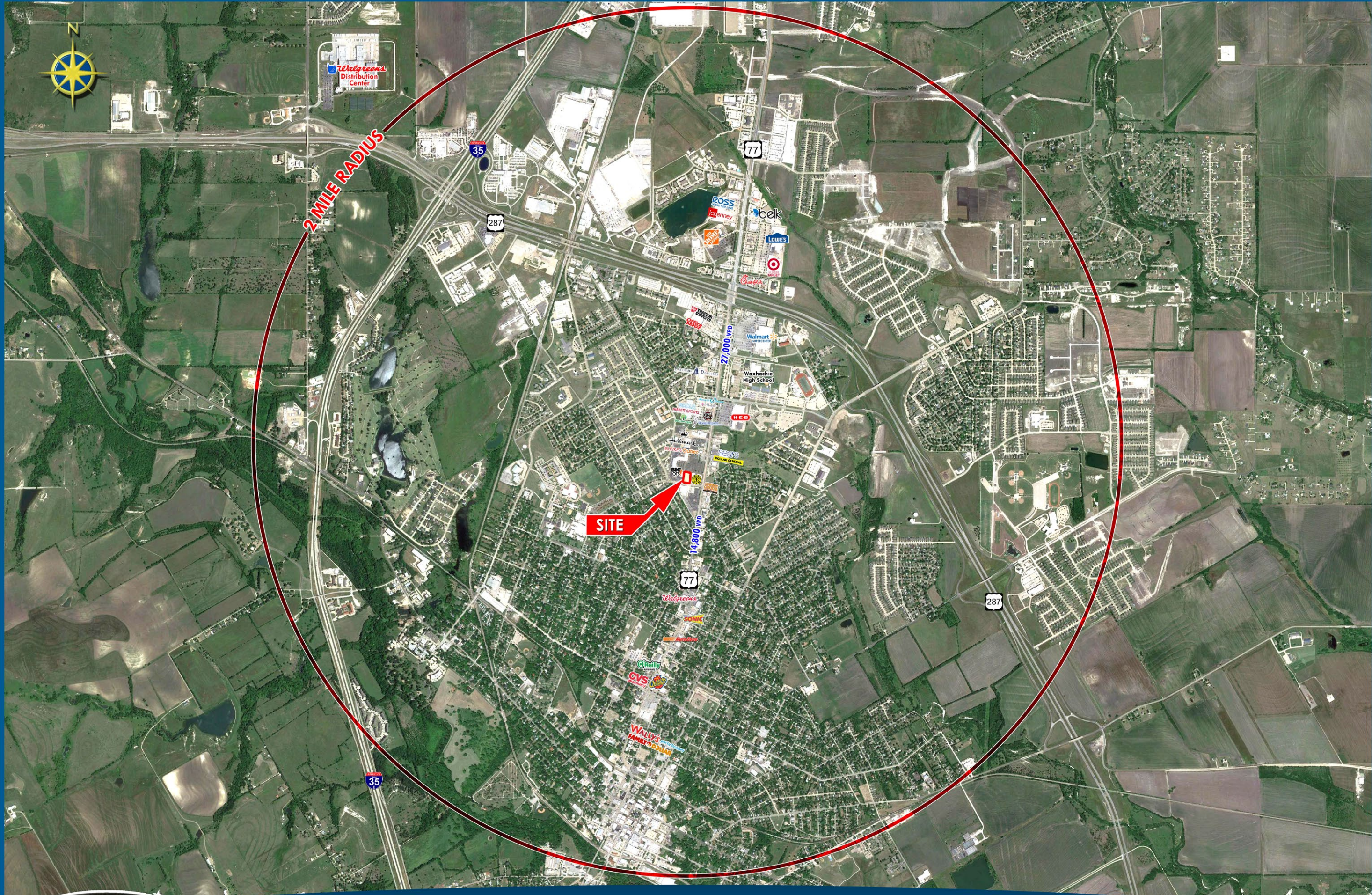
NNN (Estimated)

TAX \$1.50 PSF
CAM \$0.75 PSF
INS \$0.25 PSF
\$2.50 PSF

• Signage available off Highway 77

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	9,925	29,870	40,599
2017 EST AVG HH INCOME	\$64,048	\$69,193	\$75,022

TRAFFIC COUNTS	
US HIGHWAY 77	27,000 VPD



2 MILE RADIUS

SITE

