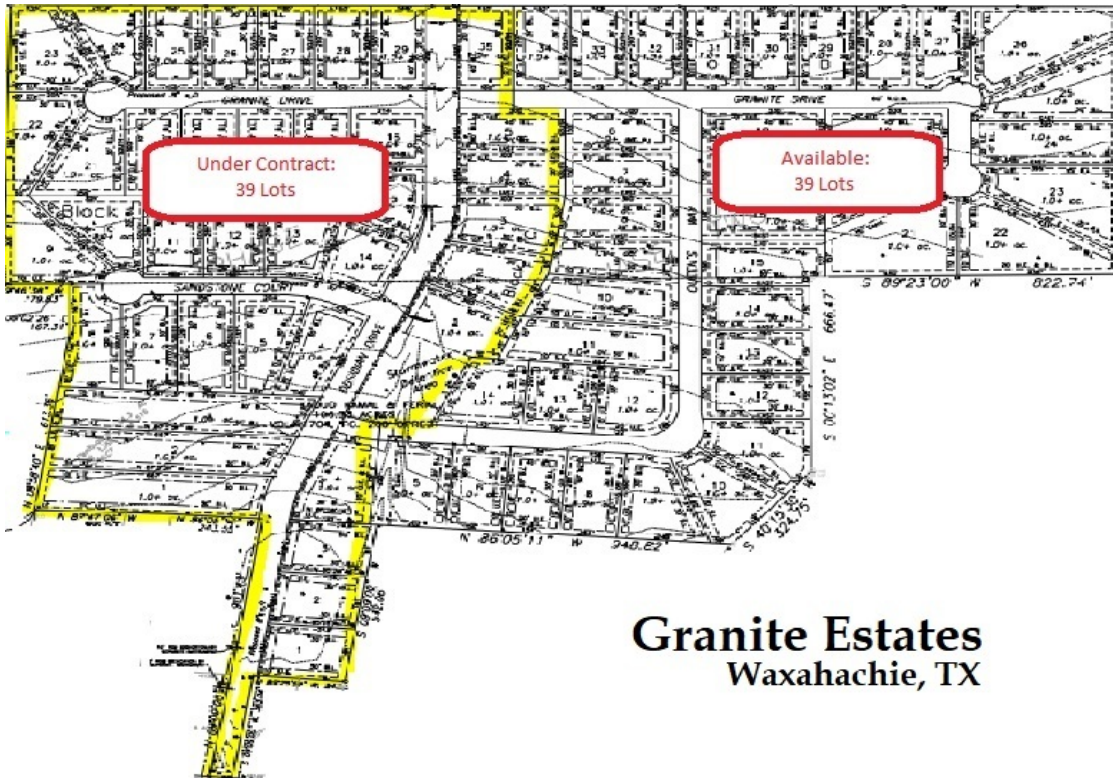


LAND FOR SALE

39 PREMIUM 1 ACRE LOTS AVAILABLE IN GRANITE ESTATES

00 Broadhead Rd, Waxahachie, TX 75165



Granite Estates Waxahachie, TX

SALE PRICE PER LOT	\$69,500
LOTS AVAILABLE:	39
LOT SIZE:	+/- 1.0 Acre
APN #:	180911

PROPERTY OVERVIEW

39 Premium 1 Acre Lots Available in BRAND NEW Granite Estates!!! New schools and nearby Retail! Close proximity to new Sports Complex and Movie Theater. John Houston Homes currently has 39 lots with target price points from mid 300's to 400's. Surrounded by high-end custom homes, current comps from mid 300's up to 700's. Access to Youngblood & Broadhead Rd. This area features ample retail paired with quality restaurants & entertainment. Waxahachie is perfectly located on I-35E & HWY 287, which provide easy & direct access to both Dallas or Fort Worth.

PROPERTY FEATURES

- 39 Premium 1 Acre Lots
- High-End Custom Homes
- Surrounding Comps from 350's - 700's
- Proximity to Retail, Restaurants, & Entertainment
- Easy & direct access to Dallas & Fort Worth
- Current Builders: John Houston Homes (Phase I / 39 Lots)

KW COMMERCIAL
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LAND FOR SALE

NEARBY SPRING CREEK GROVE

00 Broadhead Rd, Waxahachie, TX 75165



PROPERTY FEATURES

- Established Location for High End Custom Homes
- Surrounding Properties all on 1+ Acre tracts
- Phase I sold out (John Houston Homes), Phase II lots available
- Waxahachie ISD



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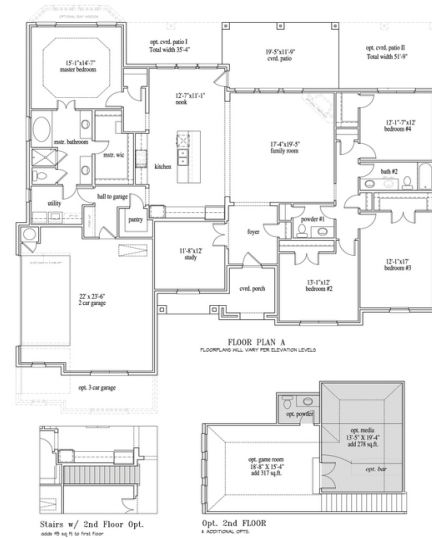
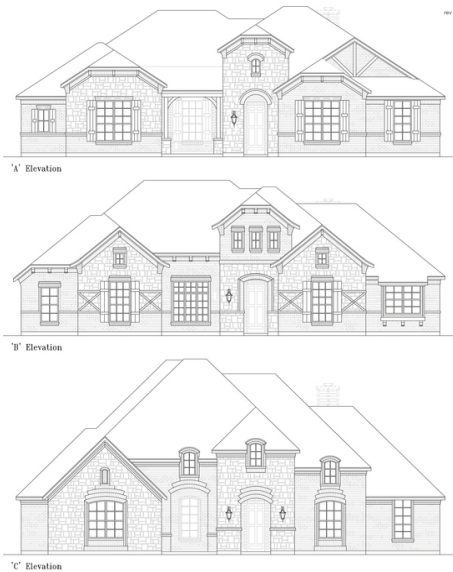
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SAMPLE PHASE I FLOOR PLANS & ELEVATIONS

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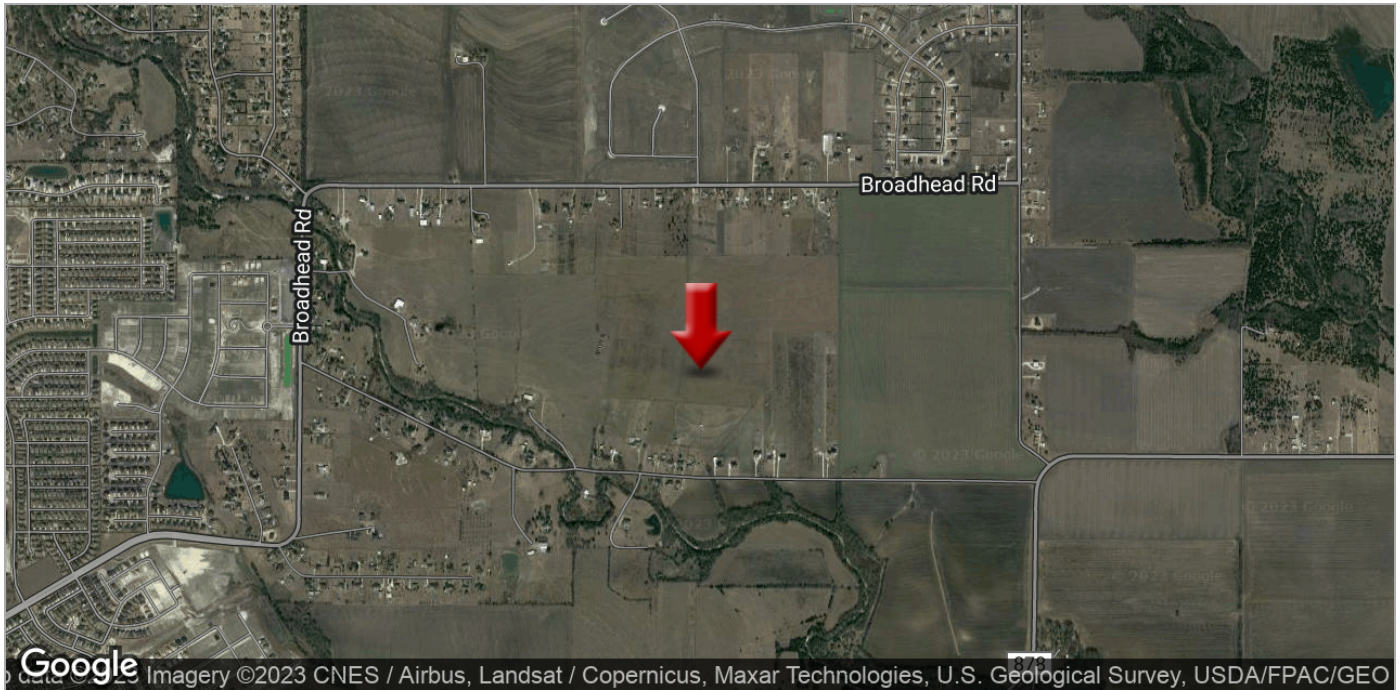
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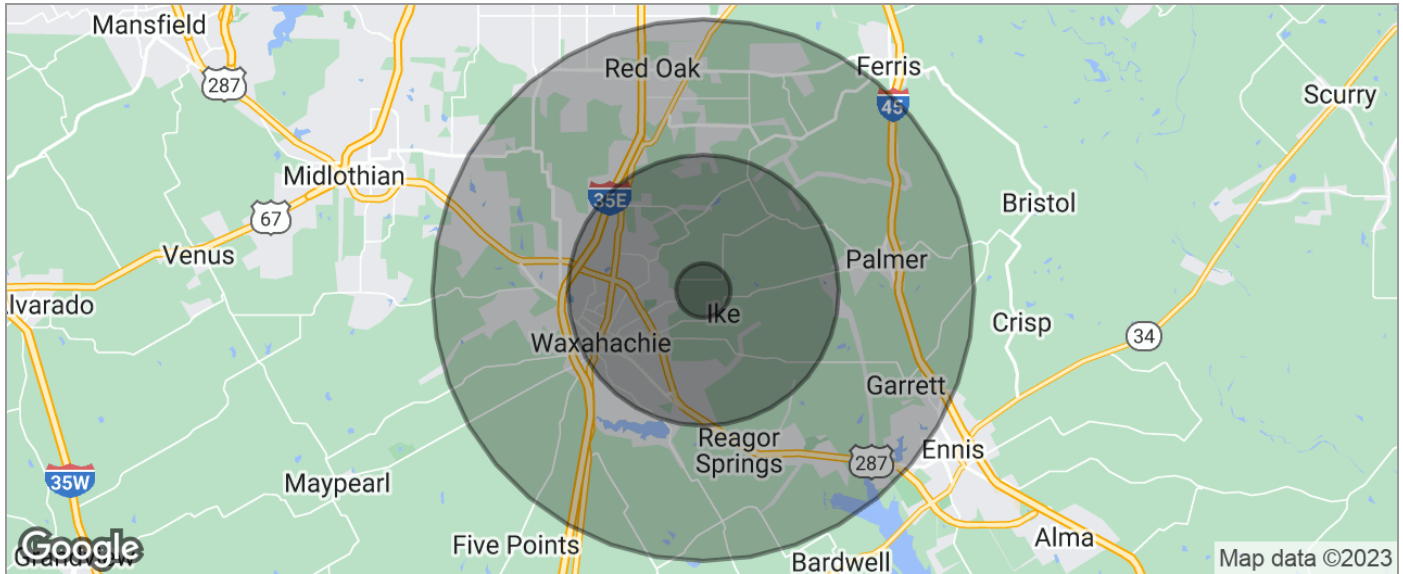
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LAND FOR SALE

39 PREMIUM 1 ACRE LOTS AVAILABLE IN GRANITE ESTATES

00 Broadhead Rd, Waxahachie, TX 75165



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	887	24,759	78,972
MEDIAN AGE	38.1	33.1	33.8
MEDIAN AGE (MALE)	40.7	31.8	33.0
MEDIAN AGE (FEMALE)	34.6	33.6	34.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	317	8,742	27,025
# OF PERSONS PER HH	2.8	2.8	2.9
AVERAGE HH INCOME	\$86,300	\$67,120	\$70,884
AVERAGE HOUSE VALUE	\$234,560	\$145,387	\$159,119
RACE	1 MILE	5 MILES	10 MILES
% WHITE	91.9%	78.2%	77.6%
% BLACK	0.9%	10.6%	10.6%
% ASIAN	0.0%	1.0%	0.9%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	1.0%	1.8%	1.5%
% OTHER	4.4%	6.2%	7.5%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	13.2%	21.1%	22.7%

* Demographic data derived from 2020 ACS - US Census

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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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential 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.

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Buyer/Tenant/Seller/Landlord Initials

Date