# **LAND FOR SALE**

SEC of Brown St and N Grove Blvd, Waxahachie, TX 75165







## **OLIVER WILLMAN**

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## **GRAYSON DUYCK**

DIR: (214) 295-4247 | MOB: (214) 796-0289 DIR: (214) 295-5080 | MOB: (972) 742-4876 License No. 7725363 (TX) grayson.duyck@matthews.com

## **JARED RICE**

License No. 719812 (TX) jared.rice@matthews.com

## **PROPERTY HIGHLIGHTS:**

- ±6.24 AC Available for Sale
- Zoned PD #3002 (PD document in Deal Room)
- 90% Max Lot Coverage
- **Density Requirements:** 
  - ±2,420 SF per residential unit (±113 residential units in total)
  - Multifamily (MF-2): Min ±600 SF per unit (±100 SF for every bedroom)
  - Live/Work Condos: Min ±600 SF per unit
- **Height Requirements:** 
  - Max Building Height: 4 stories
  - Max Floor Height: ±12 ft/floor

## **TRAFFIC COUNTS:**



North Grove Blvd ± 7,000 VPD

Brown St ± 16,000 VPD

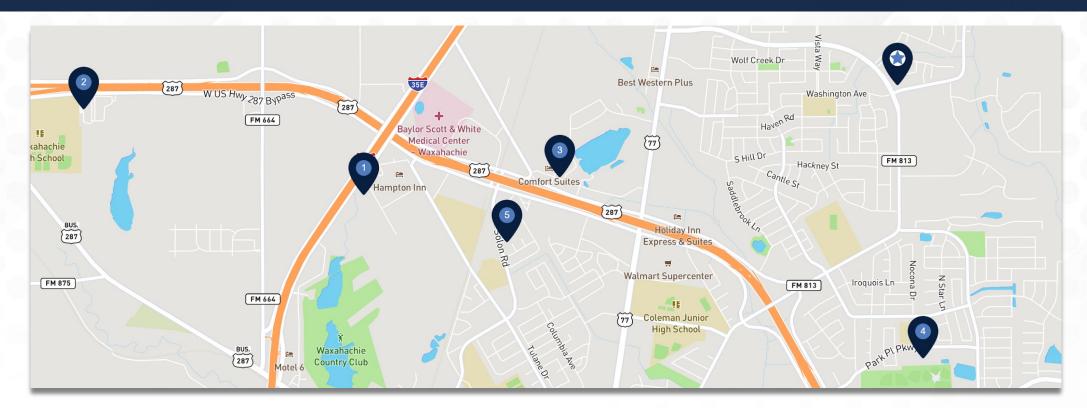


## **DEMOGRAPHICS:**

POPULATION	1 MILE	3 MILE	5 MILE
Five-Year Projection	3,419	37,058	211,217
Current Year Estimate	2,952	33,124	190,434
2010 Census	1,207	23,247	119,203
Growth Current Year-Five-Year	3.2%	2.4%	2.2%
Growth 2010-Current Year	12.0%	3.5%	5.0%
POPULATION	1 MILE	3 MILE	5 MILE
Five-Year Projection	1,320	13,375	72,047
Current Year Estimate	1,140	11,960	64,914
2010 Census	471	8,421	40,112
Growth Current Year-Five-Year	3.2%	2.4%	2.2%
Growth 2010-Current Year	11.8%	3.5%	5.1%
INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$126,622	\$101,722	\$101,490
Median Household Income	\$105,682	\$84,411	\$84,428

# **INVESTMENT HIGHLIGHTS**

- 3-over-1 Mixed Use Development opportunity in booming North Grove Development corridor
- Opportunity to build roughly 110-115 residential units with bottom floor retail
- Located in the heart of the North Grove PD, surrounded by single family communities
- Fully entitled with utilities delivered to the site located in PD #3002
- Rapidly growing area boasting great demographics:
  - 1-Mi Median HH Income: \$105,682
  - 1-Mi Average HH Income: \$126,622
  - 1-Mi 5-Year Population Growth Estimate (2022-2027): 3.2% increase
  - 1-Mi Population Annual Growth from 2010-2022: 12%
- Average Class-A Multifamily Rents & Unit Sizes in Waxahachie:
  - 1-Bed: ±758 SF | \$1404/unit | \$1.86/ft
  - 2-Bed: ±1063 SFI \$1825/unit | \$1.71/ft
  - 3-Bed: ±1252 SFI \$2162/unit | \$1.72/ft
- Average Retail Rent/SF: \$28 PSF
- Nearby Community Amenities include North Grove Community Center, Max H Simpson Elementary School, North Grove Community Park, Eddie Finley Jr High School, and more

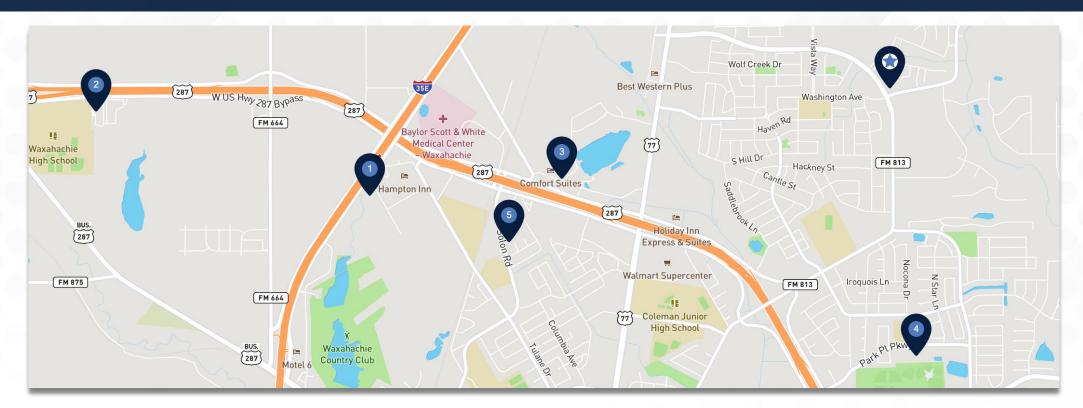


## **ONE BEDROOM COMPARABLES**

Property	Name/Address	Location	Zip	Year Built	Units	Floorplan	Avg Unit Size	Rent Per Unit	Rent PSF
Subject Property	North Grove Mixed-Use	SEC of Brown & N Grove	75165	TBD	TBD	TBD	TBD	TBD	TBD
1	Oxford at Crossroads Centre	411 Alliance Blvd	75165	2012	126	1-bed	767	\$1,354	\$1.77
2	The Mark on Conquest	2050 Conquest Blvd	75167	2020	196	1-bed	728	\$1,409	\$1.94
3	Hunter's Cove	1250 W Highway 287 Bypass	75165	2008	72	1-bed	741	\$1,402	\$1.89
4	Park Place	240 Park Place Blvd	75165	2019	142	1-bed	803	\$1,413	\$1.76
5	The Mark on Solon	630 Solon Rd	75165	2018	64	1-bed	751	\$1,466	\$1.95
	Total/A	verage:		2015	600	-	758	\$1,403.64	\$1.86

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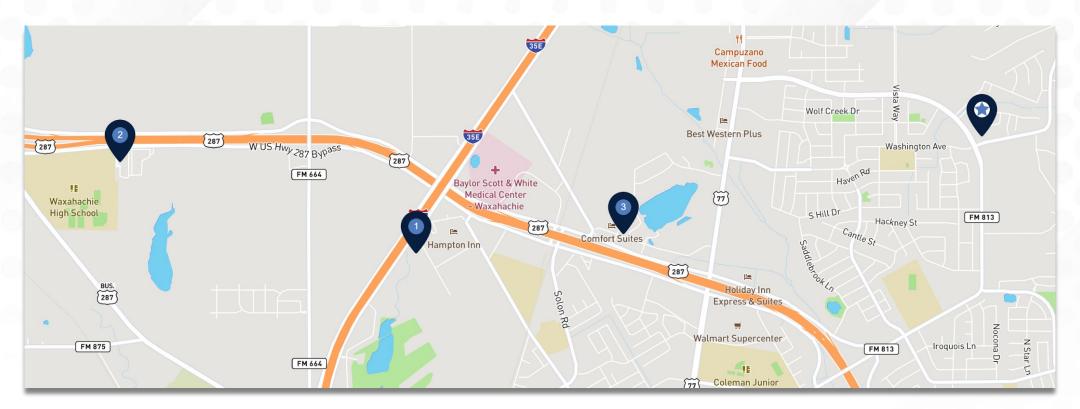


## TWO BEDROOM COMPARABLES

Property	Name/Address	Location	Zip	Year Built	Units	Floorplan	Avg Unit Size	e Rent Per Unit	Rent PSF
Subject Property	North Grove Mixed-Use	SEC of Brown & N Grove	75165	TBD	TBD	TBD	TBD	TBD	TBD
1	Oxford at Crossroads Centre	411 Alliance Blvd	75165	2012	82	2-bed	1100	\$1,651	\$1.50
2	The Mark on Conquest	2050 Conquest Blvd	75167	2020	123	2-bed	991	\$1,787	\$1.80
3	Hunter's Cove	1250 W Highway 287 Bypass	75165	2008	108	2-bed	1160	\$1,992	\$1.72
4	Park Place	240 Park Place Blvd	75165	2019	71	2-bed	1087	\$1,854	\$1.71
5	The Mark on Solon	630 Solon Rd	75165	2018	48	2-bed	978	\$1,804	\$1.84
	Total/Av	verage:		2015	432	-	1063	\$1,825.34	\$1.17

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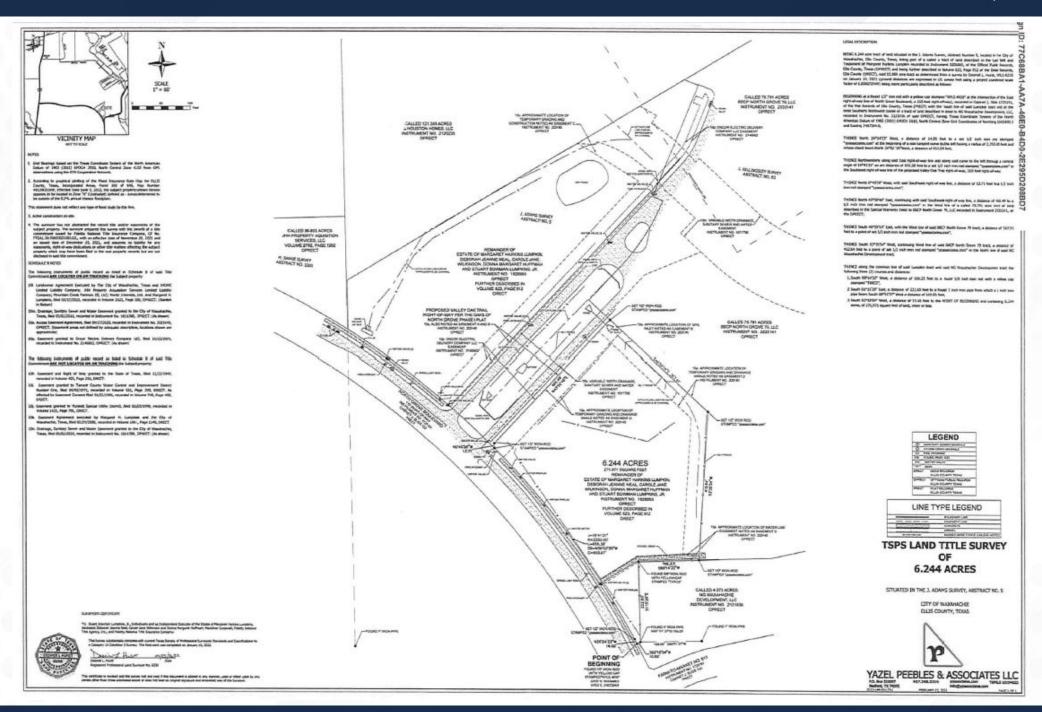


## THREE BEDROOM COMPARABLES

Property	Name/Address	Location	Zip	Year Built	Units	Floorplan	Avg Unit Size	e Rent Per Unit	Rent PSF
Subject Property	North Grove Mixed-Use	SEC of Brown & N Grove	75165	TBD	TBD	TBD	TBD	TBD	TBD
1	Oxford at Crossroads Centre	411 Alliance Blvd	75165	2012	12	3-bed	1228	\$2,050	\$1.67
2	The Mark on Conquest	2050 Conquest Blvd	75167	2020	9	3-bed	1150	\$2,063	\$1.79
3	Hunter's Cove	1250 W Highway 287 Bypass	75165	2008	12	3-bed	1378	\$2,349	\$1.70
	Total/A	verage:		2013	33	-	1252	\$2,162.27	\$1.72

# SEC OF BROWN ST AND N GROVE BLVD

Waxahachie, TX 75165



# MATTHEWS REAL ESTATE INVESTMENT SERVICES

# **SEC OF BROWN ST AND N GROVE BLVI**

Waxahachie, TX 75165





11-2-2015

#### **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.

#### 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 broken
- 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:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- . Must treat all parties to the transaction impartially and fairly;
- . May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- . Must not, unless specifically authorized in writing to do so by the party, disclose:
- o that the owner will accept a price less than the written asking price;
- o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first

#### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- . The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- . Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
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Designated Broker of Firm	License No.	Email	Phone	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone	
Sales Agent/Associate's Name License No.		Email	Phone	
Buyer/Tena	ant/Seller/Land	lord Initials Date		
Regulated by the Texas Real Estate Com	mission	Information available	e at www.trec.texas.gov	
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# **CONFIDENTIALITY & DISCLAIMER STATEMENT**

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.