SINGLE-FAMILY DEVELOPMENT OPPORTUNITY

Constantine Court

±20 acres on FM 879 in the Waxahachie ETJ, laid out for 13 to 17 one-acre home sites. Two contiguous tracts, one community.

Ellis County, Texas

$1,010,000 combined



THE OPPORTUNITY

Two tracts, one community, double the lots

Tract A comes with an approved 8-lot plat and street design. Add the 10 acres next door, replat once, and the same entrance on FM 879 serves 13 to 17 one-acre lots. The entry street, engineering and mobilization get spread across twice the lots.

±20 ac

contiguous land on FM 879, Waxahachie ISD

13–17

one-acre home sites, depending on the street layout

$59K

land cost per lot at 17 lots ($78K at 13)

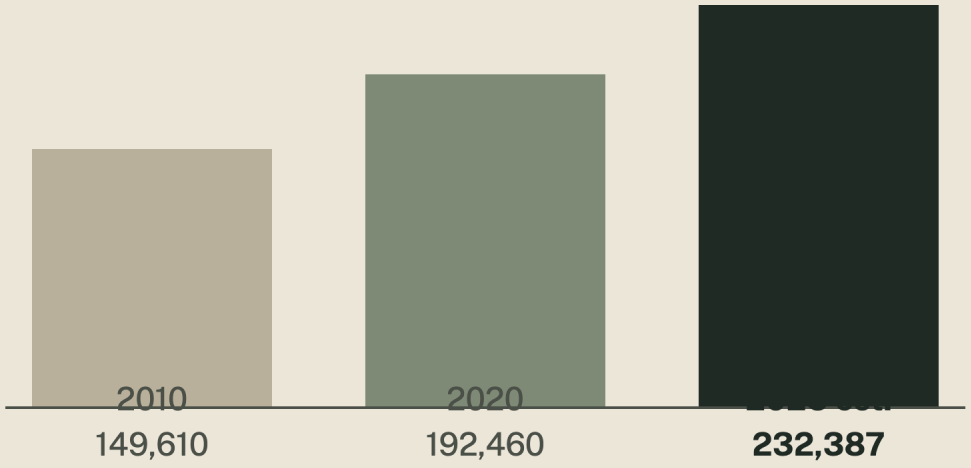
THE OFFERING

Increase existing 10 acres to 20 acres

	Tract A	Tract B	Combined
Seller	Halperin & Helms Waxahachie, LLC	Cathy A. Taylor Fuller	Both
Ellis CAD parcel	192158	192199	—
Size	9.984 acres	±10 acres	±20 acres
Status	Final plat, 8 lots	Unplatted	Replat potential
Asking price	$575,000	$435,000	$1,010,000
Price per acre	$57,592	$43,500	$50,500
Price per lot	$71,875 (8 lots)	Replat required	$59K–$78K (13–17 lots)

LOCATION AND DEMAND

Ellis County keeps adding people



+55%

Ellis County population growth, 2010 to 2025

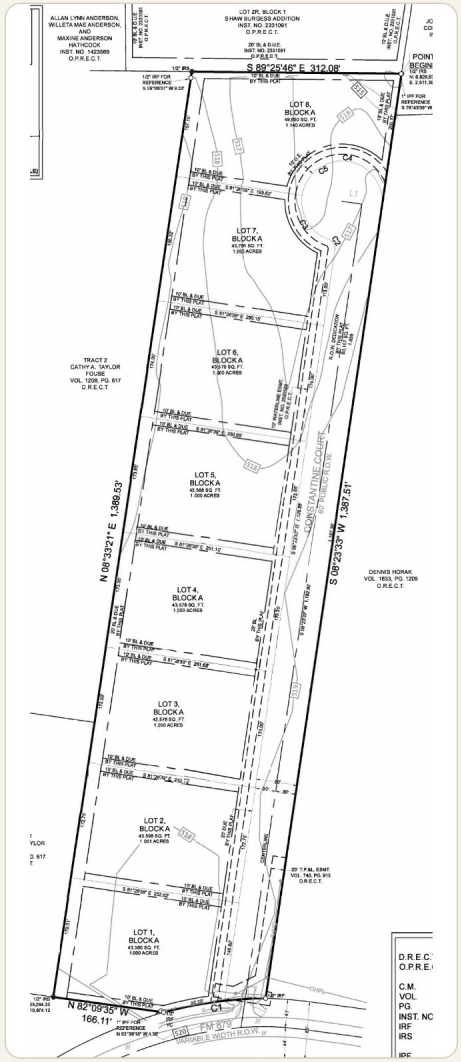
$81,076

Waxahachie median household income (2025)

2.3% / yr

projected Waxahachie population growth through 2030

Sources: U.S. Census Bureau via citypopulation.de; City of Waxahachie demographics (Esri 2025/2030)



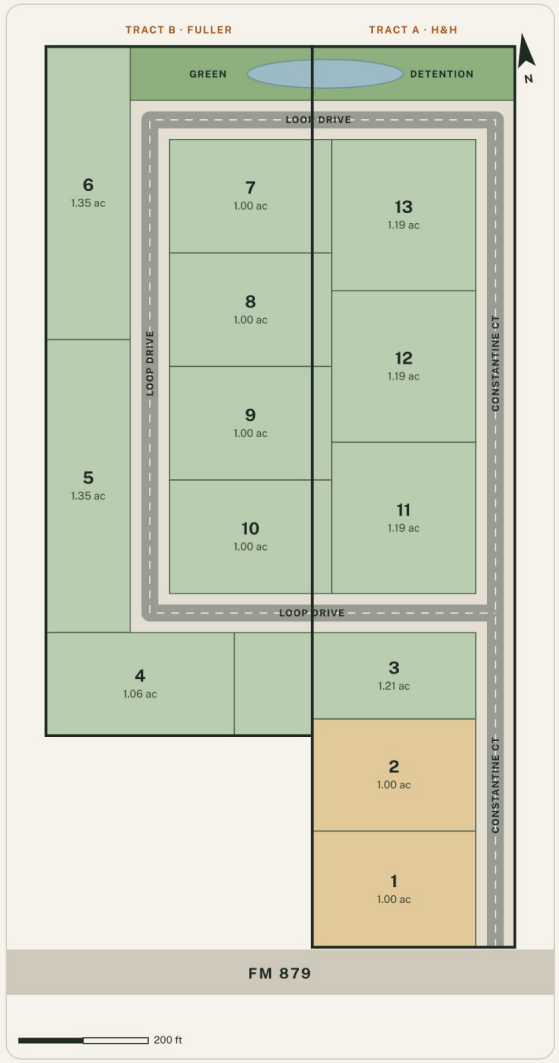
TRACT A · THE APPROVED PLAT

Halperin & Helms Waxahachie Addition

- **Lots 1–8, Block A**: eight lots of 1.000 to 1.140 acres on 9.984 acres
- **Constantine Court**: 60' public street from FM 879 to a cul-de-sac
- **Case SUB-100-2025**: final plat dated June 24, 2025 (Burns Surveying)
- **On-site septic** approved by the Ellis County Dept. of Development
- **Existing waterline easement** along the street right-of-way
- **No dirt work started**: a clean slate for the buyer's contractor

Source: Final Plat, Halperin & Helms Waxahachie Addition (Burns Surveying, Job 20240891-02)





CONCEPT A · THE LOOP

13 lots and a north green

Constantine Court comes in from FM 879 and loops through both tracts. Lots 1–2 stay as platted.

13 lots

1.00–1.35 acres, 1.12 average

1.1 acres

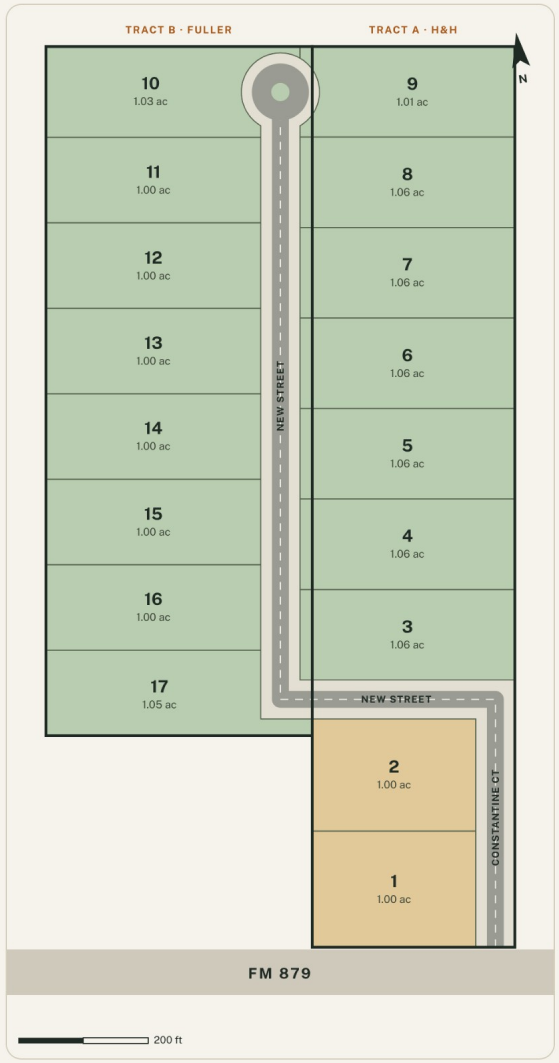
north green with room for detention

~3,100 ft

of new street; short dead-end before the loop

Sand: approved platted lots kept · Green: new lots by replat · Concept only, subject to survey and county approval





CONCEPT B · MAX YIELD

17 lots on one center street

One street runs up the tract line to a cul-de-sac, lots on both sides. Lots 1–2 stay as platted.

17 lots

1.00–1.06 acres, about 132' x 331'

~1,650 ft

of new street, 2.5 acres of right-of-way

$59,412

land cost per lot

Sand: approved platted lots kept · Green: new lots by replat · Concept only, subject to survey and county approval

SIDE BY SIDE

Pick the plan that fits your product

	Concept A · Loop	Concept B · Center street
One-acre lots	13	17
Lot sizes	1.00–1.35 ac (1.12 avg)	1.00–1.06 ac (1.03 avg)
Open space	1.1 ac north green	None planned
New street	~3,100 ft	~1,650 ft
Single-access street length	~500 ft to the loop	~1,650 ft to the cul-de-sac
Land cost per lot	$77,692	$59,412
Est. all-in cost per lot	~$186,000	~$118,000
Best fit	Premium, amenity-driven lots	Volume and value

Bold marks the stronger figure in each row. Both concepts keep Lots 1–2 as platted. Costs from the illustrative budget on the next slide.

DEVELOPER MATH · COMBINED ±20 ACRES

Finished lots from about $118K

Illustrative budget	Concept A · 13 lots	Concept B · 17 lots
Land, both tracts (asking)	$1,010,000	$1,010,000
Streets and drainage (~$300 per foot)	$930,000	$495,000
Water (Rockett SUD) and electric service	$195,000	$255,000
Demo, survey, replat and engineering	$155,000	$155,000
Contingency (10% of costs)	$128,000	$90,500
All-in cost	$2,418,000	$2,005,500
Per finished lot	$186,000	$117,971
Break-even lot price (after 6% selling)	~$198,000	~$125,500

Nearby one-acre lots ask **$175,000–$228,000**. B clears that easily; A needs upper-range pricing.

Illustrative only. Planning estimates, not bids; excludes financing and carry. Buyers should verify with their own engineer and contractors.

PATH TO LOTS

Survey Tract B, then replat both tracts as one

Tract B is unplatted, so it needs a boundary survey and gets folded into one combined replat with Tract A. The approved lots near FM 879 stay as they are.

1

Survey

Boundary and topo survey of Tract B, tied to the Tract A plat

2

Pre-app

Review the concept with Ellis County and the City of Waxahachie (ETJ)

3

Engineering

Street, drainage and water design; septic evaluation for each new lot

4

Replat

One plat for Tract B plus the Tract A lots being redrawn; approve and record

5

Build & sell

Build to county standards, county acceptance, then lot sales

Both concepts keep Lots 1–2 and replat Lots 3–8 with Tract B. Approval requirements to be confirmed with Ellis County.

EXIT PRICING

Finished lots that undercut nearby subdivisions

CONSTANTINE COURT

~$118K

estimated finished cost per lot, Concept B

TRAILS OF HIDDEN CREEK

$175–205K

asking, 1.0–1.9 acre lots, Waxahachie ISD

BLACKSTONE PKWY

$195–228K

asking, 1.0–1.14 acre lots, gated community

Sell finished lots to builders or end buyers below the competition and still keep a healthy margin, or build homes on them yourself.

Comparable asking prices from active Waxahachie-area listings on Homes.com, October 2026. Asking prices, not closed sales.

SITE FACTS

Utilities, flood and ground conditions

Water

Rockett Special Utility District already serves the site; waterline easement runs along the street

Wastewater

On-site septic, approved on the plat under TCEQ and the Ellis County Septic Order

Flood zone

FEMA Zone X, outside the 100-year floodplain (FIRM 48139C0215G, Oct. 2023)

Topography

About 515–520 ft elevation, gently sloping north; 0–5% slopes

Soils

Heiden, Houston Black and Leson clays; plan for engineered foundations

Taxing units

Waxahachie ISD and Ellis County ESD #6; Waxahachie ETJ, so no city taxes

Sources: Final Plat; Phase I ESA by Whitehead E.S. (Oct. 31, 2024); Ellis Appraisal District

ENVIRONMENTAL · PHASE I ESA

No recognized environmental conditions.

An ASTM E1527-21 Phase I by Whitehead E.S. (Oct. 31, 2024) found no RECs, historical RECs, controlled RECs or vapor encroachment conditions on Tract A. The site was farmland until the 1980s and has been residential since, with no regulatory database listings on or around it.

- No oil or gas wells on site
- No water wells on record
- No former landfill

Existing vacant homes, sheds and debris piles are slated for removal. Buyer may order an updated Phase I or reliance letter.

ON THE GROUND

Open pasture with a mature tree line



East side drive along the tree line, future Constantine Court



Open land to the north, facing northeast



Undeveloped land to the east, facing east

Photos: Phase I ESA site reconnaissance, Whitehead E.S., October 2024

DUE DILIGENCE

What's ready now, and what buyers will confirm

Available on request

- Final plat, Lots 1–8, Block A
- Phase I ESA (Oct. 2024)
- Ellis Appraisal District records, both parcels
- Concept site plans and aerial exhibit

Buyer to verify

- Tract B survey and final replat lot yield
- County cul-de-sac and street standards
- Rockett SUD capacity, tap and impact fees
- Electric provider and extension costs

Information deemed reliable but not guaranteed. Buyers should independently verify all information.

SCHEDULE A SITE VISIT

Jeff Taylor

Broker · UC Commercial | UCRE Texas
United Country Real Estate · Fort Worth, Texas

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Tract A: $575,000 · Tract B: $435,000 · Both: $1,010,000. Offers on either tract or the combined ±20 acres are welcome.