NORTH GROVE

2851 N HWY 77 | Waxahachie, Texas 75165

AVAILABLE SITE

Lot A - 1.15 Acres
Lot B - 6.897 Acres
Lot C - 5.454 Useable Acres

TRAFFIC COUNTS

Hwy 77 - 24,721 AADT
Source: SitesUSA 2019

PROPERTY INFORMATION

- Great visibility from highly traveled Hwy 77
- Lot A is a great quick service restaurant pad with drive thru opportunity
- Utilities in place

DEMOGRAPHICS (based on 2019 data)

Variable	Community Population	Prim RTA
2019 Population	36,614	186,685
Average HH Income	$85,284	$94,204
Median Age	34.51	35.71

** RTA – Retail Trade Area; the geographic area from which retailers derive approximately 80-85% of their business.*

CONTACT

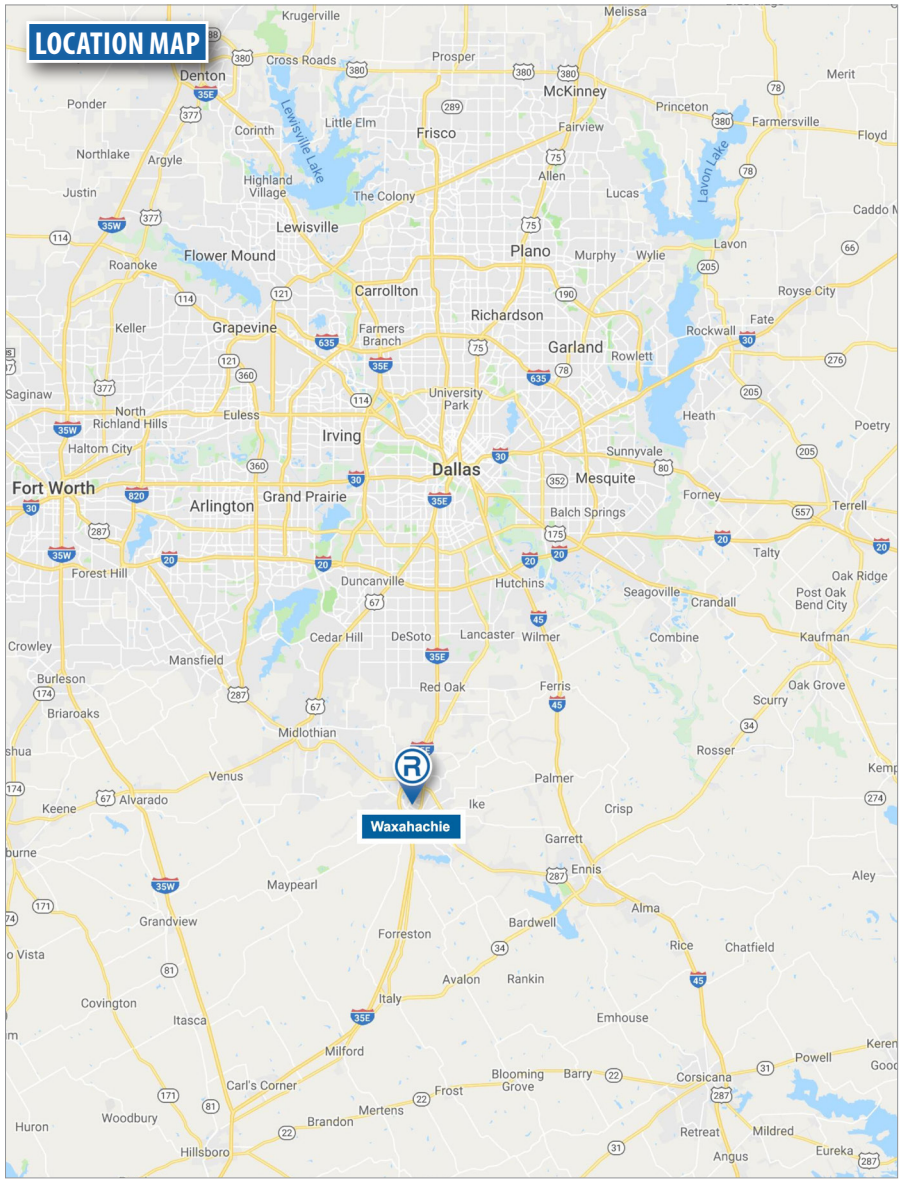
Aaron Farmer, President
The Retail Coach, LLC
afarmer@theretailcoach.net
662.231.0608

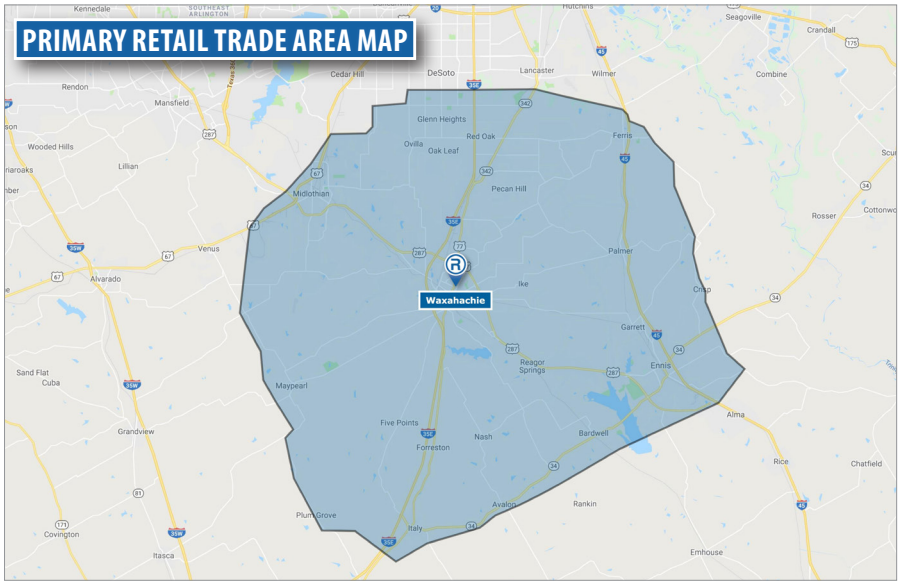
Jamie Castro
United Country Texas Real Estate & Auction Service
214.207.7101

The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

NORTH GROVE

2851 N HWY 77 | Waxahachie, Texas 75165





TheRetailCoach® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net

The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach, makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.