



WAXAHACHIE COMMERCIAL LAND

For sale:
NWC 287 & FM 878
Waxahachie, Texas
75165

VENTURE

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Metrics

NWC 287 & FM 878
Waxahachie, Texas 75165

Location

NWC of 287 & FM 878 (Cleaver Rd)

Size

Land
46.95 AC

Traffic Counts

US 287
31,822 VPD

FM 878
6,509 VPD



Property Highlights

1. Waxahachie ranks 20th in U.S. for fastest growing cities
2. Over 38,000 cars per day at the intersection
3. 7,000+ new residential lots in the immediate area
4. Water and sewer nearby
5. 2,000' of frontage on US 287
6. ±16.72 acres zoned SF-2 / ±30.23 acres zoned GR

2025 Demographic Summary

	1 MILE	2 MILES	3 MILES	5 MILES
EST. POPULATION	8,814	30,952	45,319	60,287
EST. POP INCREASE SINCE 2020 CENSUS	71.16% Increase	53.94% Increase	33.96% Increase	32.65% Increase
EST. AVG. HH INCOME	\$104,079	\$108,066	\$107,070	\$113,014

Area Attractions



Waxahachie
Sports Complex

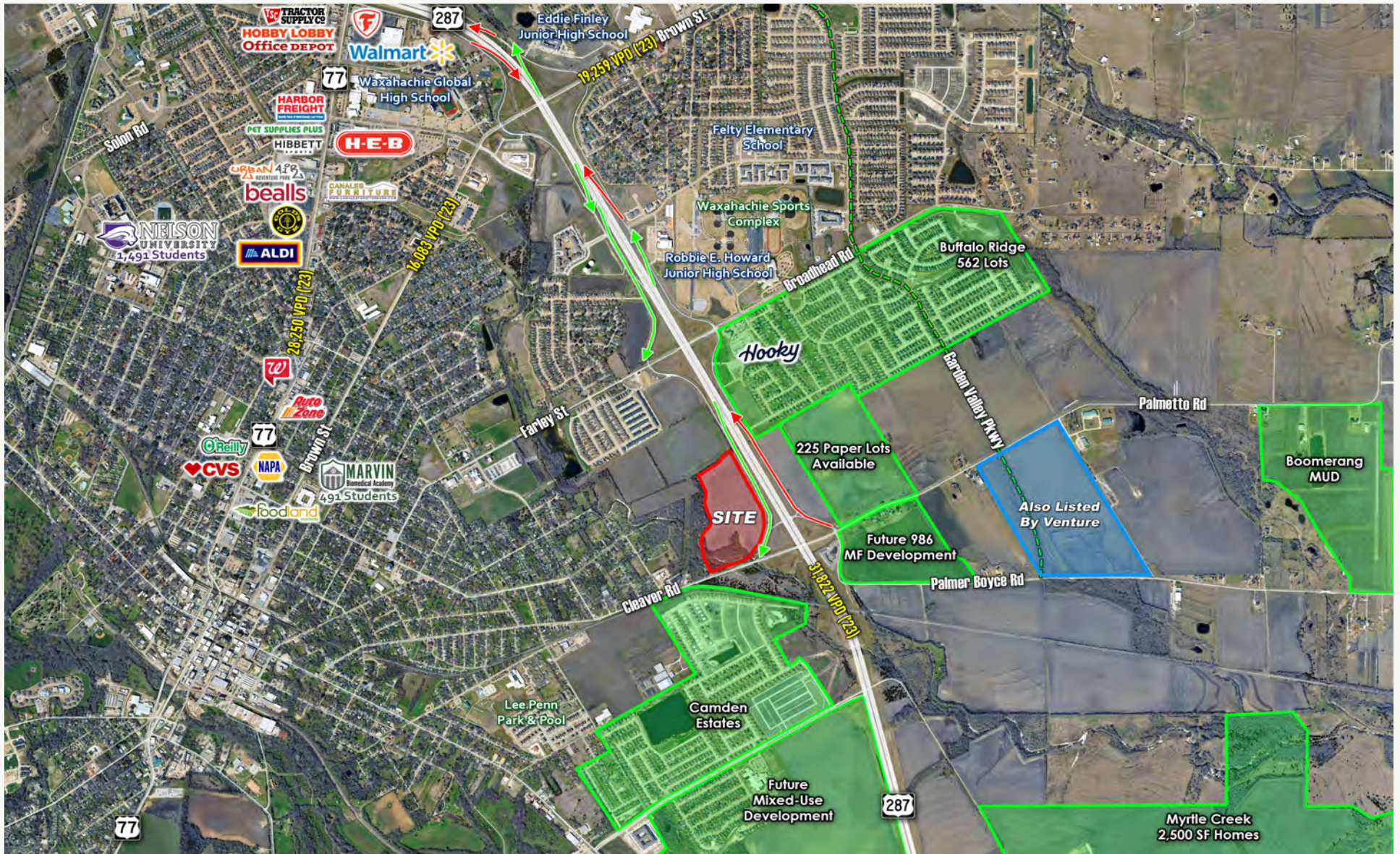
Oblique

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Close Aerial

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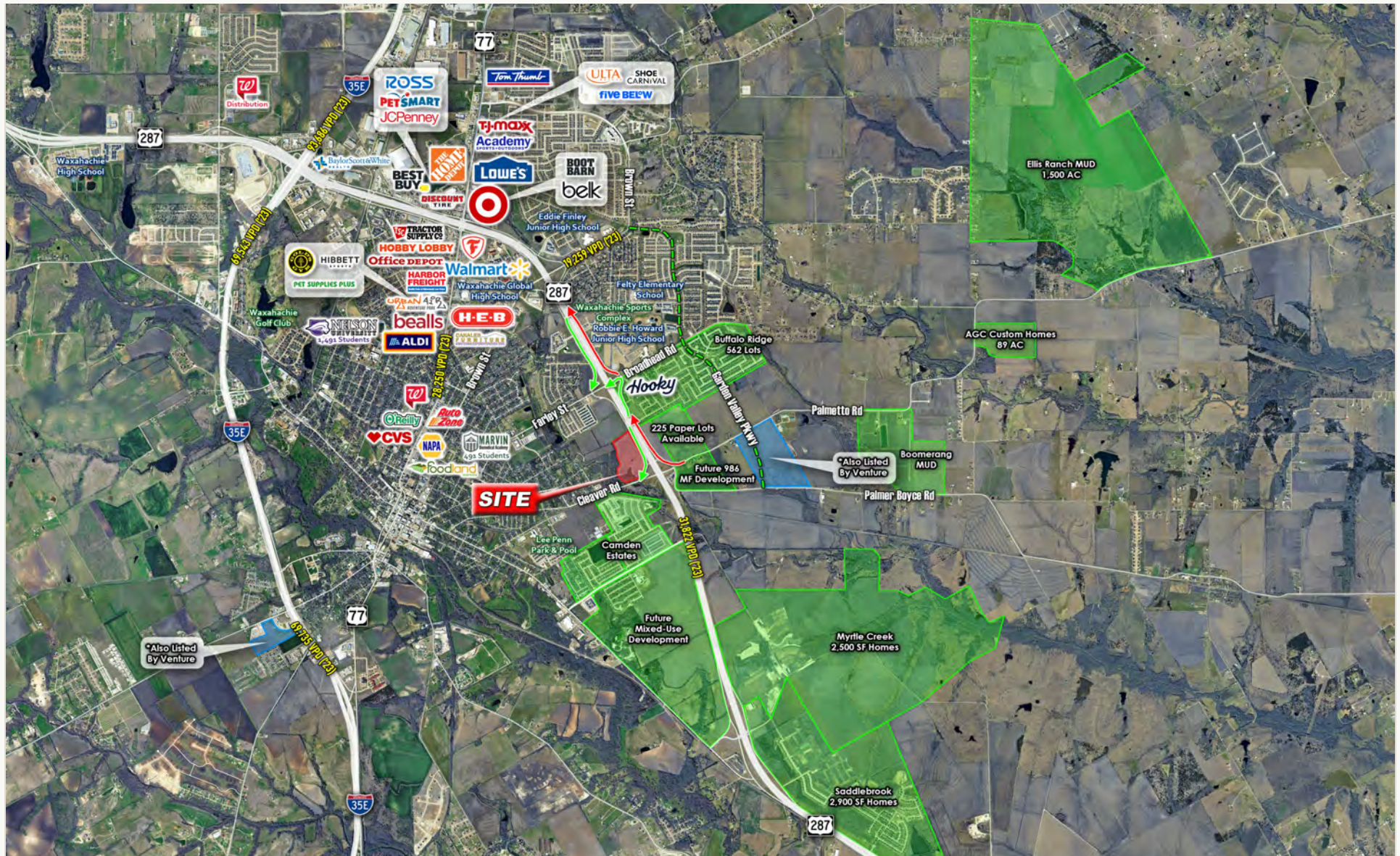
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Far Aerial

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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;
- 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:

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