



FOR INFO

HIGHWAY 77 PAD SITES

NEC OF US-77 & HEDGEWOOD DR

WAXAHACHIE, TEXAS

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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HIGHWAY 77 PAD SITES | NEC of US-77 & Hedgewood Dr, Waxahachie, Texas

OVERVIEW

- Pad sites available fronting US-77
- Adjacent to future Tom Thumb anchored shopping center
- Excellent visibility and access and a signalized intersection (proposed)
- Easy access to US-287 & I-35E
- Future residential directly behind pad sites
- Call for Info & Price

TRAFFIC COUNTS

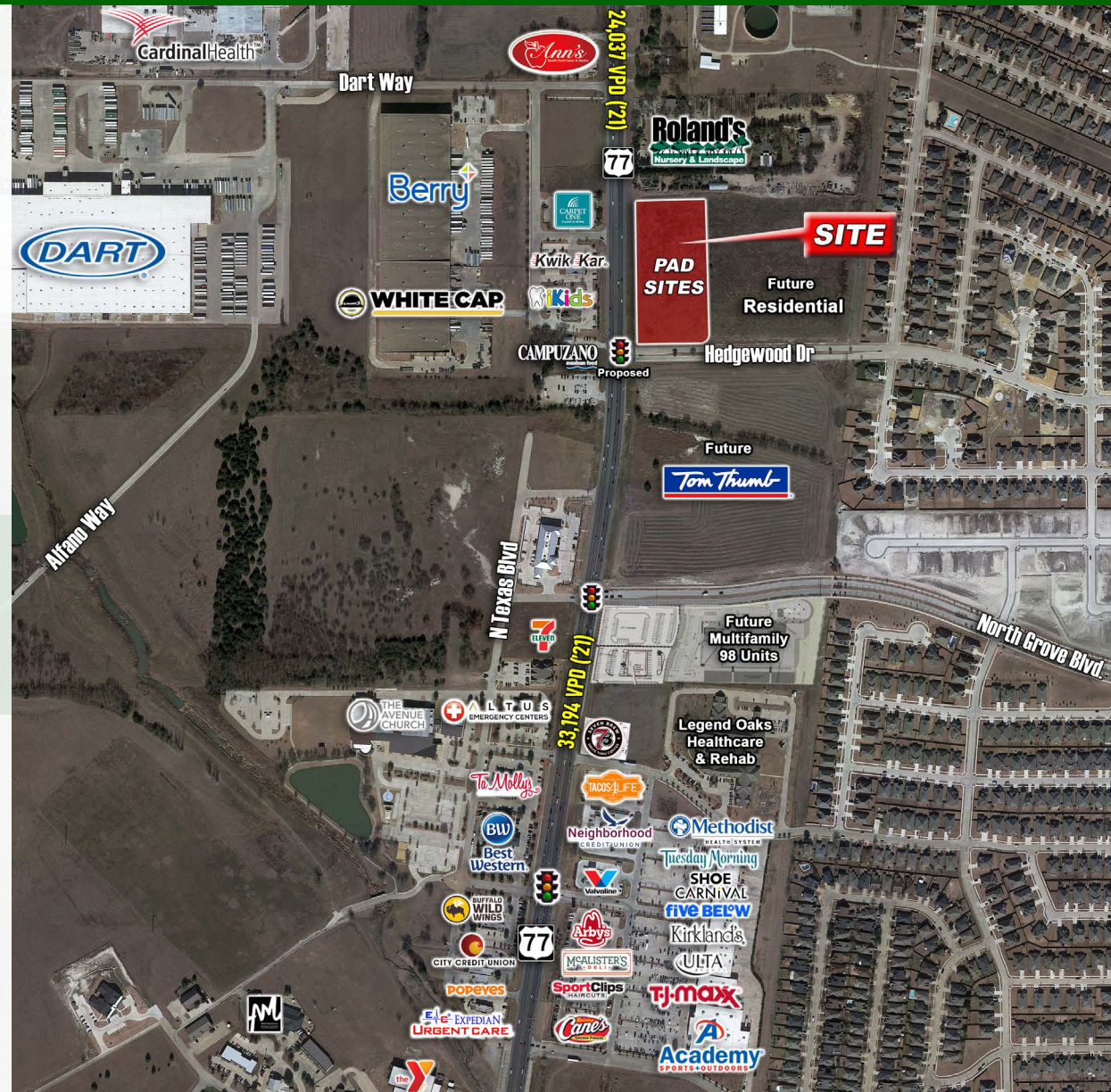
US-77: 33,094 VPD south of site

US-77: 24,037 VPD north of site

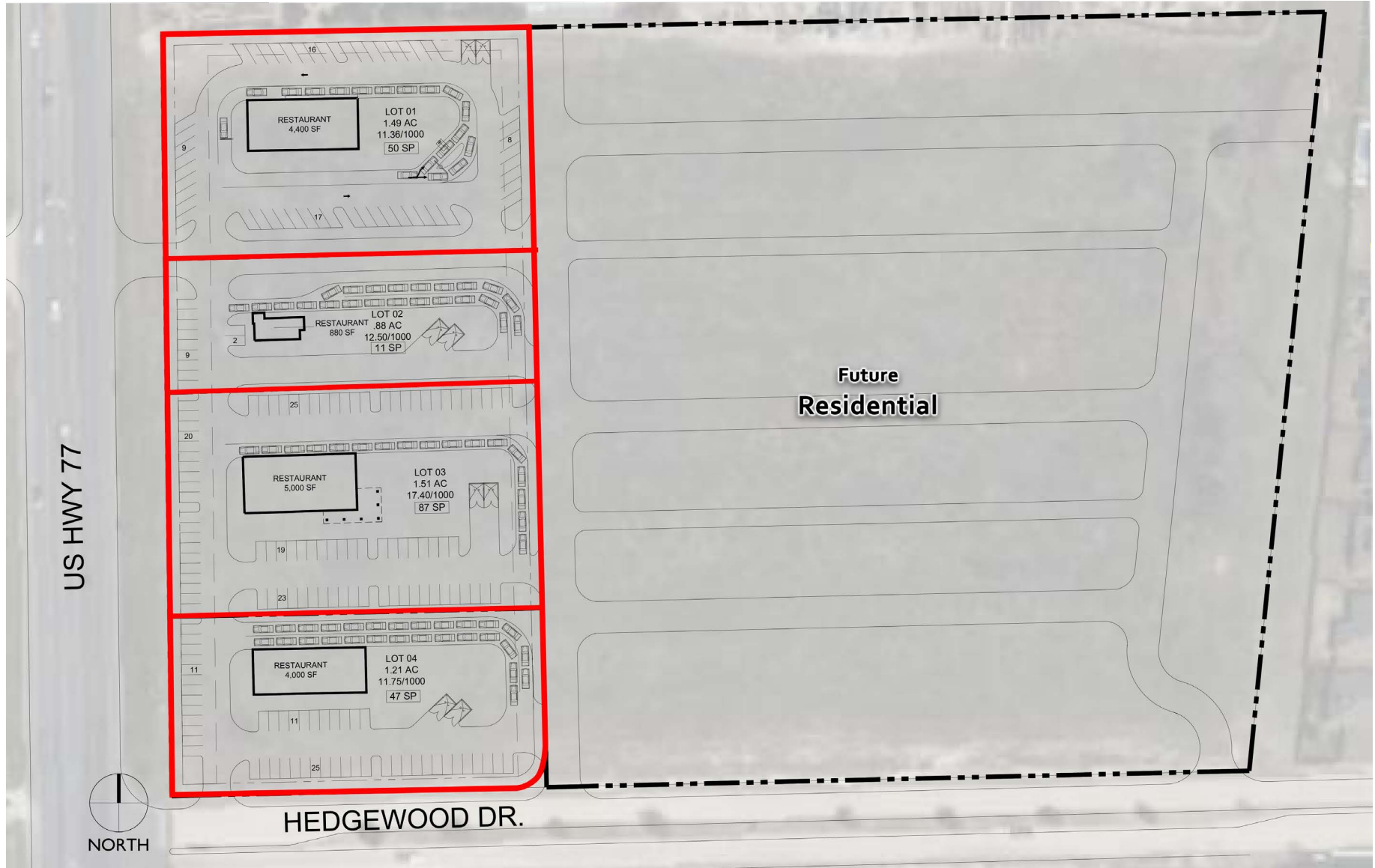
(TXDOT, 2021)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2022 Population	4,479	34,366	55,895
2027 Projected Pop.	4,808	35,601	58,344
Daytime Pop.	6,234	33,911	54,241
Avg HH Income	\$89,549	\$106,445	\$105,172



CONCEPTUAL PLAN A



CONCEPTUAL PLAN B

