

LAND FOR SALE

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



INTERACTIVE
OFFERING MEMORANDUM



MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES

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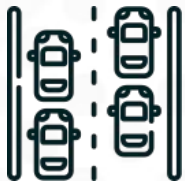
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PROPERTY HIGHLIGHTS:

- ±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

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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

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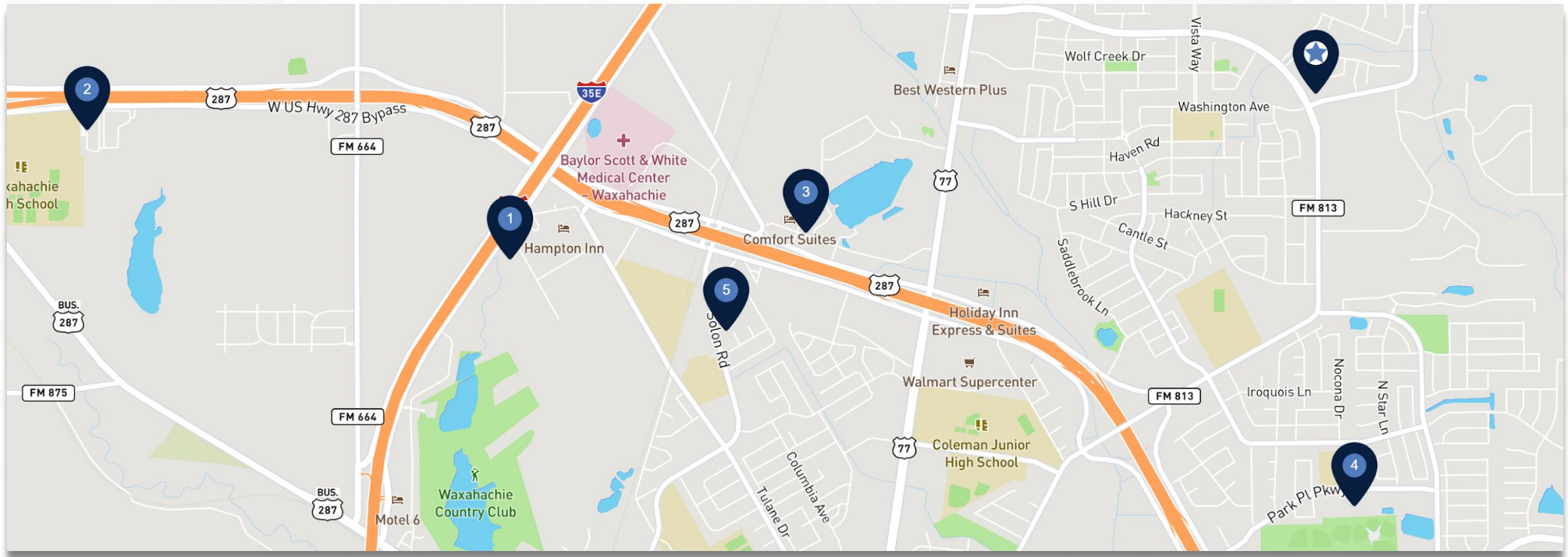
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ONE BEDROOM COMPARABLES

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/Average:				2015	600	-	758	\$1,403.64	\$1.86

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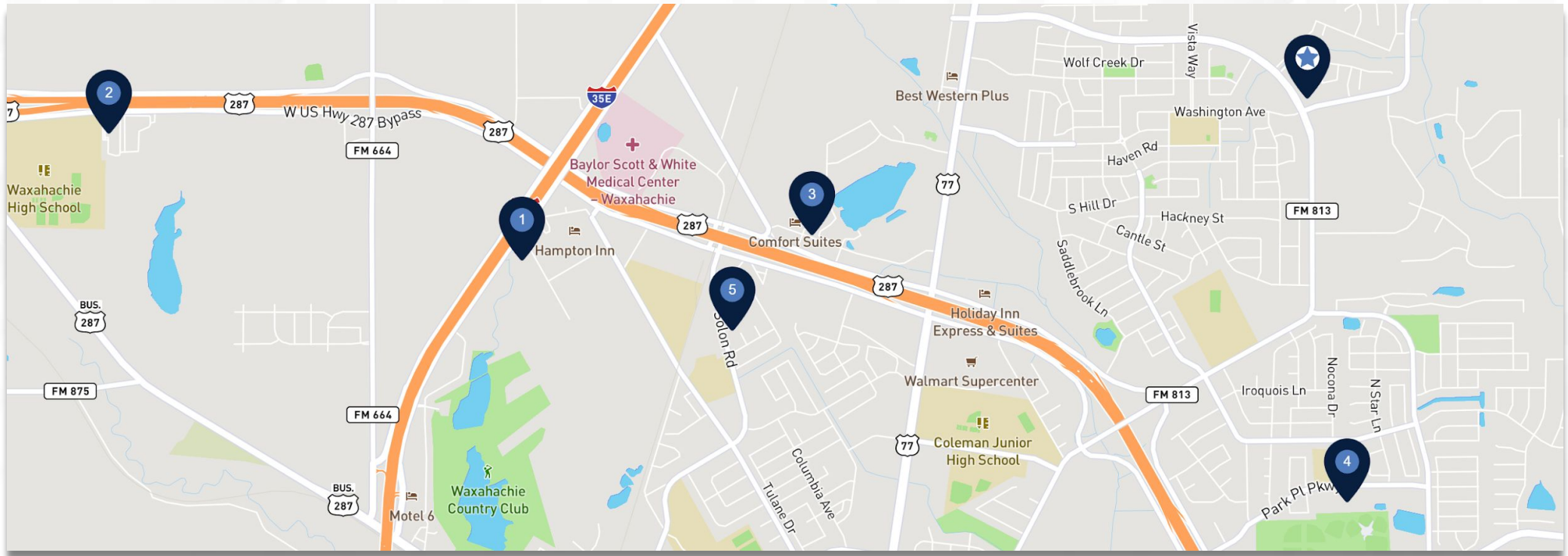
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TWO BEDROOM COMPARABLES

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	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/Average:				2015	432	-	1063	\$1,825.34	\$1.17

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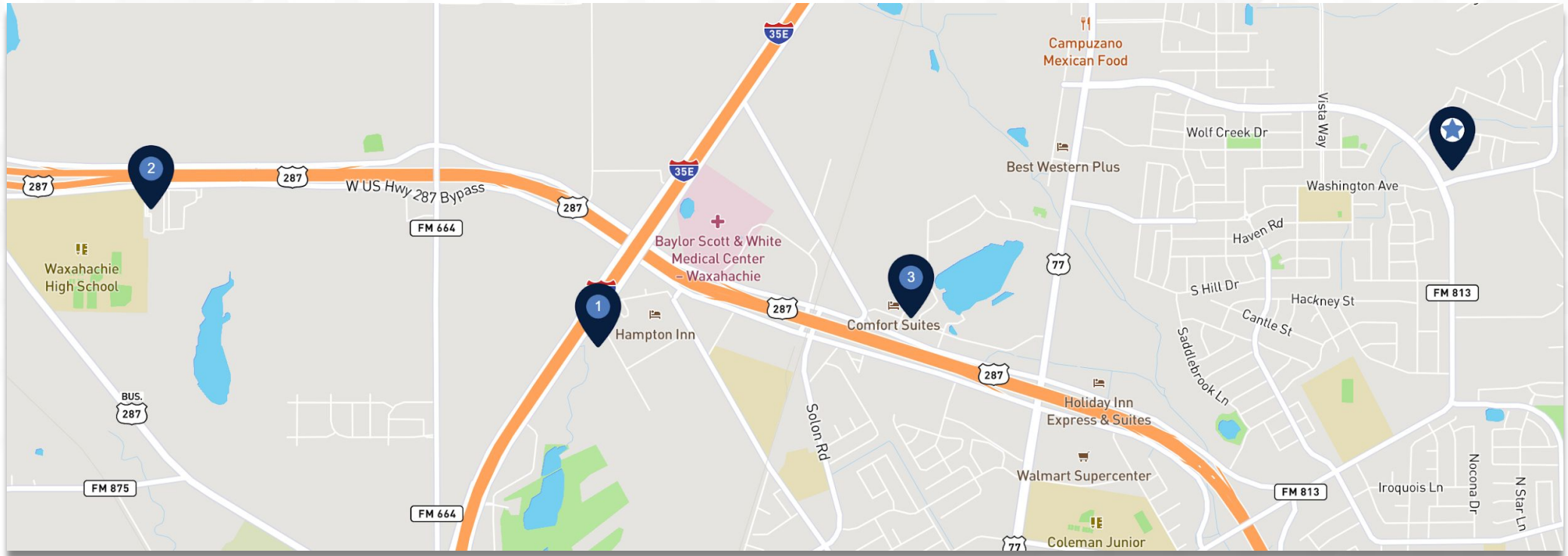
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THREE BEDROOM COMPARABLES

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	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/Average:				2013	33	-	1252	\$2,162.27	\$1.72

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± 37,000 VPD

ALTUS
EMERGENCY CENTERS

N GROVE BLVD
± 7,000 VPD

NORTH GROVE COMMUNITY CENTER

SUBJECT PROPERTY

BAYLOR SCOTT & WHITE MEDICAL CENTER
634 BEDS

Ta Molly's
MEXICAN KITCHEN
POPEYES
BW
Best Western

WAXAHACHIE MARKETPLACE
Academy Sports+Outdoors **TJ-maxx**
McAlister's Deli **five BELOW** **Canes**
Arby's **Tuesday Morning** **SHOE CARNIVAL**

BROWN ST
± 8,000 VPD

DART
DART CONTAINER CORPORATION

JCPenney **MATTRESS FIRM**
ROSS FAMOUS
DRESS FOR LESS footwear

MAX H. SIMPSON ELEMENTARY
485 STUDENTS

THE HOME DEPOT

belk

THE MARK ON SALON
112 UNITS | BUILT IN 2019

BEST BUY

LOWE'S

Chick-fil-A **Panera BREAD** **Olive Garden**
Wingstop **Long John Silvers**
Panda Express **FIREHOUSE SUBS** **FOUNDED BY FIREMEN**

287
± 28,000 VPD



target

EDDIE FINLEY JR HIGH
449 STUDENTS

Walmart
Supercenter

HOBBY LOBBY

SNOWFLAKE DONUTS

STUART B. LUMPKINS STADIUM

BROWN ST
± 16,000 VPD

EVELYN COLEMAN JR HIGH
903 STUDENTS

DOLLAR TREE **FUZZY'S TACO SHOP** **JOHN JOHN'S**
HIBBETT SPORTS **Chicken EXPRESS**
HARBOR FREIGHT **PET SUPPLIES PLUS** **COTTON PATCH CAFE**

URBAN AIR ADVENTURE PARK
Aaron's

H-E-B

Exxon

FELTY ELEMENTARY
583 STUDENTS

WAXAHACHIE GLOBAL HIGH
370 STUDENTS

PARK PLACE
213 UNITS | BUILT IN 2019

