



FOR INFO



THE SHOPS AT VICTRON PARK
 SWC OF US-77 & BUTCHER RD, WAXAHACHIE, TEXAS

BLAKE BARNES Vice President
 blakebarnes@duwestrealty.com | 214.720.0004

CHRIS JANOWSKI Vice President - Land
 cjanowski @duwestrealty.com | 214.720.0004

DUWEST
 CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205
 duwestrealty.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

THE SHOPS AT VICTRON PARK | SWC of US-77 & Butcher Rd, Waxahachie, Texas 75165

OVERVIEW

- Land tracts available in new mixed use development adjoining a new 140-unit townhome development
- Nearby retailers include Atwoods, Whataburger, Sonic, Chicken Express, Bahama Buck's, Branded Burger, Cancun's, future Taco Bell and more
- Great location for retail, restaurant, office, medical office, fast food, etc.
- Call for Info & Price

TRAFFIC COUNTS

US-77: 24,037 VPD (TXDOT, 2019)

Butcher Rd: 8,395 VPD (TXDOT 2021)

I-35: 77,332 VPD (TXDOT, 2021)

DEMOGRAPHICS

	2-mile	5-mile	7-mile
2022 Population	7,845	64,826	110,132
2027 Projected Pop.	8,037	67,384	115,172
Daytime Pop.	8,561	58,522	94,670
Avg HH Income	\$117,571	\$111,564	\$110,713



THE SHOPS AT VICTRON PARK | SWC of US-77 & Butcher Rd, Waxahachie, Texas 75165



DUWEST
CREATING, ENHANCING & PROTECTING VALUE

BLAKE BARNES Vice President
blakebarnes@duwestrealty.com | 214.720.0004

CHRIS JANOWSKI Vice President - Land
cjanowski@duwestrealty.com | 214.720.0004

THE SHOPS AT VICTRON PARK | SWC of US-77 & Butcher Rd, Waxahachie, Texas 75165



THE SHOPS AT VICTRON PARK | SWC of US-77 & Butcher Rd, Waxahachie, Texas 75165



THE SHOPS AT VICTRON PARK | SWC of US-77 & Butcher Rd, Waxahachie, Texas 75165



