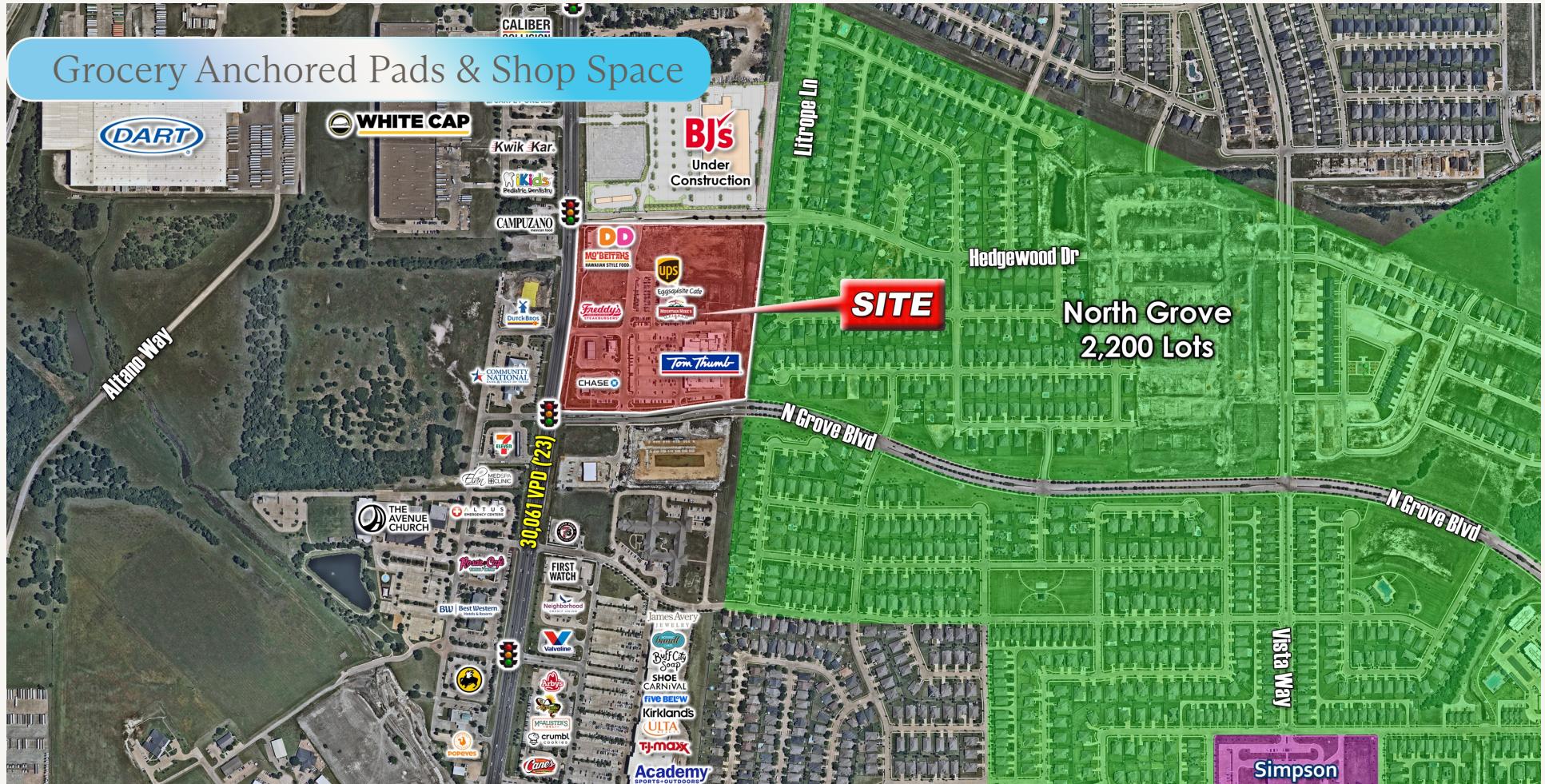


Grocery Anchored Pads & Shop Space



TOM THUMB ANCHORED RETAIL

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

VENTURE

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Metrics

NEC Hwy 77 & N Grove Blvd
Waxahachie, TX

Location

NEC Hwy 77 & N Grove Blvd
Waxahachie, TX

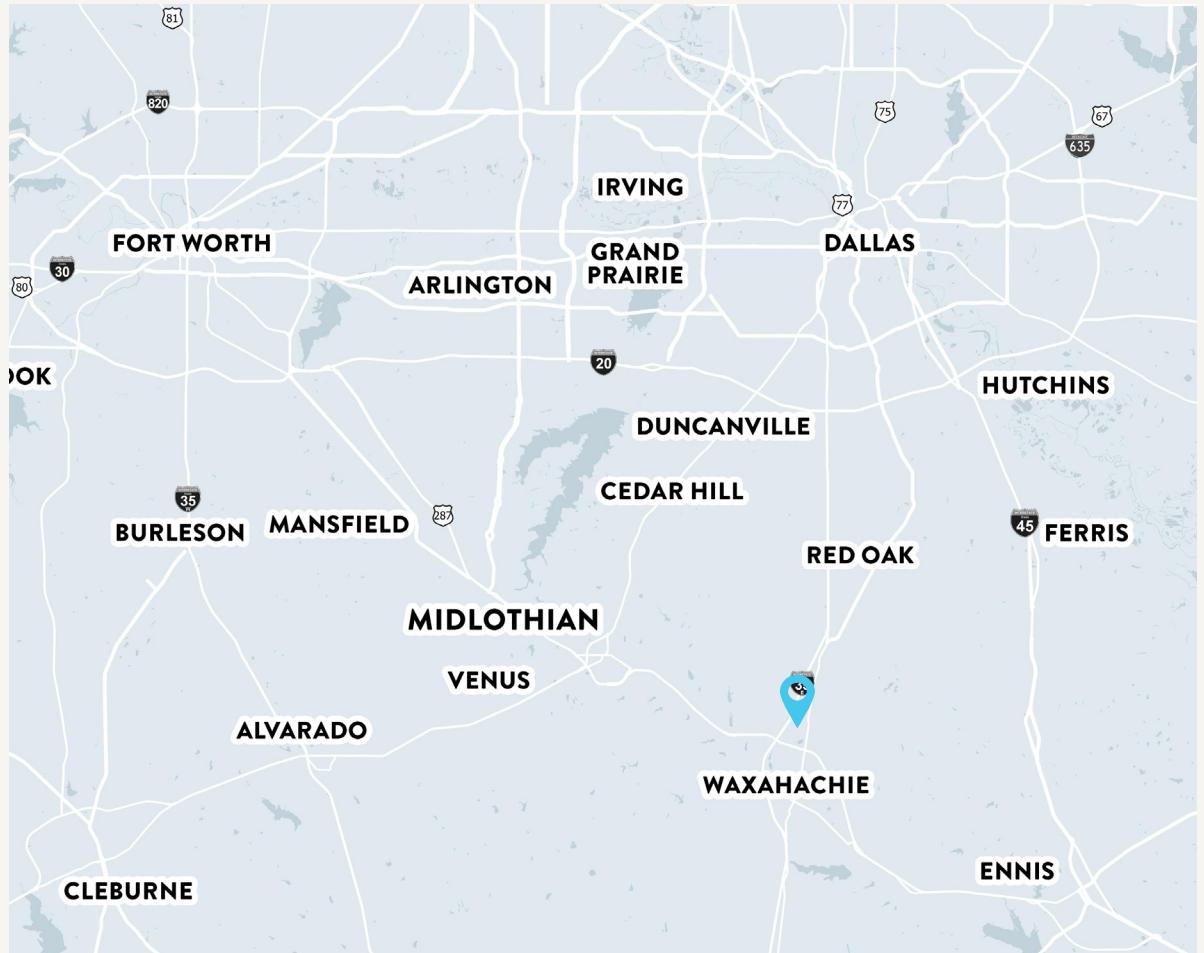
Available Spaces

Pad - Lot 3
1 AC

Pad - Lot 5
1 AC

Traffic Counts

Hwy 77
30,061 VPD



Area Attractions



Eggquisite cafe DUNKIN'



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

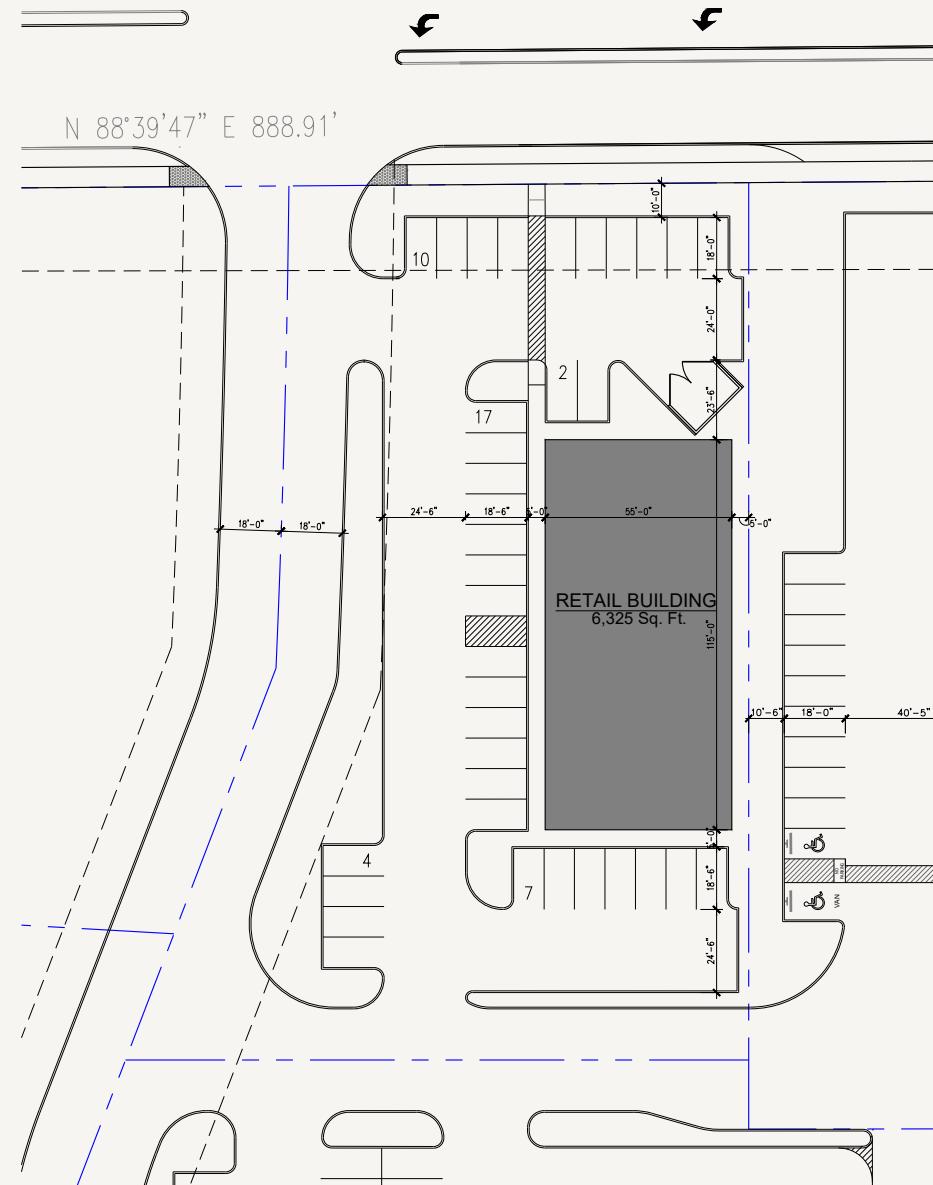
Site Plan

NEC Hwy 77 & N Grove Blvd
Waxahachie, TX



Future Retail For Lease

NEC Hwy 77 & N Grove Blvd
Waxahachie, TX



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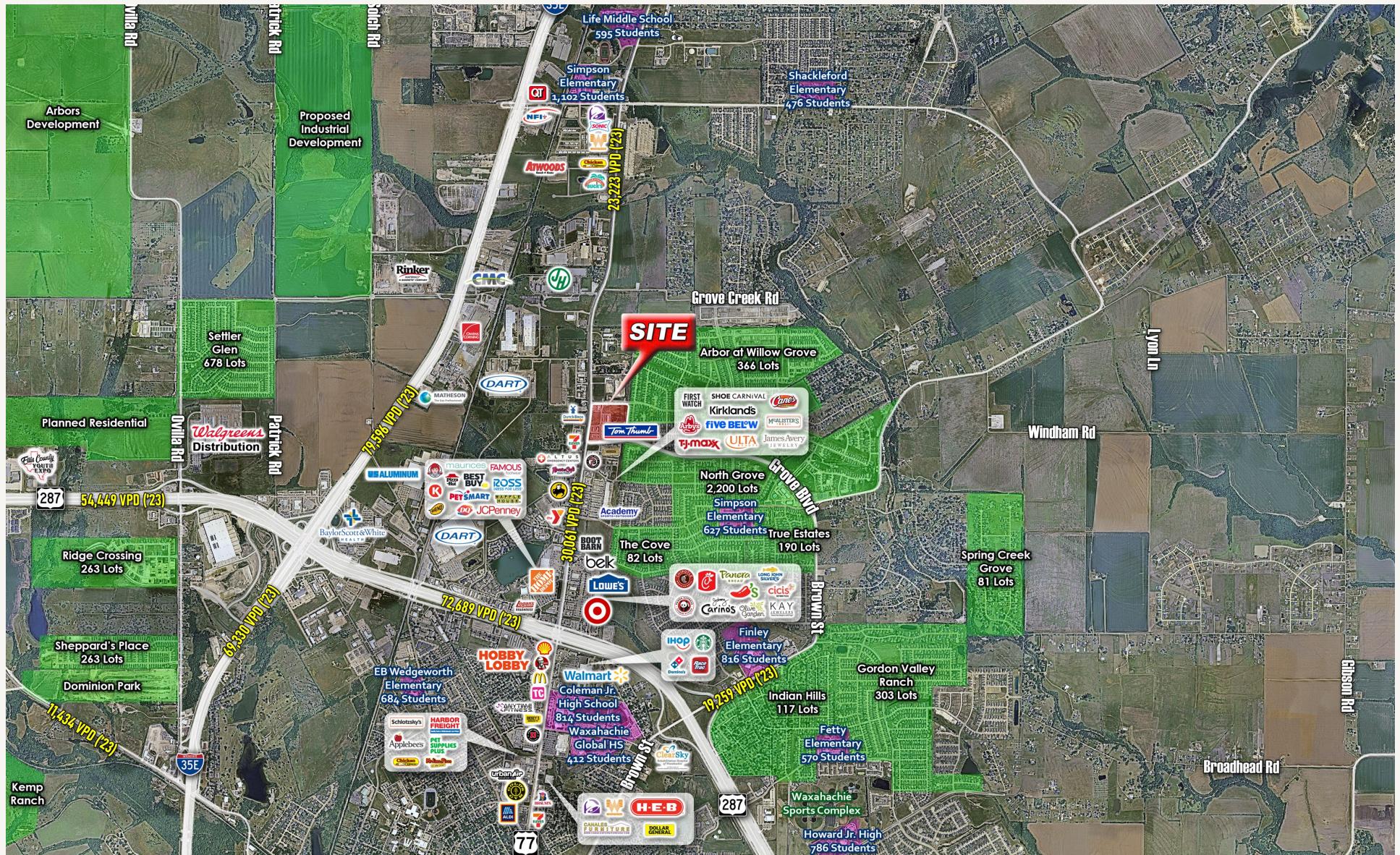
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Far Aerial

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*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.

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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
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