

400 BETHEL RD — WAXAHACHIE, TX

±120 ACRES + FARMHOUSE | DEVELOPMENT OPPORTUNITY | I-35E CORRIDOR

THE OPPORTUNITY

A rare 120-acre contiguous tract in the fastest-growing exurban corridor in DFW. Located in Waxahachie, Ellis County — the same submarket where Minto Communities recently closed on 3,170 acres for a 13,270-home master-planned community. Includes a \$750K farmhouse. Very recently, another builder, built 90+ 1 acre lots next to the property. Offered for sale as a development site, estate property, or assembled land-bank position.

Drone videos and more details at <https://www.wwrDallas.com/acre>



PROPERTY HIGHLIGHTS

Address	400 Bethel Rd, Waxahachie, TX (Ellis County)
Size	±120 contiguous acres
Improvements	Farmhouse (~\$750K value)
Current Appraisal	\$3.4M (raw land, as-is)
Yield Potential	Up to 120 one-acre residential lots
Zoning / Use	Agricultural with 1 acre residential subdivision
Access	Direct frontage on Bethel Rd; I-35E corridor
Submarket	Waxahachie / South DFW — 55% county population growth since 2010

INVESTMENT THESIS

- Location in path of growth. Waxahachie / Ellis County grew 55% from 2010–2024 to 232,000+ residents. I-35E corridor is the primary north-south artery for DFW south exurban expansion.
- Institutional-scale tract. Contiguous 120-acre parcels are increasingly scarce near active master-planned communities. Suitable for 120-lot residential subdivision or land-bank hold.
- Farmhouse usable as on-site sales office or owner's residence, direct frontage, and county utilities.
- Comparable trade: Minto Communities closed 3,170 acres in Waxahachie April 2025 — approved for 13,270 homes, projected \$42.2M annual revenue to the city.
- Builder demand: active local builders include D.R. Horton, Highland Homes, John Houston Homes, Perry Homes, Bloomfield, David Weekly, and 160+ communities under construction in Waxahachie.

PRICING GUIDANCE

Tier	Price	\$/Acre	Timeline
List Price	\$9,900,000	\$82,500	Open
Target Sale	\$8,500,000	\$70,833	75–90 days
Floor	\$7,500,000	\$62,500	45–60 days

Farmhouse may be retained by seller if desired (reduces purchase price).

TRANSACTION PROCESS

- Confidential offering — NDA required for full package access.
- 10-business-day best-and-final process with qualified builders and developers.
- Required: proof of funds, \$100K hard earnest money, 90-day close, cash or committed financing.
- Preference given to buyers with demonstrated DFW execution track record.

INCLUDED IN FULL PACKAGE (under NDA)

- Full survey, legal description, and metes and bounds
- Current appraisal and comparable sales analysis
- Utility proximity map and preliminary feasibility notes
- Farmhouse property report and recent photos
- Preliminary subdivision yield study and conceptual plat
- Ellis County zoning and development code summary

FOR BID SUBMISSIONS & INQUIRIES



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All communications confidential. Property tours by appointment only.