



RETAIL NEXT TO CHICK FILA

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

VENTURE

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Metrics

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

Location

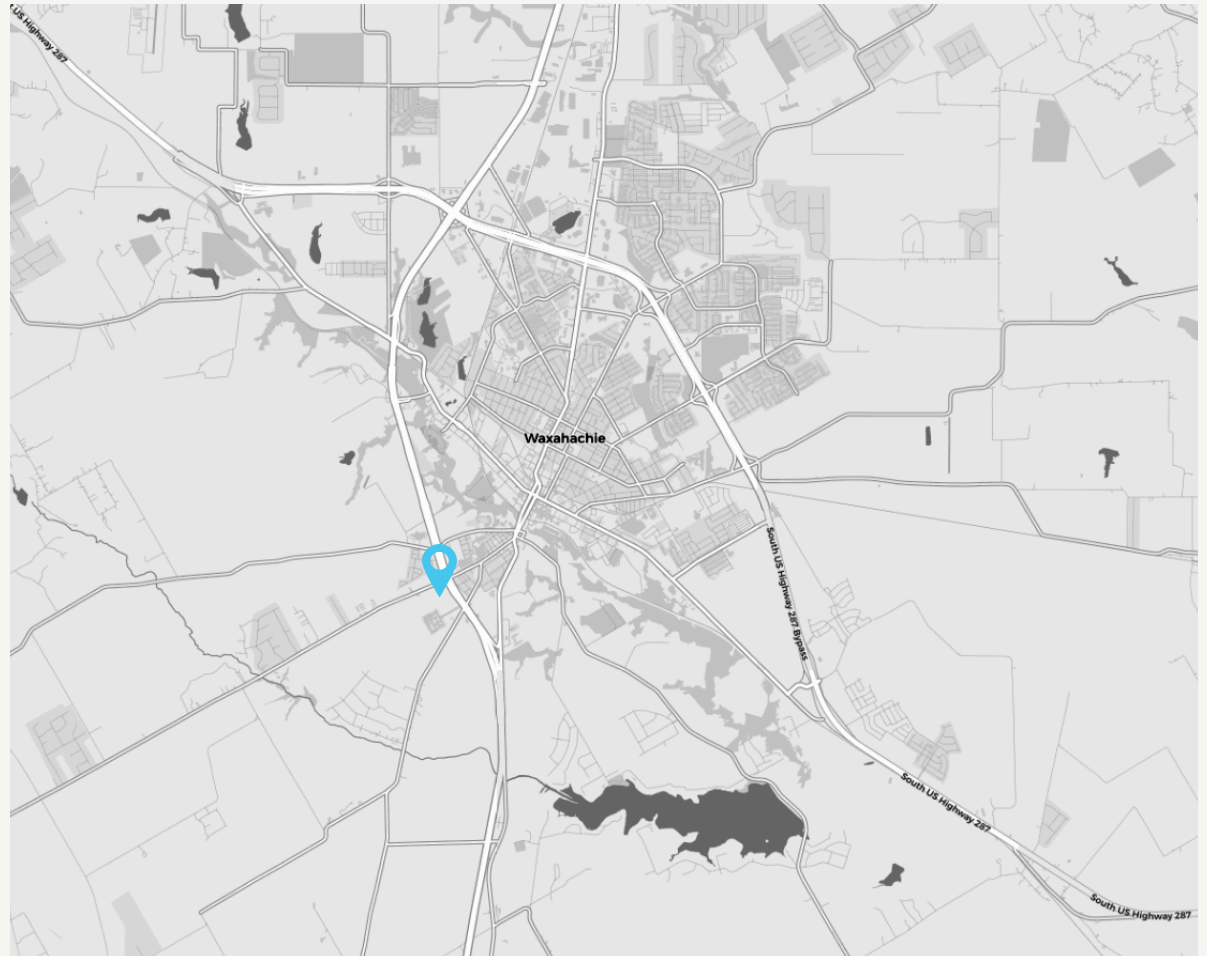
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Size

3,765 SF
2,225 SF
5,990 SF

Traffic Counts

I-35E	Hwy 66
49,590 VPD	9,397 VPD



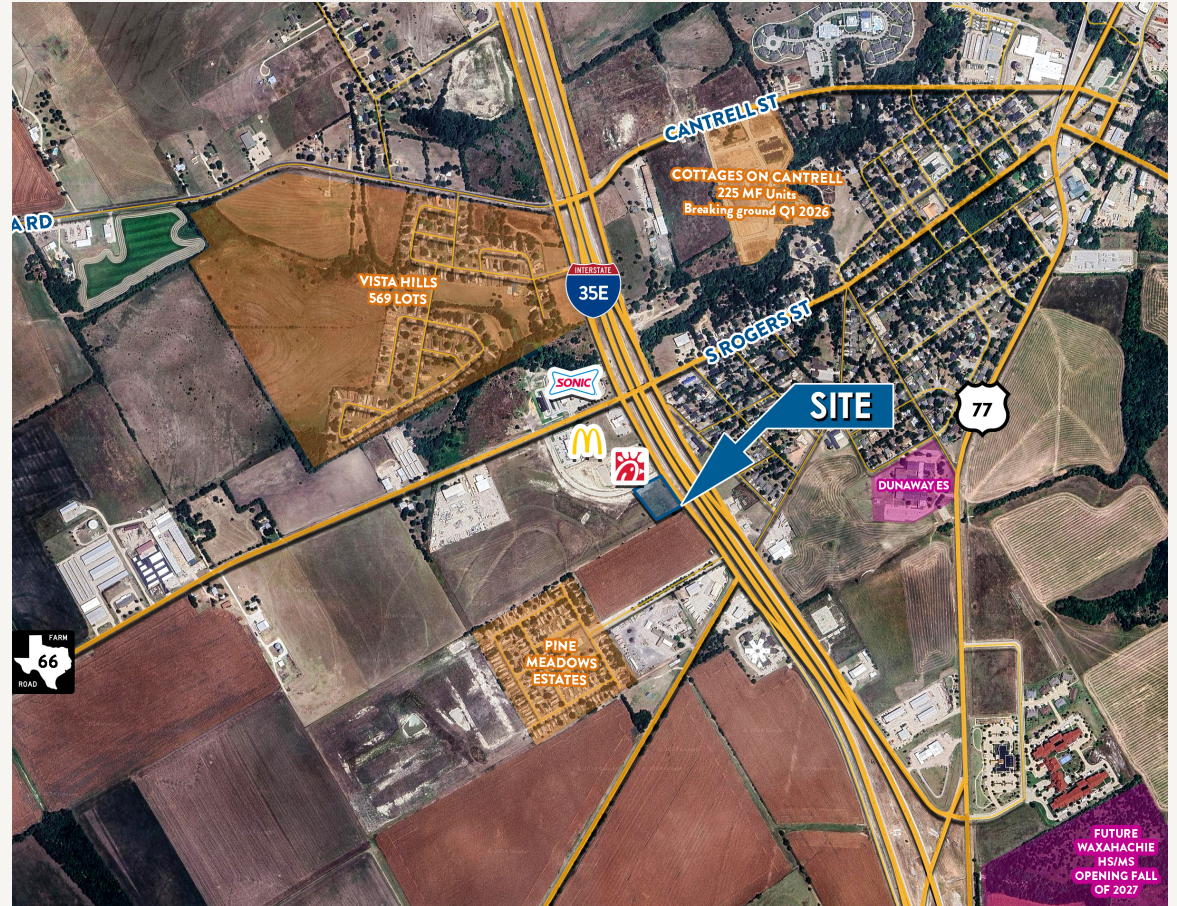
Area Attractions



Property Highlights

SWQ Hwy 66 & I-35E
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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

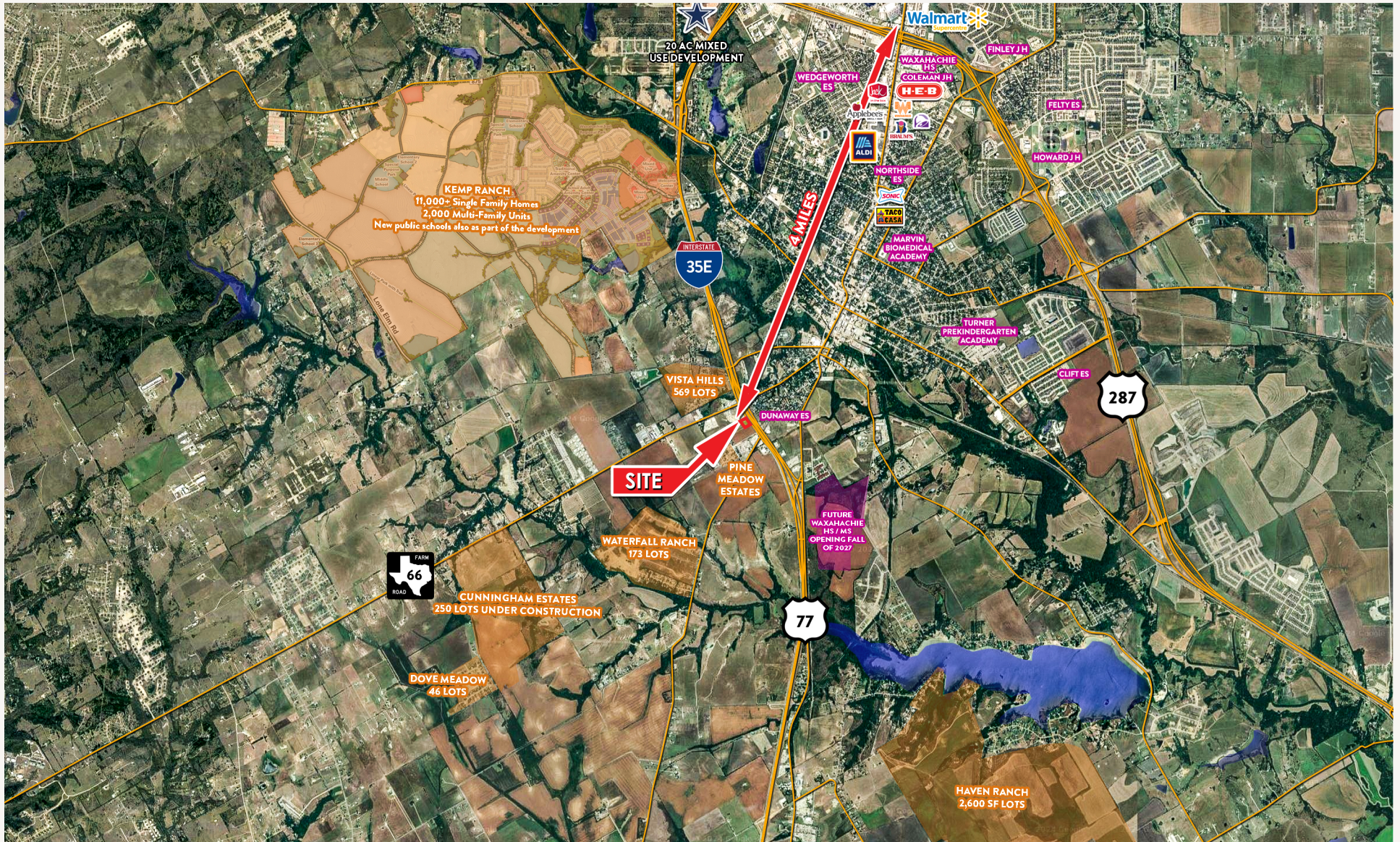


2025 Demographic Summary

	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

Aerial

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