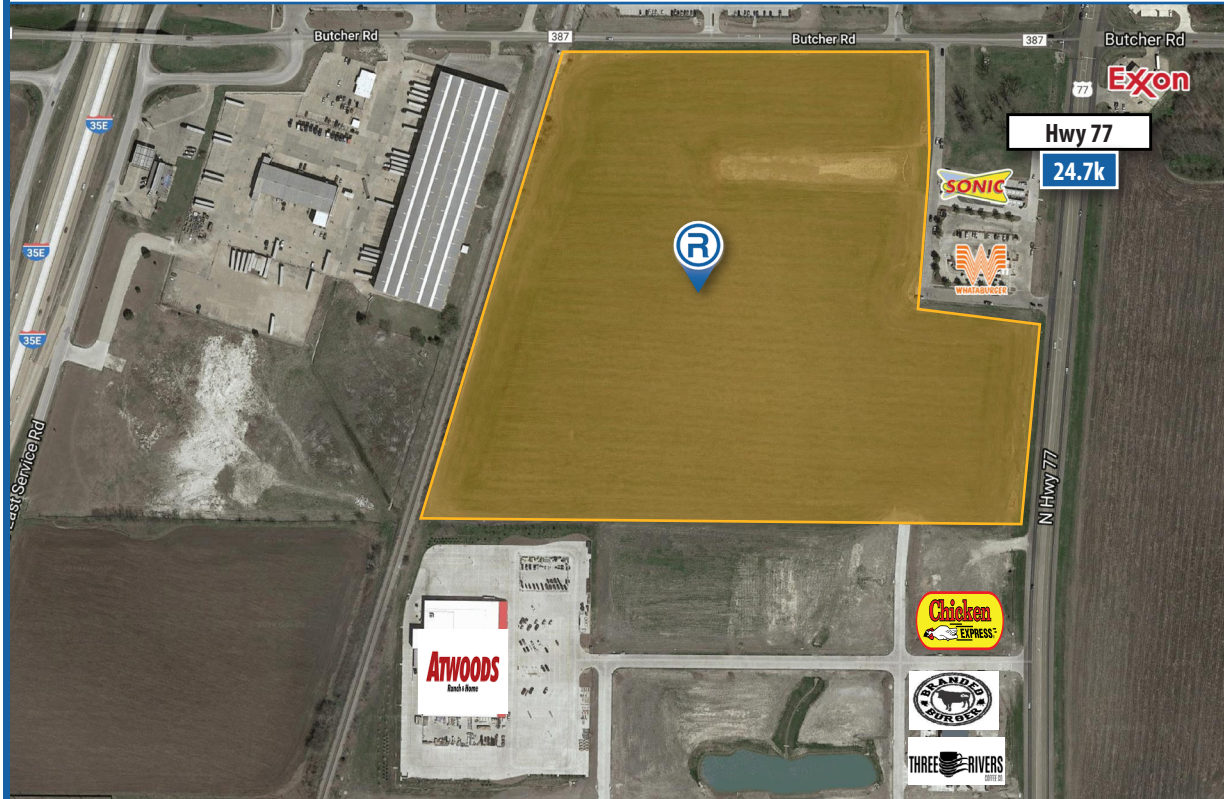




SITE AVAILABLE | 40.88 ACRES

N HWY 77 | Waxahachie, Texas 75165



AVAILABLE SITE

40.88 Acres

TRAFFIC COUNTS

Hwy 77 - 24,721 AADT

Source: SitesUSA 2019

PROPERTY INFORMATION

- Great visibility from highly traveled Hwy 77
- Great restaurant or strip center development opportunity
- Located in an emerging area of Waxahachie
- Services a consumer market over over 185,000

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

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 662.231.0608

Doug Barnes, Economic Development Director
 City of Waxahachie, Texas
 dbarnes@waxahachie.com
 214.762.5022

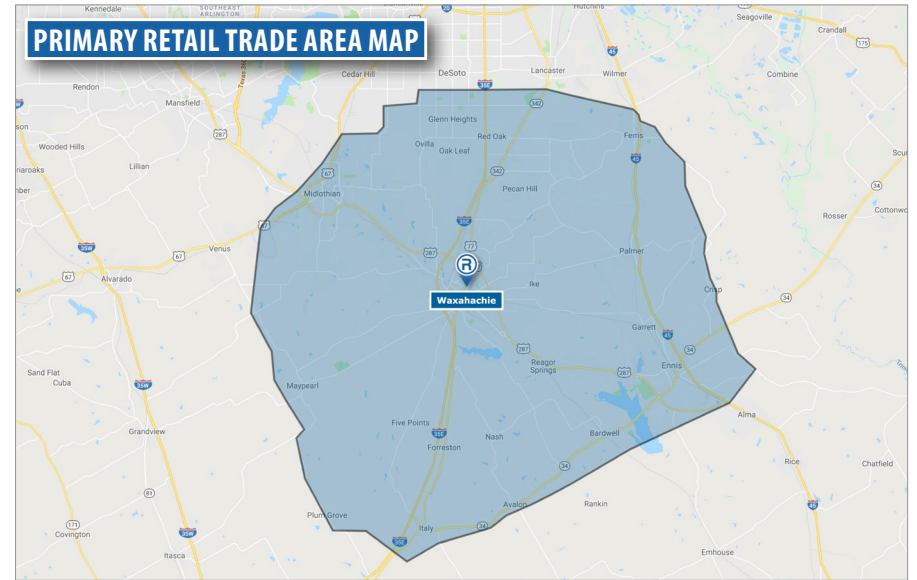
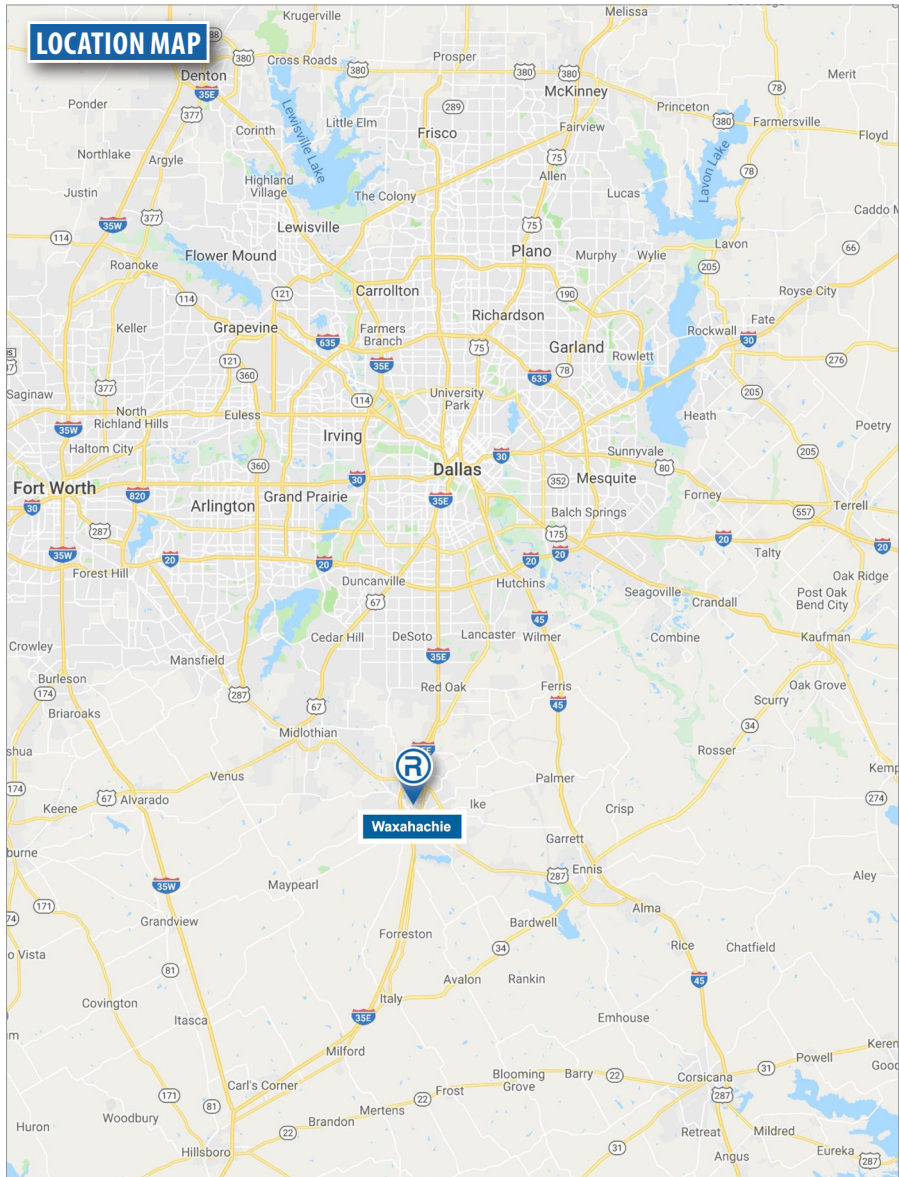
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net

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