

**Size:** Property consists of two tracts: 15.052 acres and 8.64 acres totaling 23.692 acres.

**Location;** City of Waxahachie, Texas on HWY 287 Service Road between HWY 77 and FM 813 (Brown Street).

**Zoning:** 8.64 acres is zoned General Retail. 15.052 acres is zoned Single Family 2.

**Utilities:** All utilities available.

**Frontage:** 1,352.54 feet on HWY 287 Service Road

**Owner:** Lyons American Securities, Inc., Trustee

**Price:** \$1,500,000.00

**Broker:** Tim Lyons, 972-938-2600

