

# Prime Office & Retail Space Opportunity

WAXAHACHIE, TX 75165

PRICE: \$325,000

# Exceptional Investment Opportunity at 202 North Grand Avenue

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## Property Summary

Price:	\$325,000
Lot Size:	0.115 acre
Total Available Area	1018 SF
Zoning:	Office or Retail use
CRE Zoning:	C-1
CRE Property Condition:	C+
Year Built:	1998
CRE APN/Parcel ID:	176703

## Property Overview

202 N Grand Ave, Waxahachie, TX 75165 is a prime development opportunity for office or retail use, strategically located in the city's growing business district. With close proximity to the historic downtown and highly trafficked areas, this property provides high visibility and easy access, making it perfect for businesses looking to establish a presence in Waxahachie's thriving commercial market.

The lot is ideal for a small to mid-sized office space, boutique retail shop, or professional service, with utilities readily available to streamline the development process.

## Location Overview

Waxahachie, TX, located 30 miles south of Dallas, is a rapidly growing city with a rich blend of historical charm and modern development. Known for its vibrant community and booming economic opportunities, Waxahachie offers affordable commercial real estate and excellent access to major highways, making it an attractive option for businesses and investors alike.

With consistent population growth and rising demand for both residential and commercial space, Waxahachie is poised for significant development, providing a solid foundation for long-term investment.

## Investment Highlights

1. Zoning: Approved for office or retail development, offering flexibility to accommodate various commercial business needs.
2. Lot Size: 0.115 acres.
3. Traffic: Located on a high-traffic road near downtown Waxahachie, providing excellent visibility for commercial tenants.
4. Population Growth: Waxahachie's population has increased by 12% annually over the past decade, making it an ideal location for new business ventures.
5. Proximity to Dallas: A short drive from Dallas, making this location highly desirable for businesses serving both local and regional customers.

## Key Developments in the Area

Waxahachie has seen substantial investment in infrastructure and commercial developments, contributing to the area's growth:

1. North Grove Development: A booming residential and commercial corridor that has transformed Waxahachie into a regional destination for new businesses and families alike.
2. Retail Growth: The region boasts increasing demand for retail, with average retail rent rates of \$28 per square foot for Class-A properties.

## Notable Establishments Nearby

1. Historic Downtown Waxahachie: Just minutes away, downtown is a cultural hub, home to a variety of local businesses, boutiques, and restaurants that attract both locals and visitors.
2. Schools and Community Centers: The property is in close proximity to schools such as Marvin Elementary and recreational areas like North Grove Community Park, driving foot traffic and enhancing its retail potential.

## Potential Developments in the Area

1. Office Space Demand: Waxahachie's growing economy and proximity to Dallas have led to a rising need for professional office spaces, making this property an attractive choice for law firms, medical offices, or co-working spaces.
2. Retail Expansion: With consistent population growth, there is an increasing demand for local retail shops, particularly in fashion, lifestyle, and services, offering ample opportunities for investors.

## Why Invest in 202 N Grand Ave?

With its zoning flexibility, strategic location, and proximity to both local attractions and major metropolitan areas, 202 N Grand Ave presents a rare opportunity for commercial real estate investors looking to develop office or retail space in Waxahachie. As the city continues to grow, so will the demand for businesses to cater to its expanding population, making this property a sound investment for long-term returns.

For more details or to schedule a site visit, contact our commercial real estate team today!

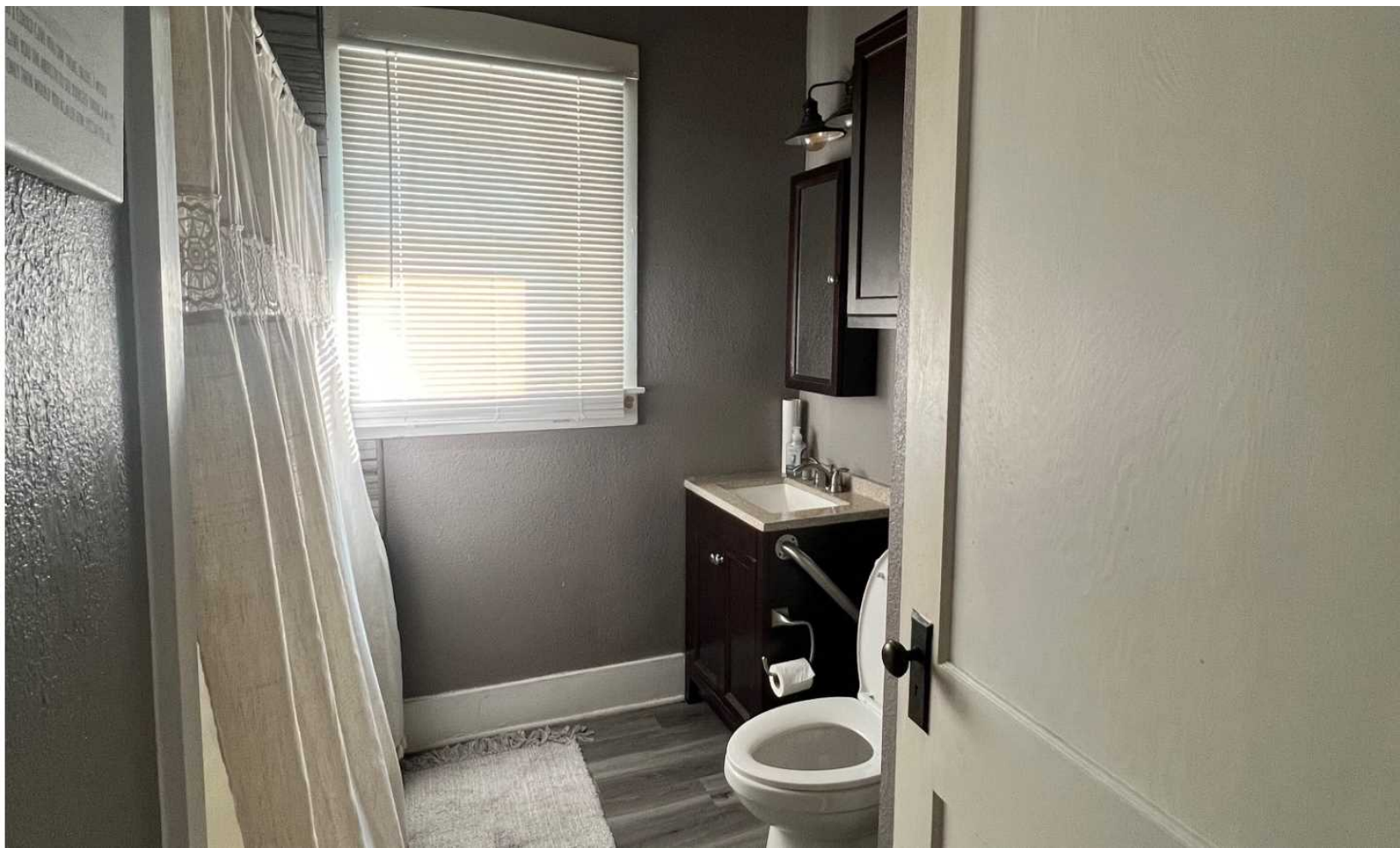
# PROPERTY PHOTOS

202 N. Grand Ave.  
202 North Grand Avenue | Waxahachie, TX 75165



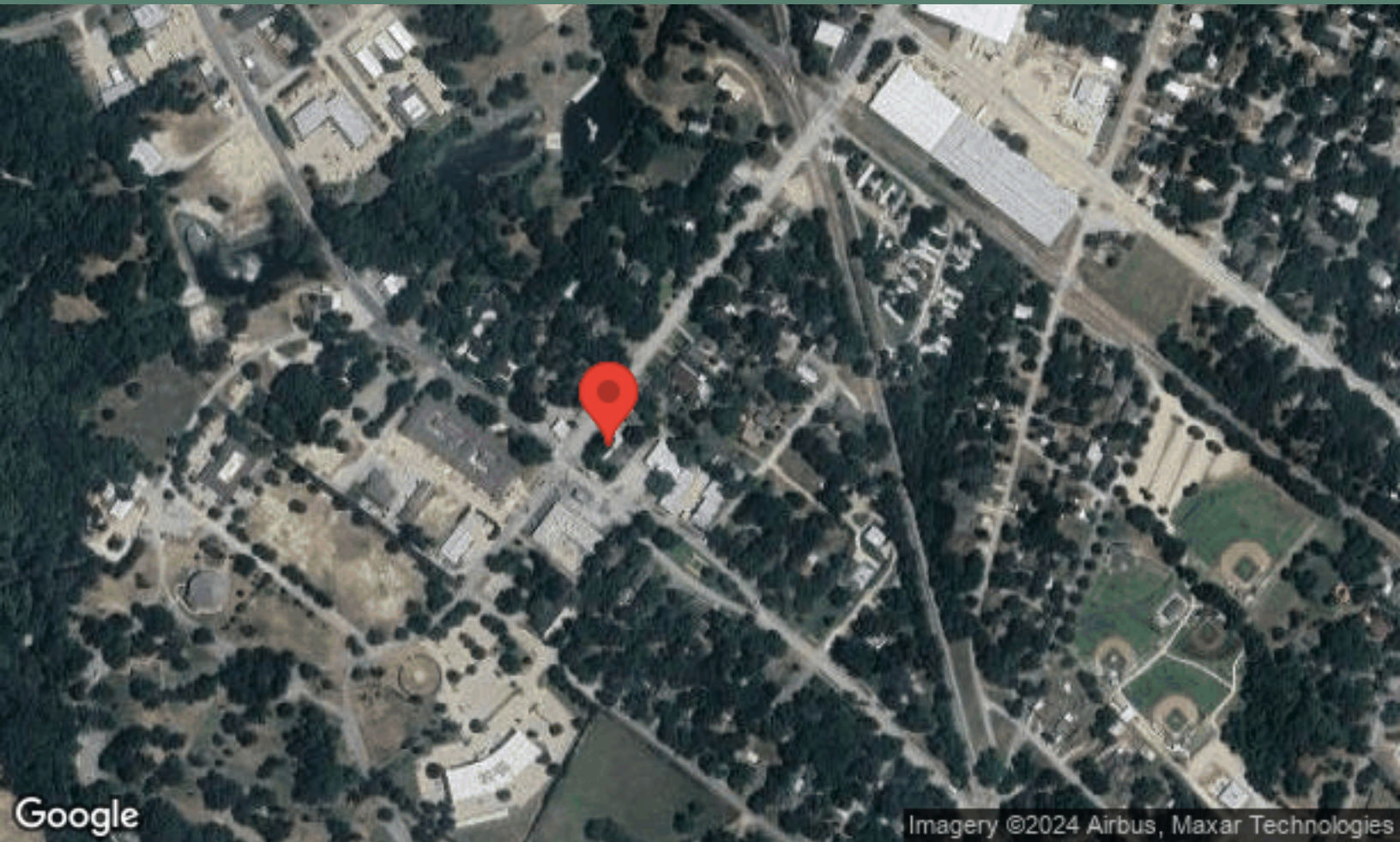
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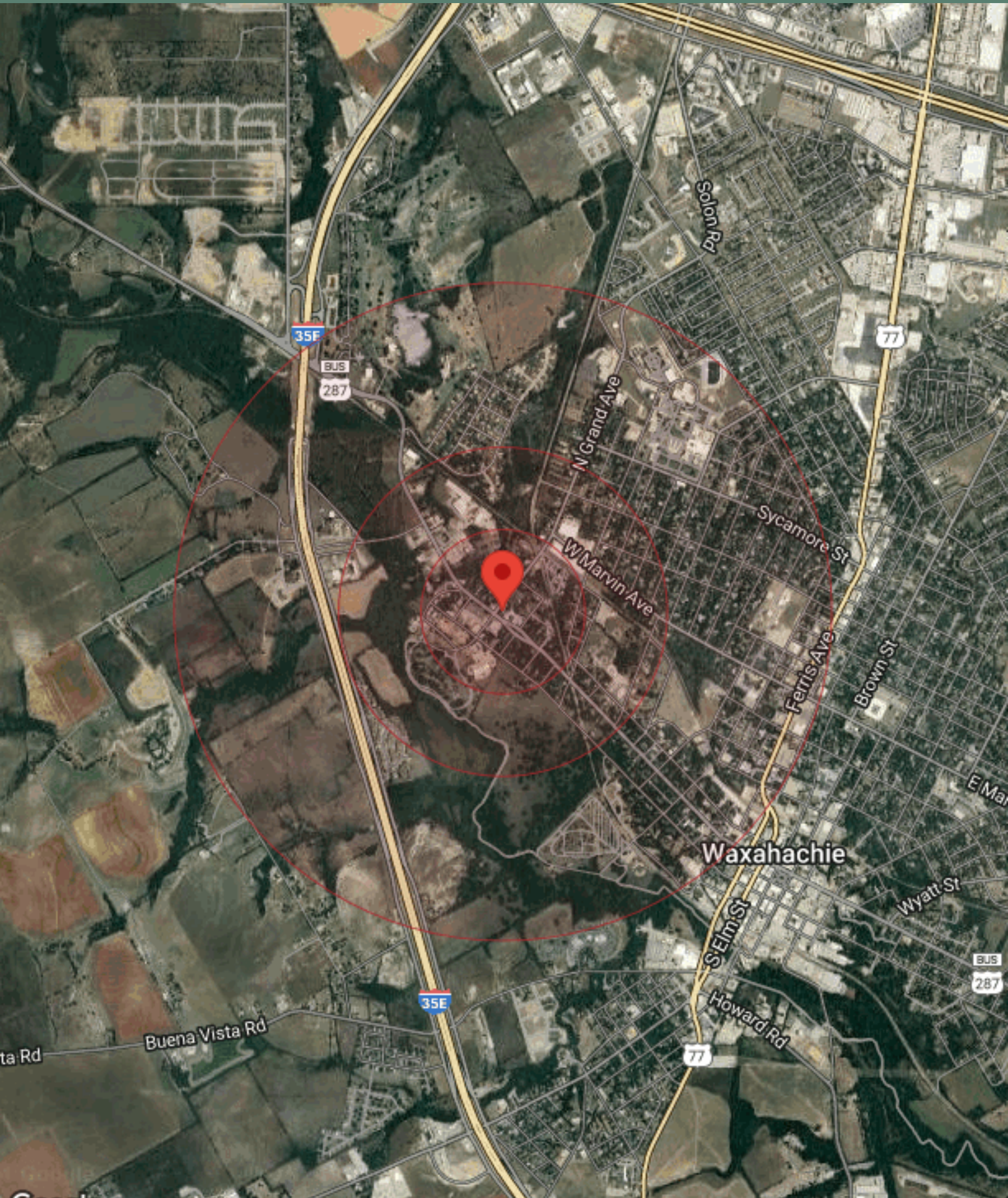
# LOCATION MAPS

202 N. Grand Ave.  
202 North Grand Avenue | Waxahachie, TX 75165



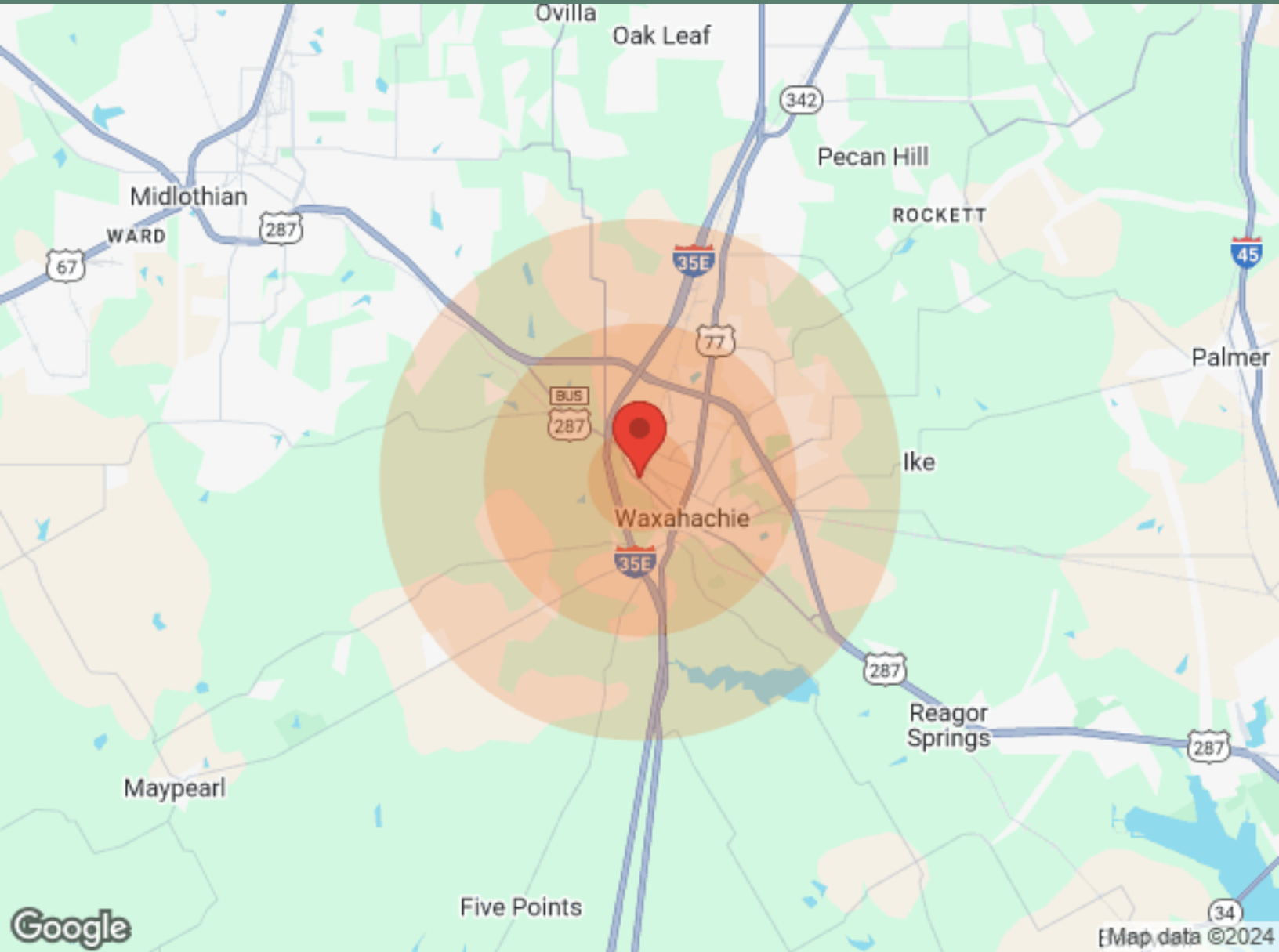
# BUSINESS MAP

202 N. Grand Ave.  
202 North Grand Avenue | Waxahachie, TX 75165



# DEMOGRAPHICS

202 N. Grand Ave.  
202 North Grand Avenue | Waxahachie, TX 75165



Population	1 Mile	3 Miles	5 Miles
Male	2,606	10,511	16,554
Female	2,665	11,438	17,779
Total Population	5,271	21,949	34,333
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,199	5,071	7,829
Ages 15-24	733	3,253	5,102
Ages 25-54	2,077	8,374	12,739
Ages 55-64	552	2,345	3,807
Ages 65+	710	2,906	4,856
Race	1 Mile	3 Miles	5 Miles
White	4,306	17,225	26,994
Black	446	2,180	3,915
Am In/AK Nat	8	28	29
Hawaiian	N/A	N/A	N/A
Hispanic	1,256	6,021	8,101
Multi-Racial	1,006	5,002	6,706

Income	1 Mile	3 Miles	5 Miles
Median	\$36,687	\$40,786	\$50,057
< \$15,000	141	938	1,208
\$15,000-\$24,999	445	1,150	1,518
\$25,000-\$34,999	224	1,001	1,228
\$35,000-\$49,999	215	985	1,424
\$50,000-\$74,999	392	1,874	2,985
\$75,000-\$99,999	220	919	1,853
\$100,000-\$149,999	84	616	1,370
\$150,000-\$199,999	23	88	255
> \$200,000	56	191	280

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,926	8,618	12,995
Occupied	1,758	7,668	11,779
Owner Occupied	794	4,299	7,059
Renter Occupied	964	3,369	4,720
Vacant	168	950	1,216



The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

## **DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.**

### **BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS**

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For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

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**Seller's Agent:** A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

**Buyer's Agent:** A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

**Transaction-Broker:** A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

**Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

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### **RELATIONSHIP BETWEEN BROKER AND BUYER**

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

#### **CHECK ONE BOX ONLY:**

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

**CHECK ONE BOX ONLY:**

Customer. Broker is the  seller's agent  seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks:  Show a property  Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

**DISCLOSURE OF SETTLEMENT SERVICE COSTS.** Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

**THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.**

Buyer must contact local law enforcement officials regarding obtaining such information.

**BUYER ACKNOWLEDGMENT:**

Buyer acknowledges receipt of this document.

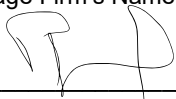
\_\_\_\_\_  
Buyer/Tenant

\_\_\_\_\_  
Buyer/Tenant

**BROKER ACKNOWLEDGMENT:**

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



\_\_\_\_\_  
Broker



# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Phil Kubat		phil@transworldcre.com	(303) 981-1936
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date