

33 ACRES (DIVISIBLE)

NA VISTA RD

CANTRELL ST

HOWARD RD

VISTA HILLS
569 LOTS

INTERSTATE
35E

S ROGERS ST

77



2.2 AC



2 AC

3 AC

23 AC

DUNAWAYES

PINE
MEADOWS
ESTATES



FUTURE
WAXAHACHIE
HS/MS
OPENING FALL
OF 2027

VENTURE RETAIL PADS NEXT TO CHICK FIL A FOR SALE

214.378.1212

SWQ HWY 66 & I-35E
WAXAHACHIE, TX

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LOCATION

SWQ HWY 66 & I-35E
WAXAHACHIE, 75165

SIZE

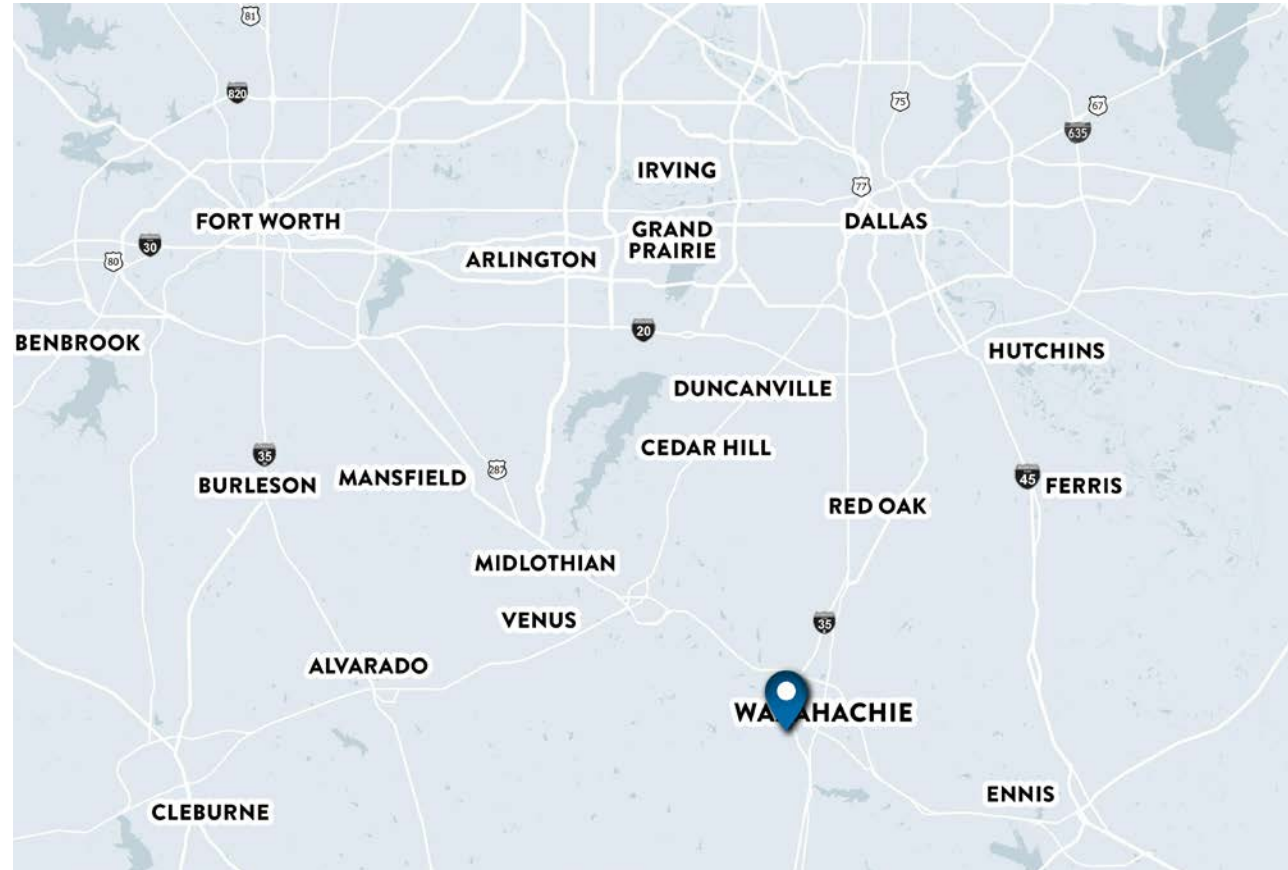
33 ACRES (DIVISIBLE)
UTILITIES TO THE SITE
STORM WATER DETENTION REQUIRED

TRAFFIC COUNTS

I-35E HWY 66
49,590 VPD 9,397 VPD

PROPERTY HIGHLIGHTS

- ★ PROPOSED LIGHTED INTERSECTION AT HWY 66 AND I-35
- ★ STRONG SINGLE-FAMILY GROWTH PLANNED FOR THE IMMEDIATE AREA
- ★ NEW HIGH SCHOOL AND MIDDLE SCHOOL PLANNED JUST SOUTHEAST OF THE SITE
- ★ SITE IS SURROUNDED BY SEVERAL LARGE MASTER PLANNED SINGLE FAMILY DEVELOPMENTS
- ★ MCDONALDS AND 2ND CHICK FIL A WAXAHACHIE LOCATION RECENTLY OPENED AT THE SITE

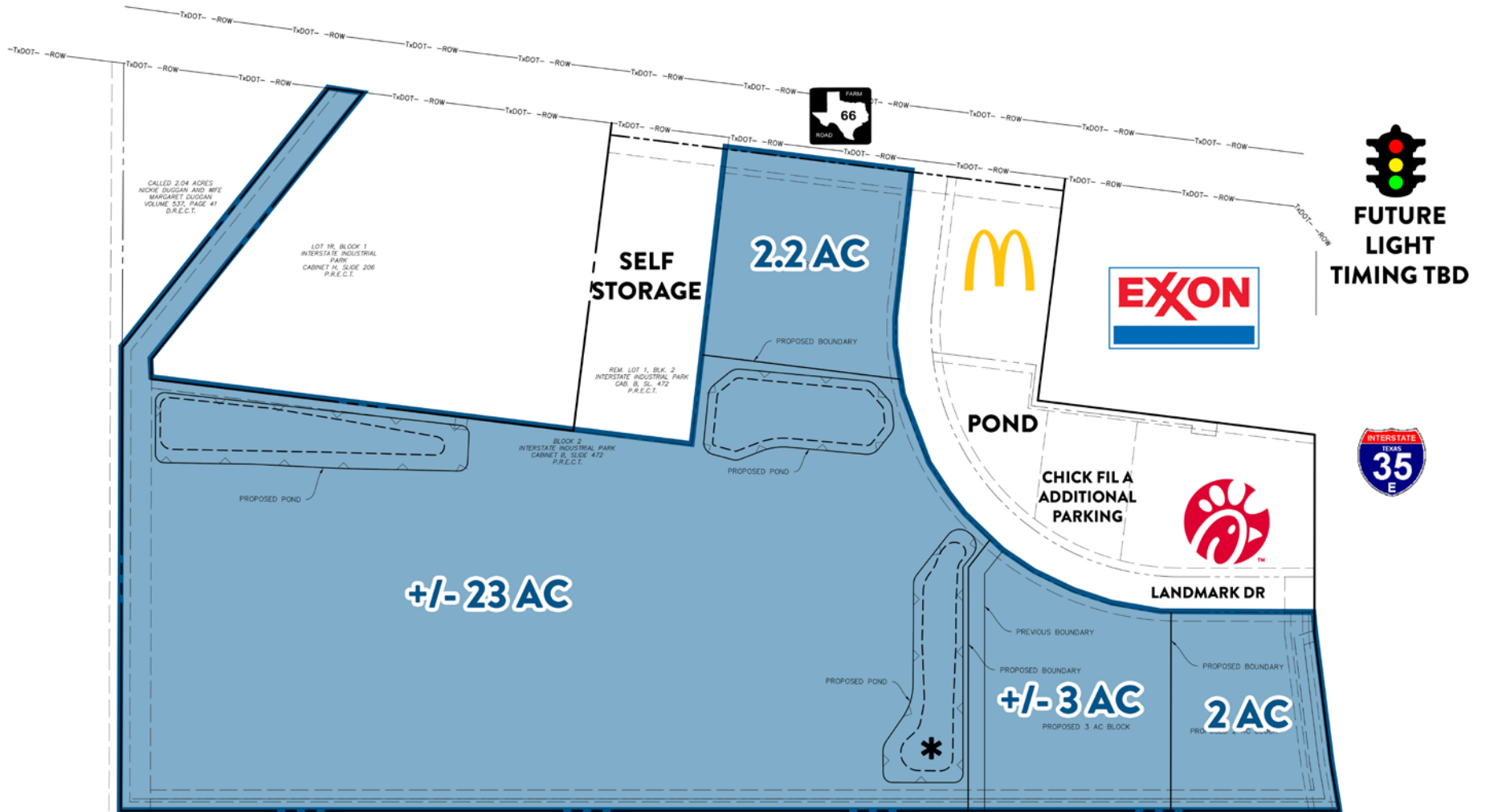


2024 DEMOGRAPHIC SUMMARY

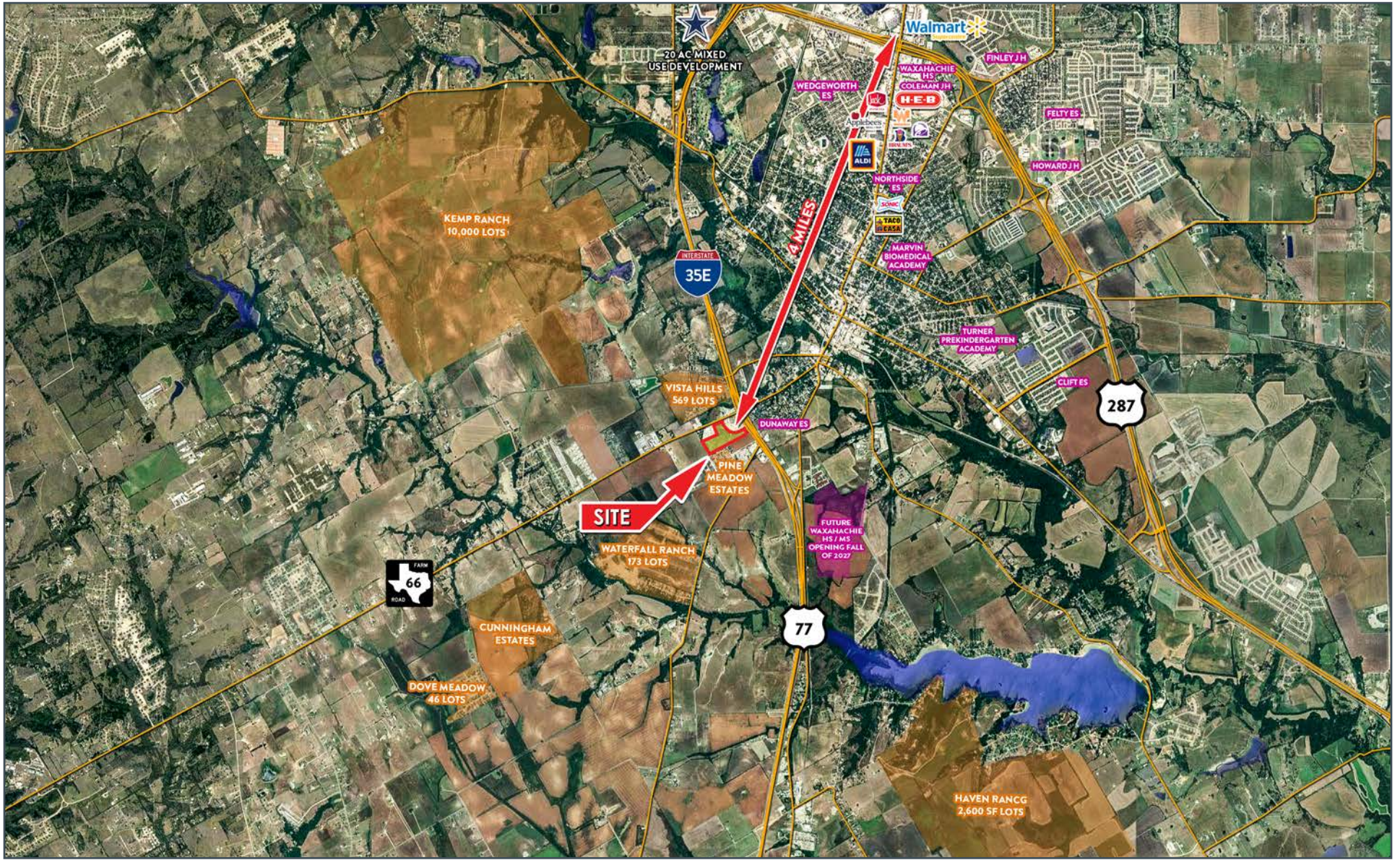
	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,173	24,288	48,908
EST. DAYTIME POPULATION	961	9,036	17,111
EST. AVG. HH INCOME	\$70,673	\$87,772	\$102,756

AREA ATTRACTIONS





***DETENTION PONDS ARE CONCEPTUAL AND CAN BE RELOCATED**





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SUITE 720
DALLAS, TEXAS 75225
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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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:
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 - 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.

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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Agent's Supervisor's Name	License No.	Email	Phone
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