



PRIME RETAIL / OFFICE OPPORTUNITY

Position your business on a high-visibility corridor in Waxahachie with strong traffic flow and easy access.

Perfect for retail, service, or office users looking for a clean, functional space.

WHY THIS LOCATION WORKS

- ✓ High visibility on Ferris Ave
- ✓ Established surrounding businesses
- ✓ Easy customer access
- ✓ Growing Waxahachie market

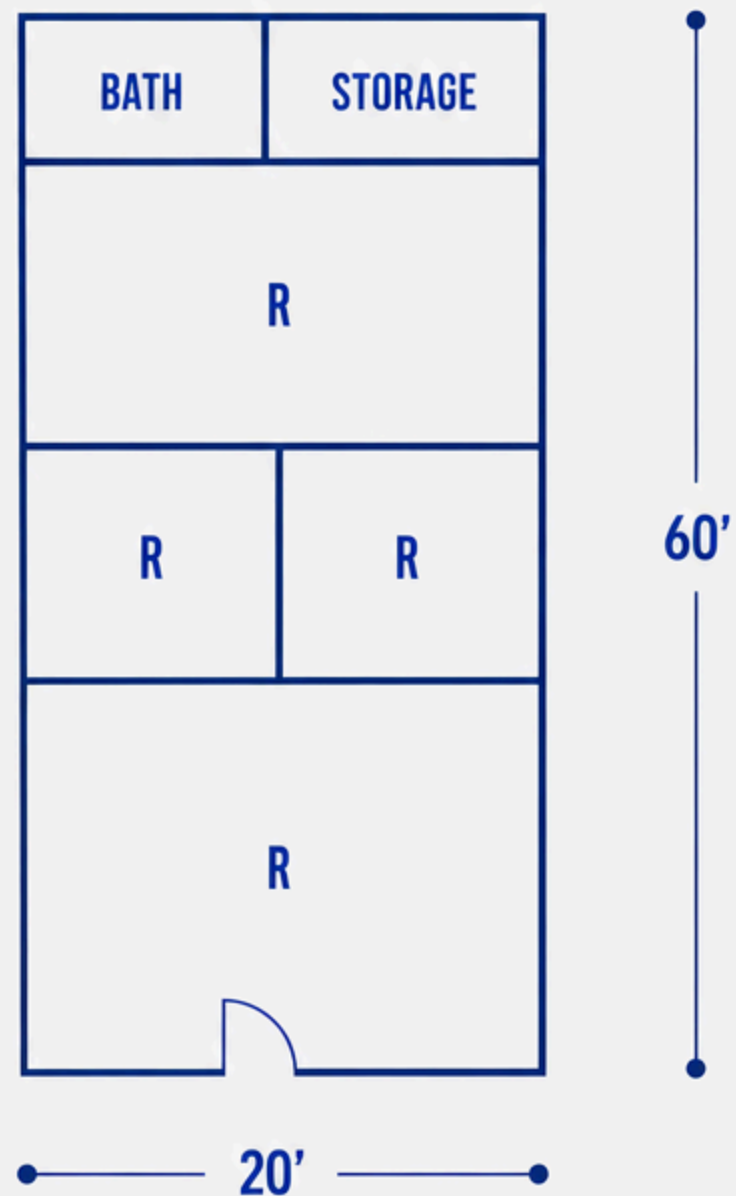
VALUE-ADD POTENTIAL

- ✓ Landlord finish-out available
- ✓ Customizable layout and design
- ✓ Signage & branding opportunities

PROPERTY HIGHLIGHTS

- ✓ ±1,200 SF
- ✓ 20 ft wide × 60 ft deep
- ✓ Strong street visibility
- ✓ Ideal for retail, salon, office, or service use
- ✓ Ample parking access

CURRENT SPACE LAYOUT



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