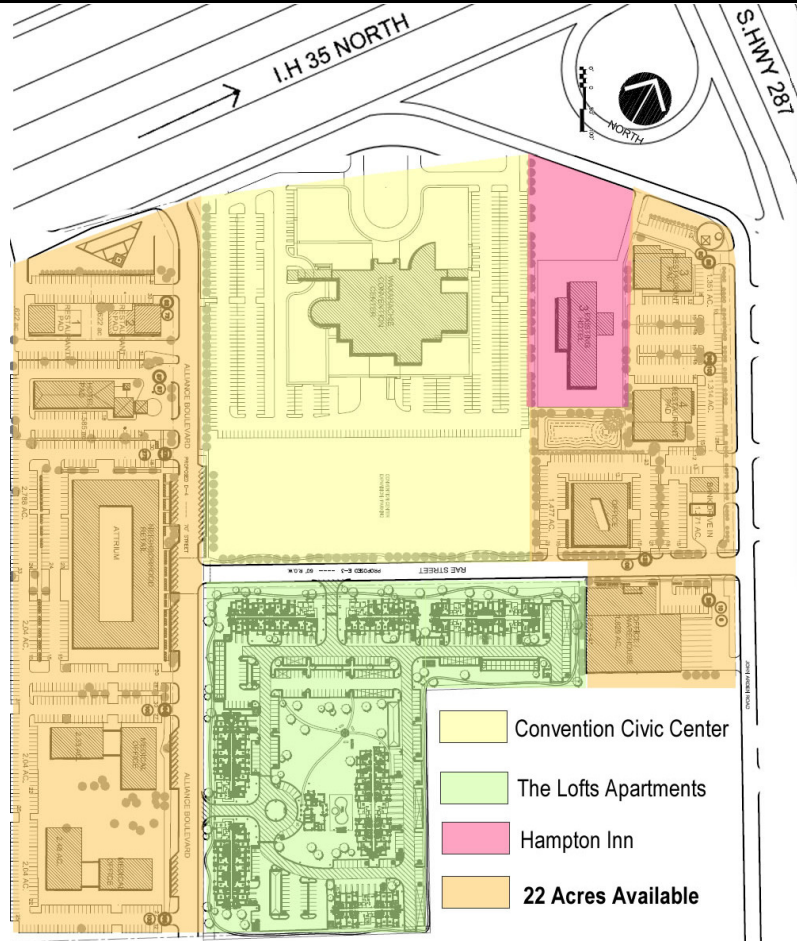


LAND/PAD SITES – UP TO 22 ACRES SUBURBAN DALLAS (WAXAHACHIE) I-35 AT US 287 – 98,000 VEHICLES/DAY



CIVIC CENTER
CROSSROADS

Pad Sites for Sale Waxahachie, TX Mixed Use Development Adjacent to 12,000 SF Civic Center

- Next to Convention Center at SW corner of intersection of IH-35E and Hwy 287. Combined traffic count 98,000 vehicles daily. Near numerous national chain restaurants, big box retail, and other businesses. Dallas / Ft. Worth Metroplex, on busy I-35 "linear corridor", Adjacent future 83 Acre Baylor/Waxahachie Medical Complex, walking distance to Navarro College.
- From \$5.25 per SF-flexible. Motivated seller, who will work with developer to carve out reasonably located and sized tracts.
- Great visibility and accessibility from each of two major highways. Existing Hampton Inn in place next to convention center. High-end multi-family development going up adjacent to site.
- Ideal for hotel, office, retail, medical/professional, restaurant, self-storage or senior living.



**HANKAMER &
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BROKERS, L.L.C.

5851 San Felipe • Suite 350 • Houston, Texas

Broker does not warrant the accuracy of the financial numbers and other information provided by the seller. Buyer should conduct his own due diligence and rely on his own experts to confirm information supplied to Broker and Buyer to Seller.

For more information on this or any other of our current listings, please visit our website at www.hankamer.com

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Freeport Exemptions
A Reinvestment Zone
An Industrial Foundation

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Owens-Corning
Cardinal CG
Georgia Pacific
International Extrusion
U.S. Aluminum