

*Hi View*  
REAL ESTATE

Farm & Ranch, Commercial,  
Investment Properties, Recreation Land and Homes

Brett Hess  
214-207-5431  
brett@hiviewrealestate.com



**Cox Rd. Waxahachie, TX.  
923 Acres**



Offered @ \$5,500 Per Acre



**Recreational Ranch/Retreat or  
Residential Golf Development**

923 Acres of amazingly beautiful rolling hills with multiple lakes and live creeks nested between topography changes that lend themselves to a spectacular residential or golf course community. Lakes up to 15 acres around the property with sections of heavily treed acres creating wildlife habitat that includes deer, bobcats, hogs, turkey and dove. Views of Waxahachie and rich valleys are scattered about. A must see for developers. Property borders Salvation Army property and adjacent to Kemp Ranch.

Link To Video Of Property:

<https://vimeo.com/133442584>

1007 Ferris Ave | Waxahachie, TX 75165 | Ofc. 469-517-0012 | Fax 469-517-0015

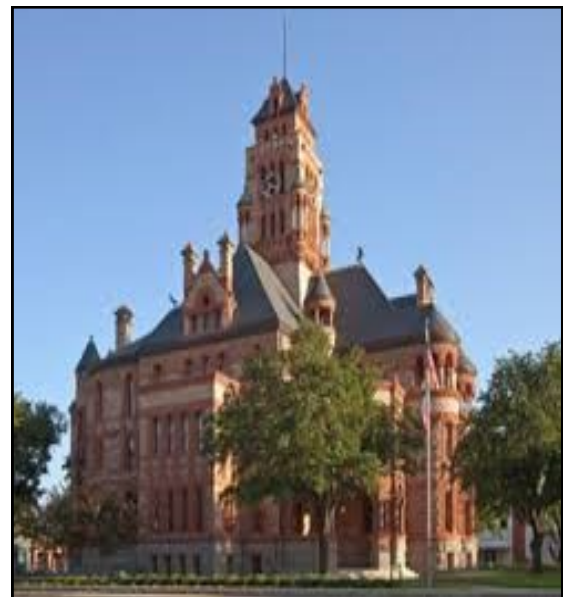
[www.hiviewrealestate.com](http://www.hiviewrealestate.com)





## PROPERTY HIGHLIGHTS

- ♦ 5 minutes from IH-35/Waxahachie
- ♦ Buena Vista Water with Capacity for Development
  - ♦ HillCo Electric with Capacity for Development
  - ♦ Located in the County
- ♦ Waxahachie Independent School District
- ♦ Minutes from Newly Planned Schools
  - ♦ Historic Waxahachie Setting.

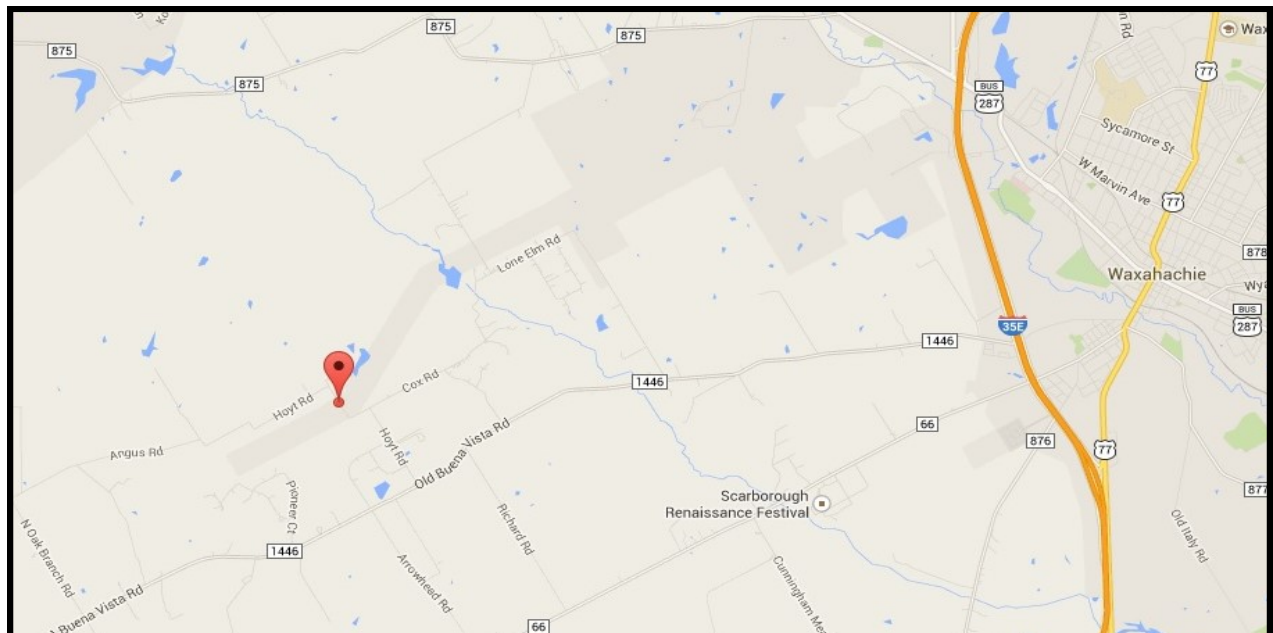


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Information contained herein has been obtained from the owner of the property or obtained from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



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Tract #	Acres	Density	# of Lots	Avg. Lot Width
1	38	0.75	28	150'
2	221	3.50	773	60'
3	72	3.00	216	80'
4	41	2.25	92	120'
5	43	2.75	118	100'
6	8	2.50	20	100'
7	37	3.25	120	70'
8	113	3.50	395	60'
9	24	3.00	72	80'
10	56	3.25	182	70'

TOTAL 653 2016



MS CAPITAL, LLC

CONCEPT 1

TAMMINGA PROPERTY ELLIS COUNTY, TEXAS

APR 25, 2007 SGS002 1"=400'

Engineering Surveying Planning Landscape Architecture Construction Management

Jones & Boyd, Inc.  
11200 Dallas Parkway  
Dallas, Texas 75248  
972.246.7616  
www.jones-boyd.com

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