



# WAXAHACHIE ETJ LAND

For sale:  
NWC of 287 & Hwy 88  
Waxahachie, Texas  
75165

VENTURE

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# Metrics

NWC of 287 & Hwy 88  
Waxahachie, Texas 75165

## Location

NWC of 287 & Hwy 88

## Size

Land  
119 AC

## Traffic Counts

|            |           |           |
|------------|-----------|-----------|
| US 287     | FM 879    | FM 878    |
| 31,822 VPD | 3,852 VPD | 3,978 VPD |



## Property Highlights

1. Waxahachie ranks 20th in U.S. for fastest growing cities
2. 7,000+ new residential lots in the immediate area
3. Frontage along two roads:  
FM 878 - 1,800'+ of frontage  
FM 879 - 2,000'+ of frontage
4. City of Waxahachie to continue Garden Valley Pkwy through site giving access to FM 878 and FM 879 through the site
5. Site is in Waxahachie ETJ

## 2025 Demographic Summary

|                                     | 1 MILE          | 2 MILES         | 3 MILES         | 5 MILES         |
|-------------------------------------|-----------------|-----------------|-----------------|-----------------|
| EST. POPULATION                     | 2,930           | 15,367          | 37,113          | 59,294          |
| EST. POP INCREASE SINCE 2020 CENSUS | 71.60% Increase | 42.92% Increase | 57.94% Increase | 32.24% Increase |
| EST. AVG. HH INCOME                 | \$117,998       | \$112,633       | \$111,936       | \$112,579       |

## Area Attractions



Waxahachie  
Sports Complex



# Oblique

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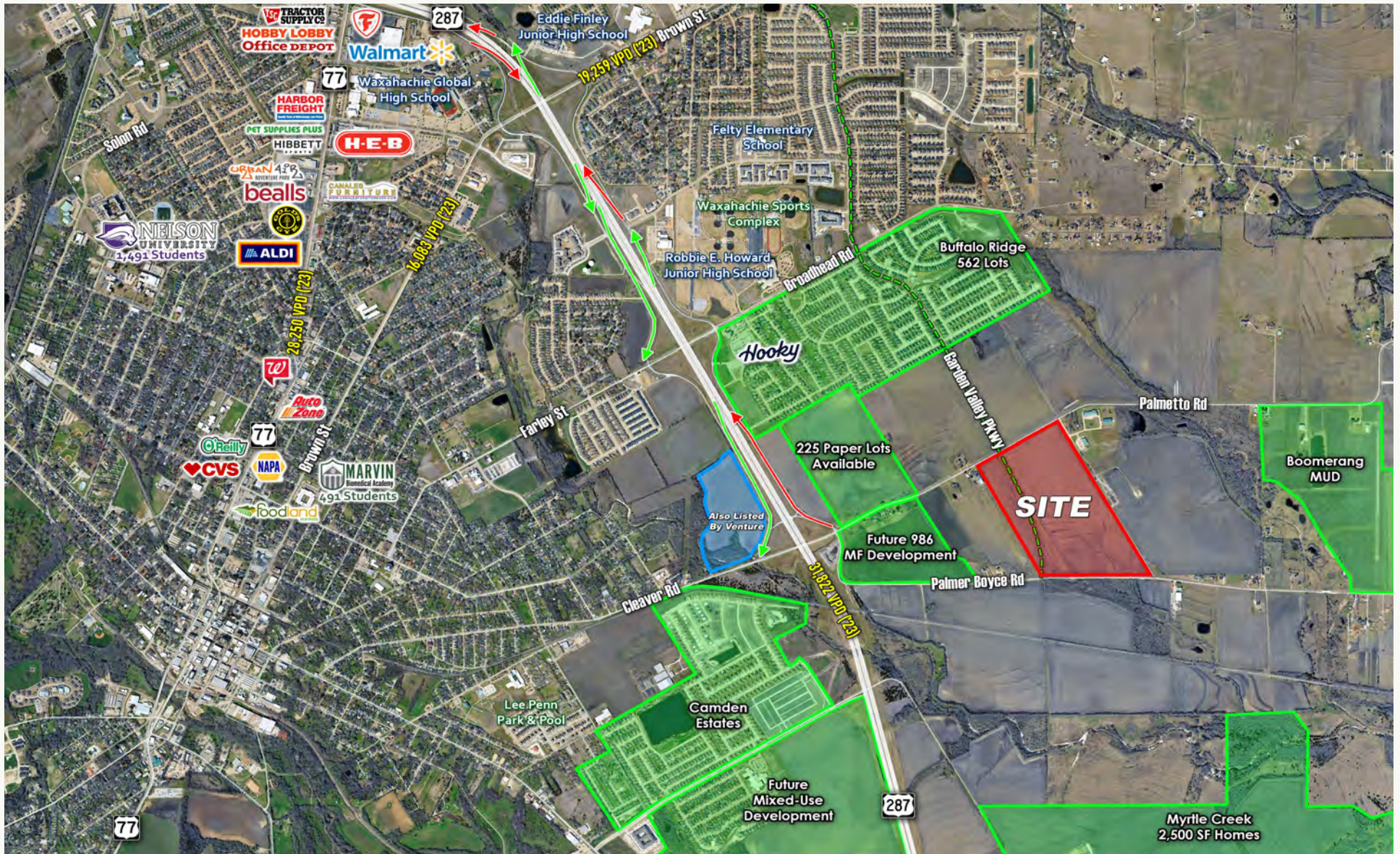
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# Close Aerial

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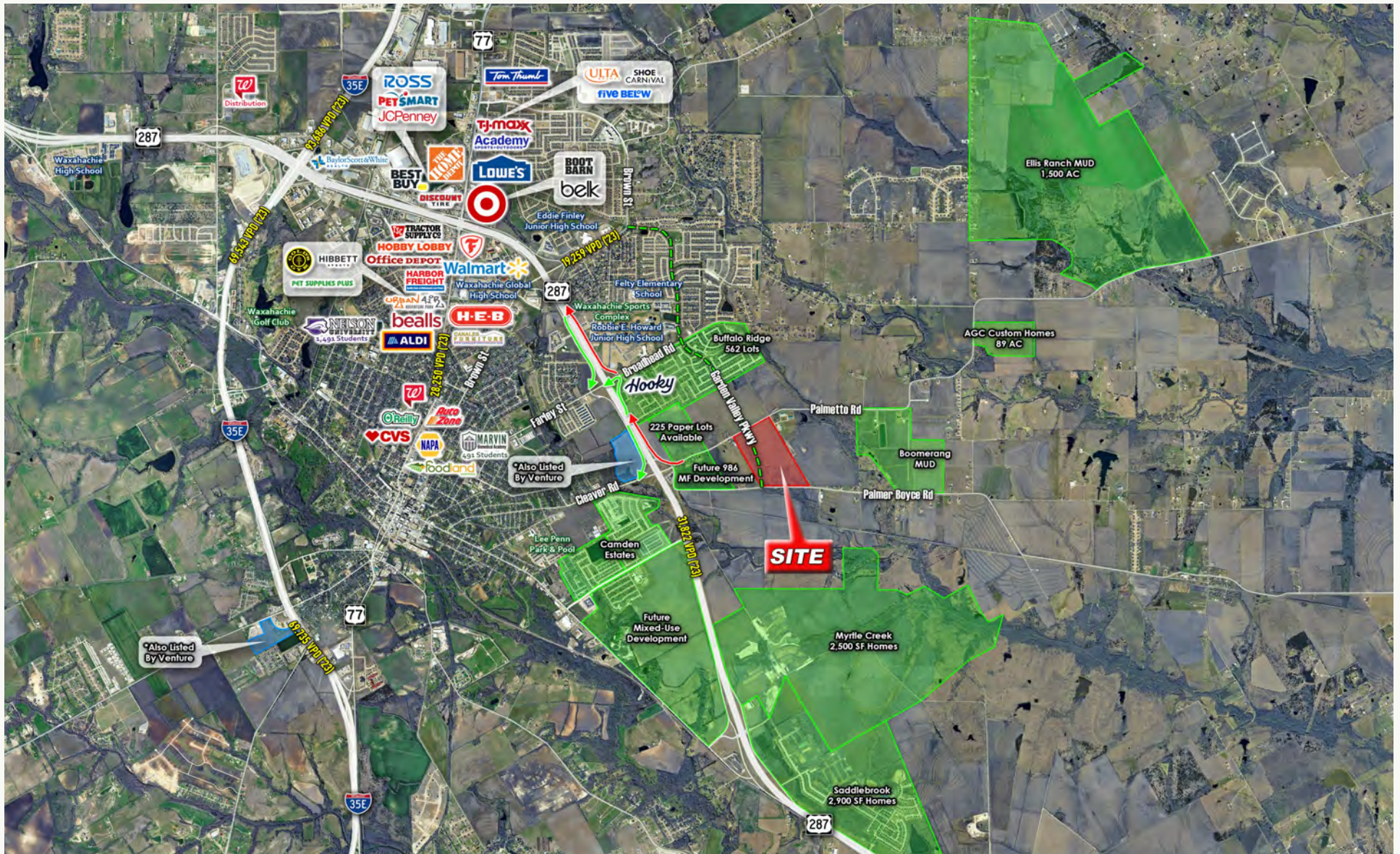
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# Far Aerial

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# VENTURE

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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.

2-10-2025



## 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;
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- Treat all parties to a real estate transaction honestly and fairly.

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