

FOR SALE - 20 ACRES
2322 W. Highway 287 Business
Waxahachie, Texas

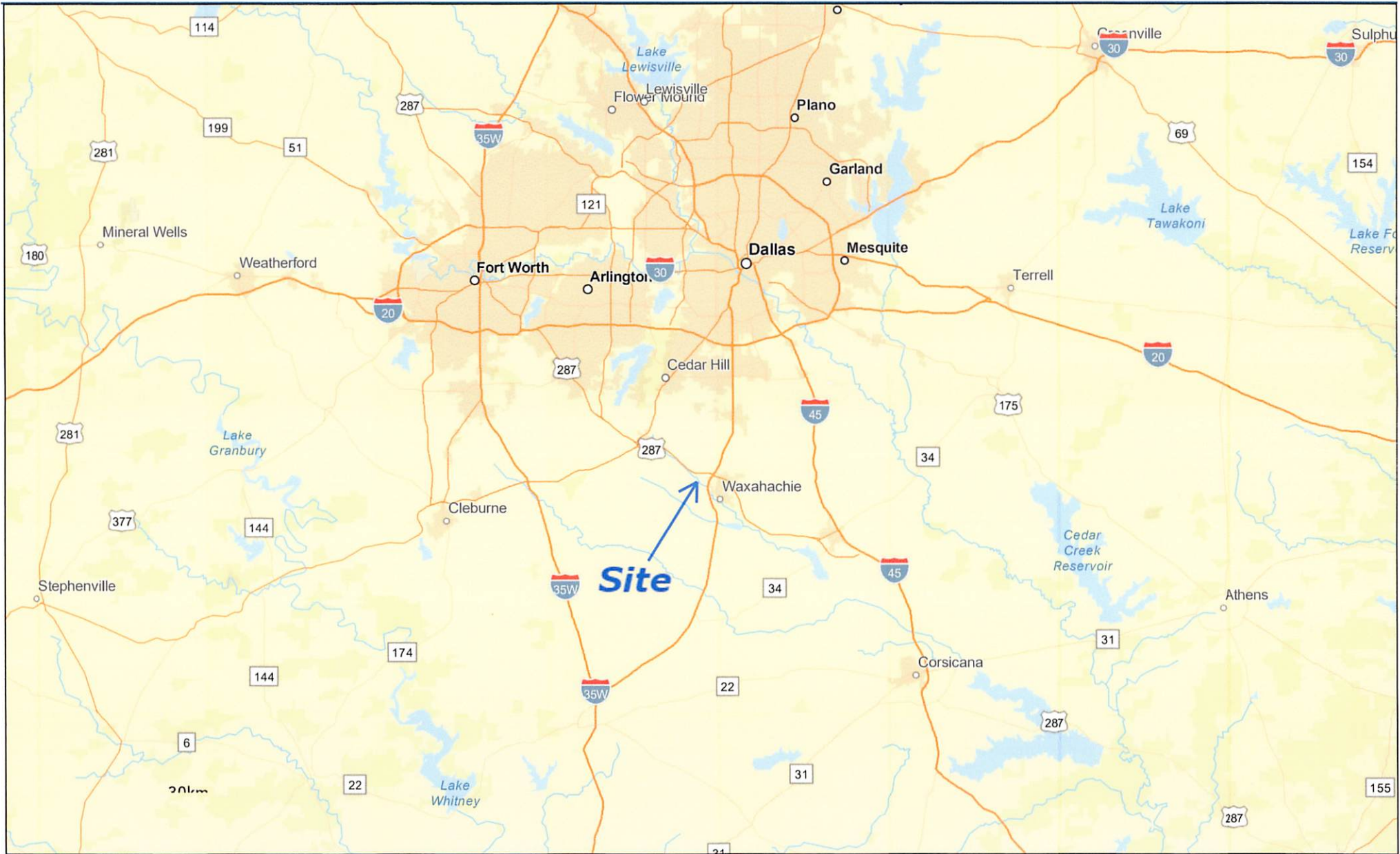
- LOCATION:** The subject property is located on the north side of W. Highway 287 Business, just one-half mile west of I-35E in Waxahachie. The property address is 2322 W. Highway 287 Business.
- LAND SIZE:** 20.0 Acres
- FRONTAGE:** Highway 287 Business - 1,715 ft. (*approximately*)
- ZONED:** Single Family - 1
- IMPROVEMENTS:** There is a 2,799 S.F. frame home on the property, which could be rented while holding for investment purposes.
- UTILITIES:** City water, sewer and electricity are all available.
- PRICE:** \$3,925,000.00; \$4.50 Per S.F.
- COMMENTS:** Uses for this property range from retail, commercial, multi-family and light industrial with zoning approval. Burrow Drive will need to be extended through this property to connect to U.S. Highway 287 Business as per the Waxahachie Thoroughfare Plan.

FOR MORE INFORMATION
Call
JOE RUST COMPANY
972-333-4143



20 Acres - 2322 W. Highway 287 Business

Waxahachie, Texas



February 12, 2023






Untitled Map

Write a description for your map.

401 OVILLA

Legend

 HIGHWAY 287

2322 HIGHWAY 287

NULL HIGHWAY 287 BUS

2405 HIGHWAY 287 BUS

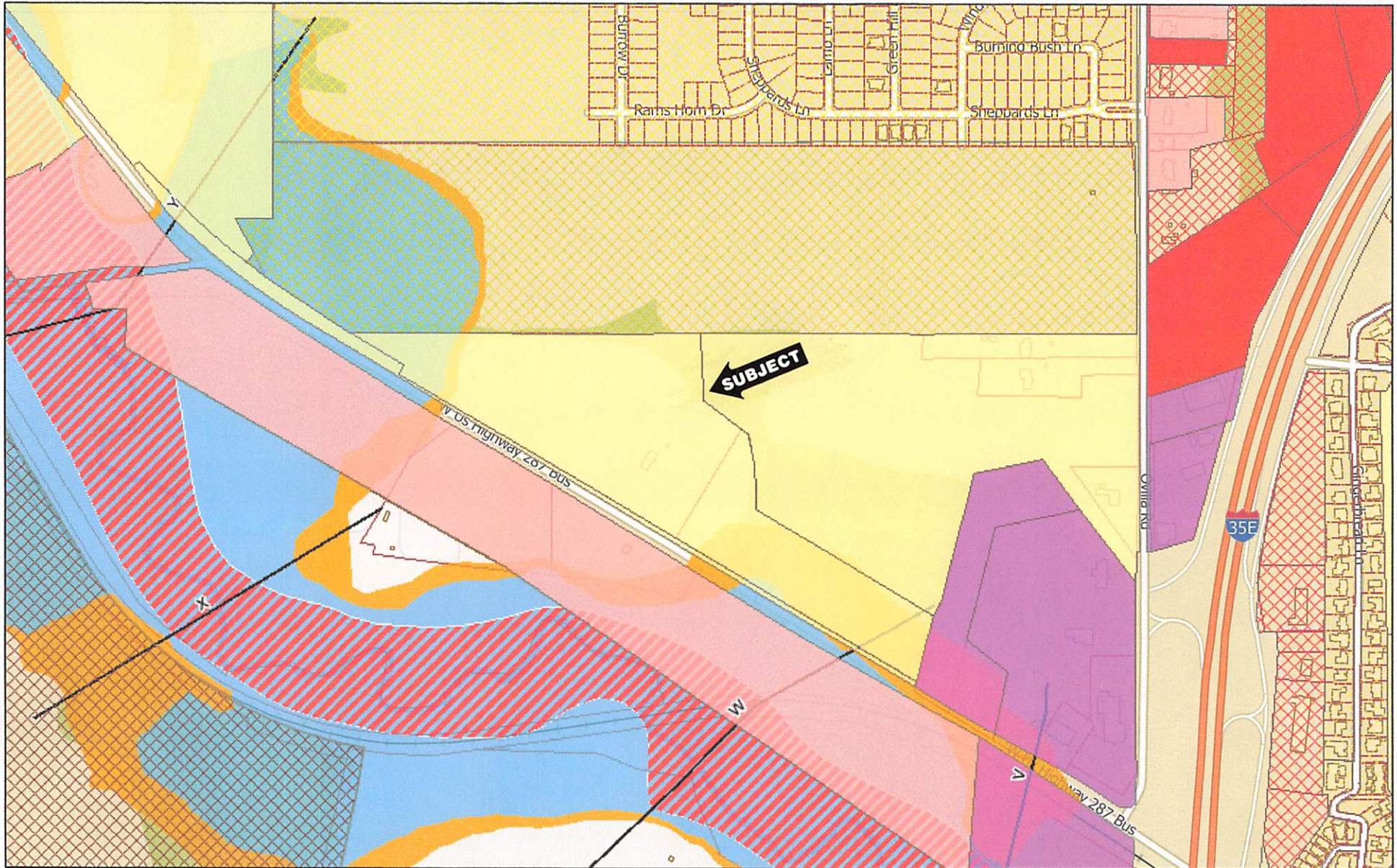
2319 HIGHWAY 287

NULL HIG



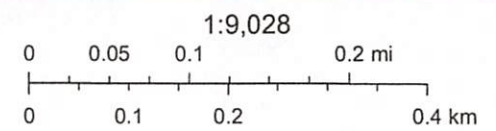
700 ft

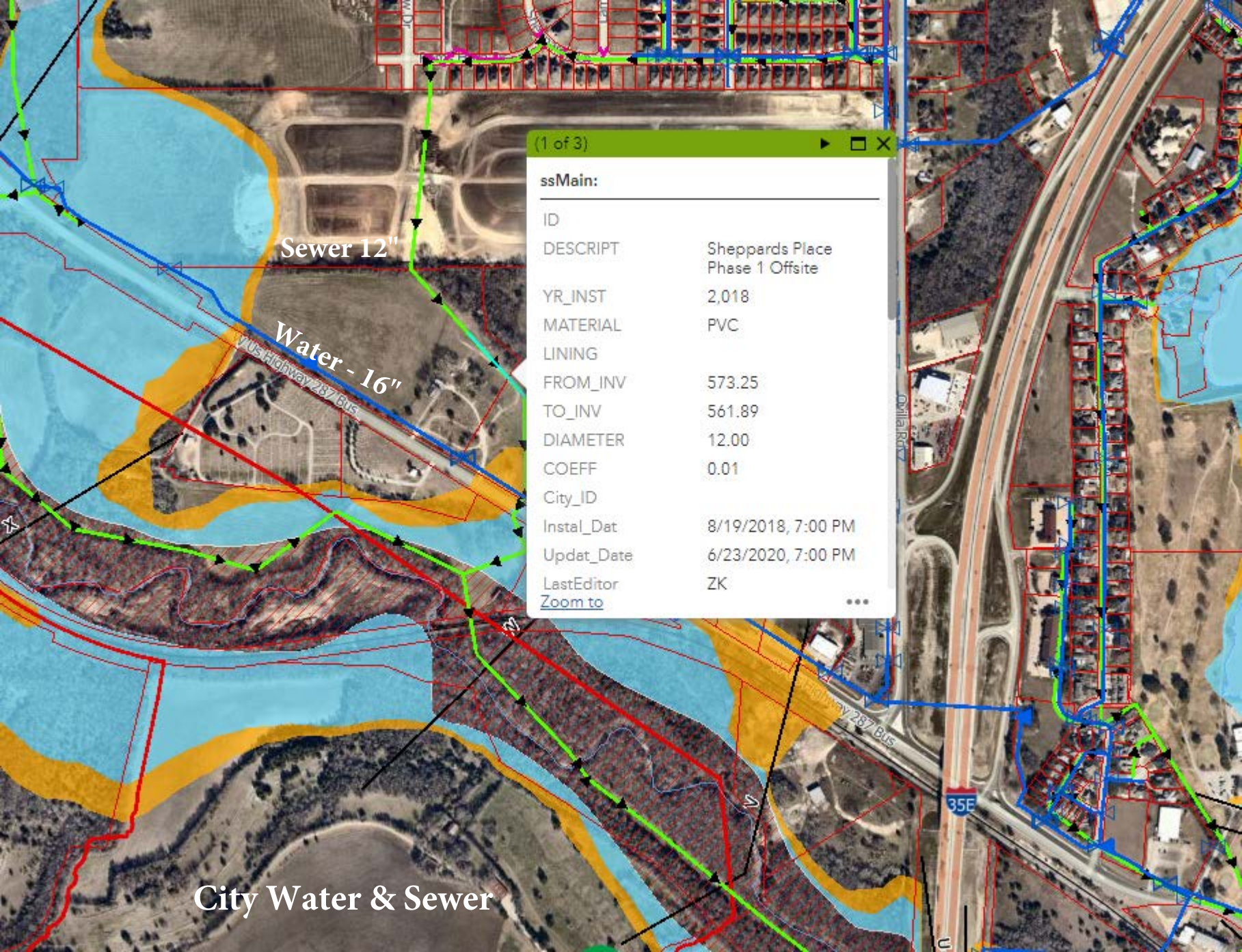
20 Acres - Zoning Map - SF-1



2/12/2023, 2:12:05 PM

- | | | | |
|------------|---------------------------------------|-------------------|------------------------|
| Flood Zone | AE, FLOODWAY | CrossSections_Rev | AD Airport Development |
| A, | X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD | Zoning | C Commercial |
| AE, | Cross Section | 2F Two Family | CA Central Area |





(1 of 3) [Navigation icons]

ssMain:

ID	
DESCRIPT	Sheppards Place Phase 1 Offsite
YR_INST	2,018
MATERIAL	PVC
LINING	
FROM_INV	573.25
TO_INV	561.89
DIAMETER	12.00
COEFF	0.01
City_ID	
Instal_Dat	8/19/2018, 7:00 PM
Updat_Date	6/23/2020, 7:00 PM
LastEditor	ZK
Zoom to	
	...

Sewer 12"

Water - 16"

City Water & Sewer



Information About Brokerage Services

Texas law requires all real estate licensees 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 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:

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 seller's agent.

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 coincidental 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.

<u>Joe Rust Company</u>	<u>0204705</u>	<u>joerust@joerust.com</u>	<u>(972)333-4143</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0