

# TOM THUMB ANCHORED RETAIL

For lease:  
NEC Hwy 77 &  
N Grove Blvd  
Waxahachie, TX



# Metrics

NEC Hwy 77 & N Grove Blvd  
Waxahachie, TX

## Location

NEC Hwy 77 & N Grove Blvd  
Waxahachie, TX

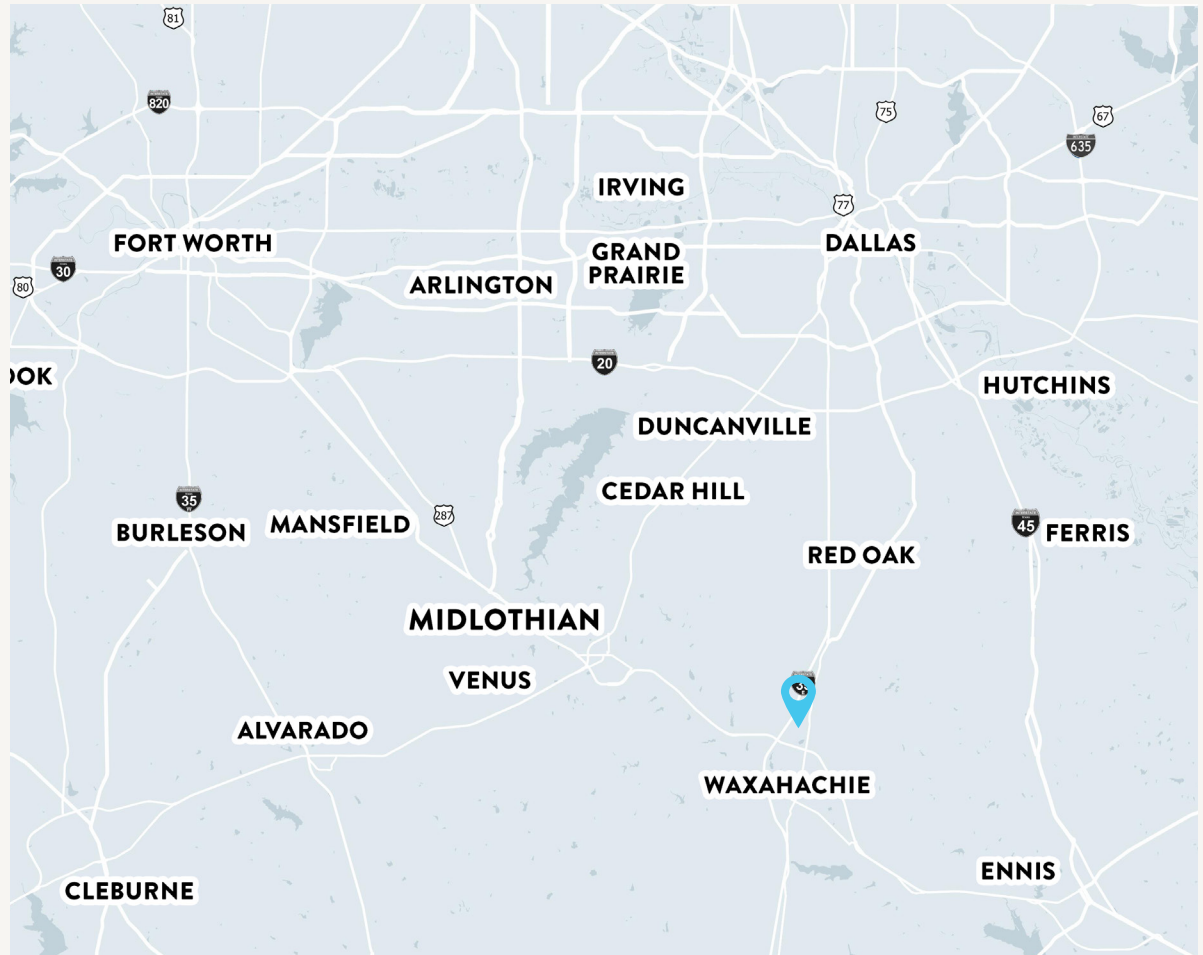
## Available Spaces

Pad - Lot 3  
1 AC

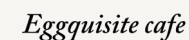
Pad - Lot 5  
1 AC

## Traffic Counts

Hwy 77  
30,061 VPD



## Area Attractions



# Property Highlights

NEC Hwy 77 & N Grove Blvd  
Waxahachie, TX

1. Located on Hwy 77 - Waxahachie's most prominent retail corridor
2. Tom Thumb is now open
3. 2,700 sf of retail space available at the lighted intersection of HWY 77 & Hedgewood
4. HVAC & grease trap existing in the 2,700 sf space
5. Excellent visibility, easy access and high traffic area
6. Pad available with DT approved
7. Average HH income over \$119,000 in 3 miles radius
8. Waxahachie has experienced significant residential growth over the last few years

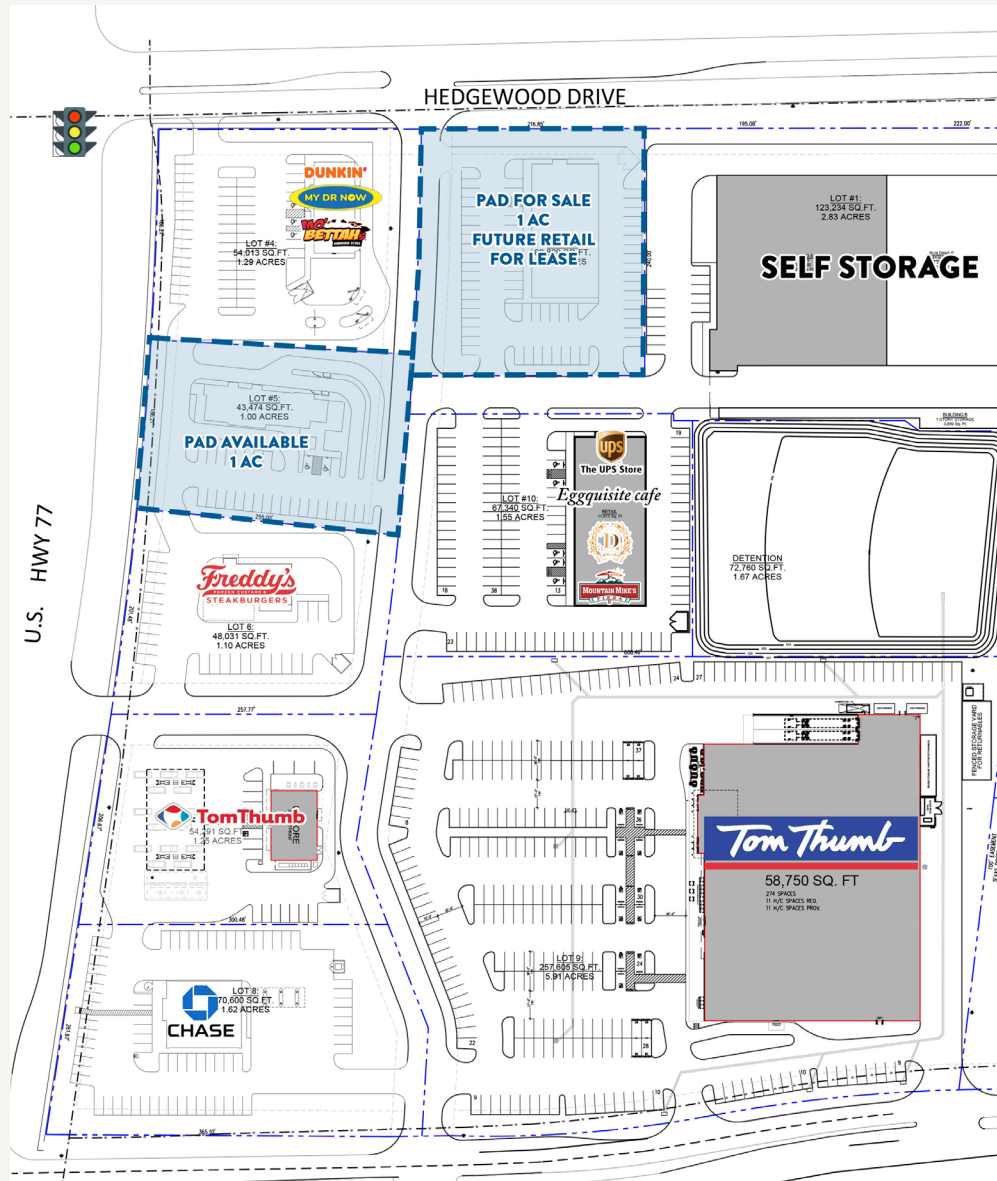


## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,150	40,805	63,064
EST. DAYTIME POPULATION	3,915	14,064	18,787
EST. AVG. HH INCOME	\$108,974	\$119,029	\$119,280

# Site Plan

NEC Hwy 77 & N Grove Blvd  
Waxahachie, TX





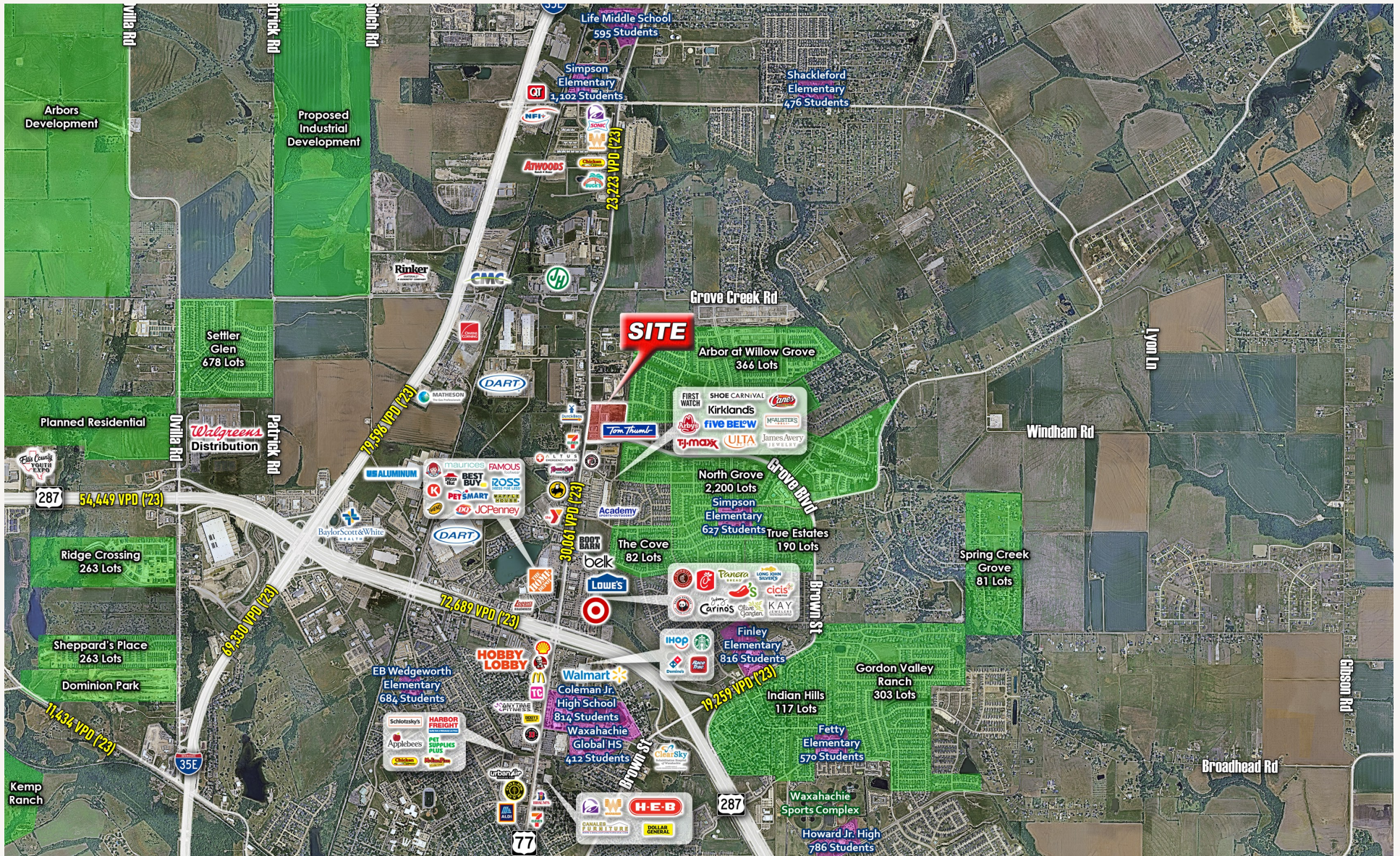
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# Far Aerial

NEC Hwy 77 & N Grove Blvd  
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& N Grove Blvd  
Waxahachie, TX

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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;
- 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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