33 Acres (Divisible)

RETAIL PADS NEXT TO CHICK FIL A

For sale:
SWQ Hwy 66 &
I-35E
Waxahachie, TX

VENTURE

AMY PJETROVIC
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NATALIA SINGER
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Metrics

SWQ Hwy 66 & I-35E
Waxahachie, TX 75165

Location

SWQ Hwy 66 & I-35E
Waxahachie, TX 75165

Size

33 Acres (Divisible)
Utilities to site
Storm water detention required

Traffic Counts

I-35E
49,590 VPD

Hwy 66
9,397 VPD

Area Attractions

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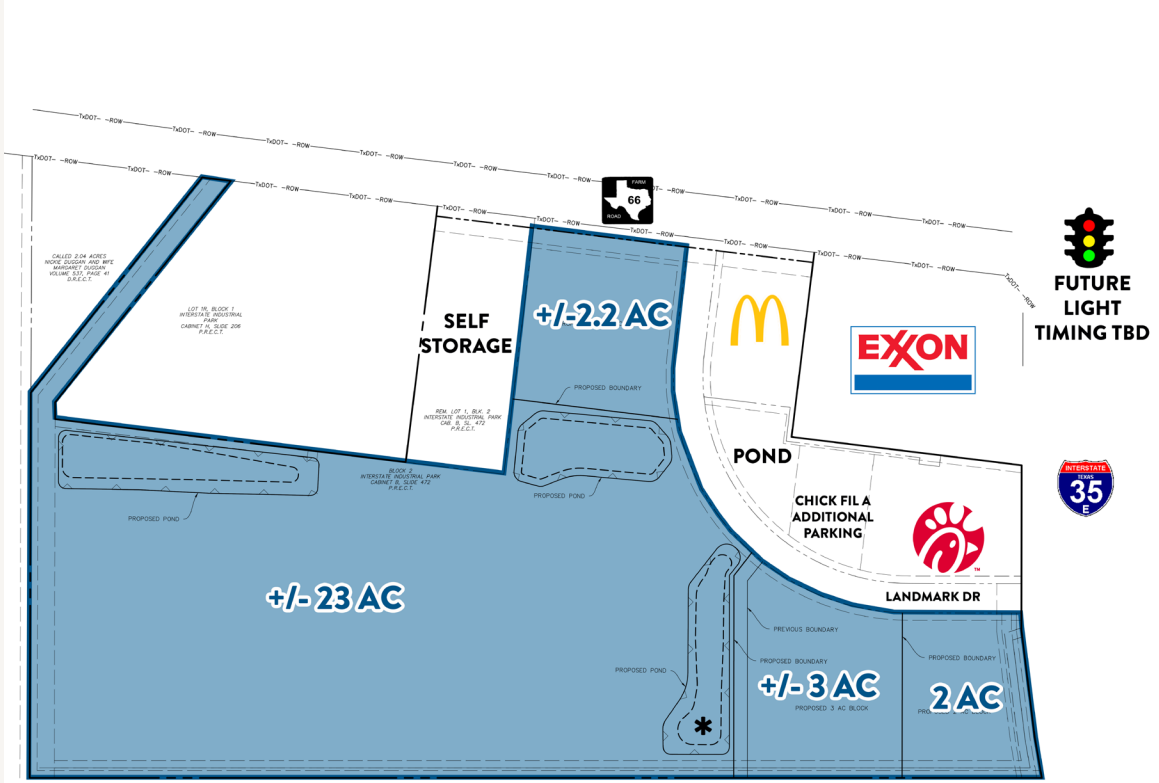
Property Highlights

SWQ Hwy 66 & I-35E
Waxahachie, TX 75165

1. Proposed lighted intersection at Hwy 66 and I-35
2. Strong single-family growth planned for the immediate area
3. New high school and middle school planned just southeast of the site
4. Site is surrounded by several large master planned single family developments
5. McDonalds and 2nd Chick Fil A Waxahachie location recently opened at the site



2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,034	27,251	53,109
EST. DAYTIME POPULATION	1,019	9,612	17,547
EST. AVG. HH INCOME	$99,872	$102,258	$110,887

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Aerial

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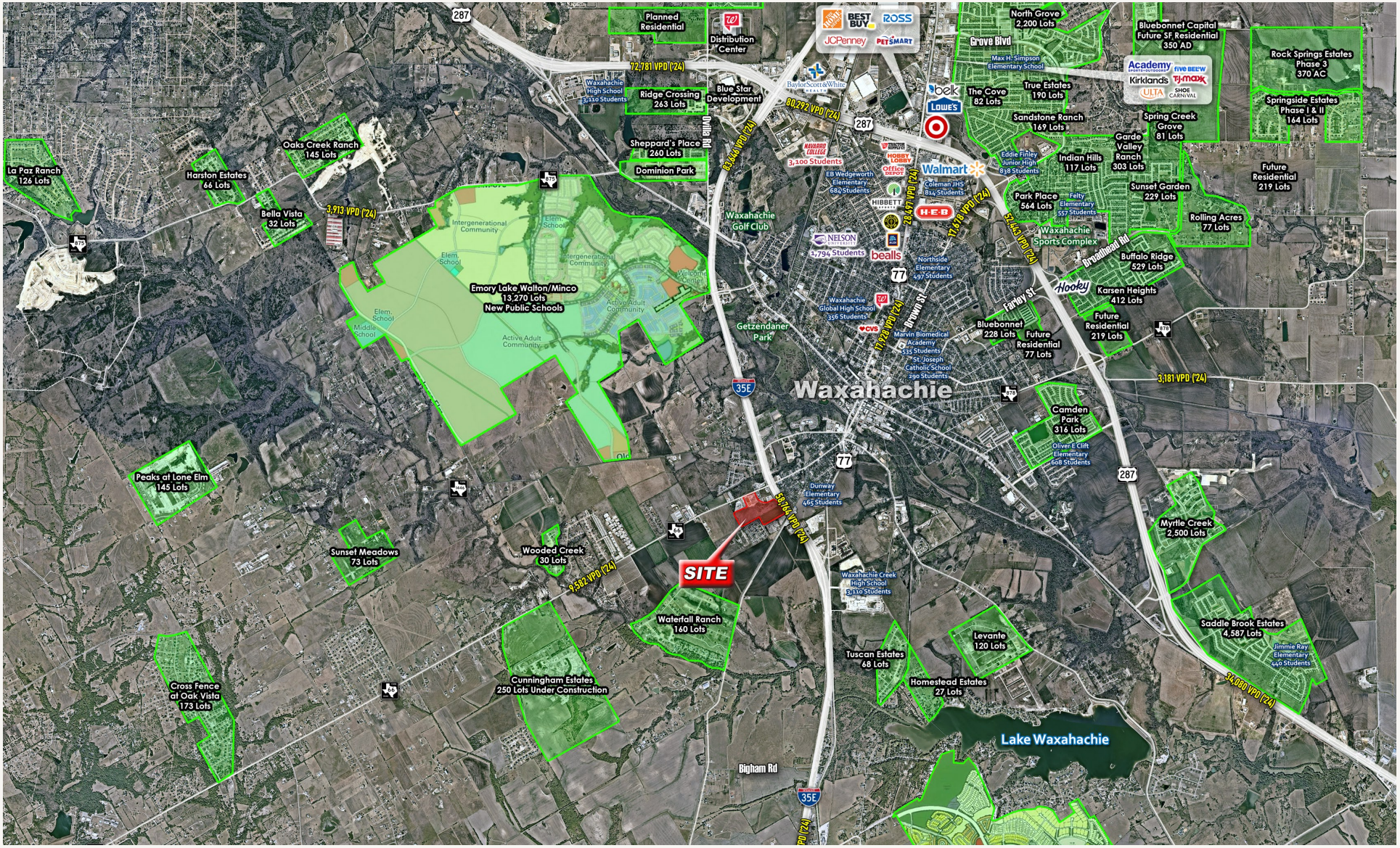
Waxahachie, TX 75165



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VENTURE

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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.

EQUAL HOUSING OPPORTUNITY

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.

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- 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:

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Venture Commercial Real Estate, LLC.	476641	info@venturedfw.com	214-378-1212
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	**License No.**	**Email**	**Phone**
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
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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Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
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Mia Urena	748118	murena@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	**License No.**	**Email**	**Phone**

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