

LISTED AT

\$780,000

407 W MAIN



Waxahachie, 75165



2,166 sqft



kitchen



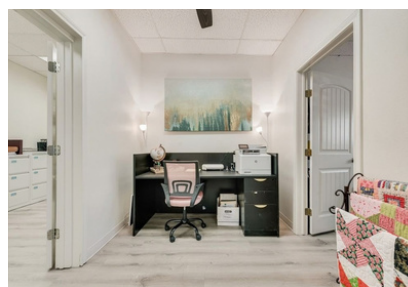
3 Bathrooms



basketball goal



LARGE MAIN AREA



2 PRIVATE OFFICES
1 CONFERENCE ROOM



PANTRY

A DISTINCTIVE ADDRESS

Position your business in the heart of historic downtown Waxahachie. Enjoy the convenience and character of downtown Waxahachie. Walk to the iconic Ellis County Historic Courthouse and surrounding civic offices. A variety of locally owned restaurants, cafés, bakeries and gathering spots just steps away. Experience a walkable downtown surrounded by preserved architecture, local businesses, restaurants, specialty shops and community destinations parks and outdoor spaces.

WORK WHERE DOWNTOWN IS YOUR BACKDROP

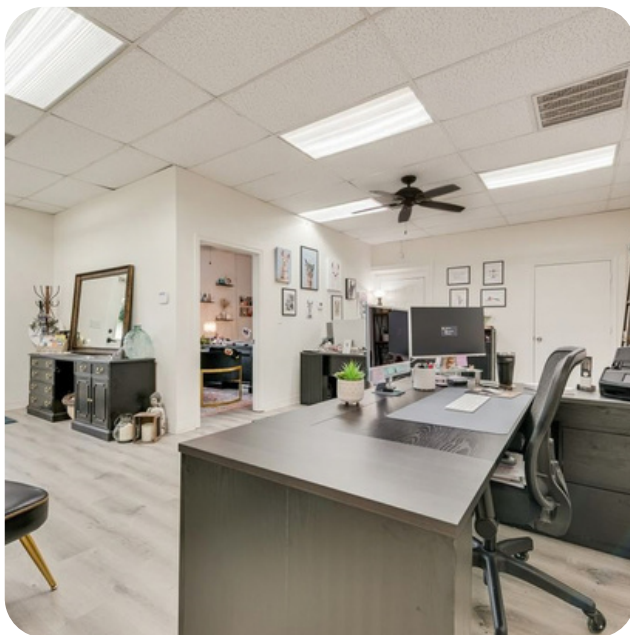
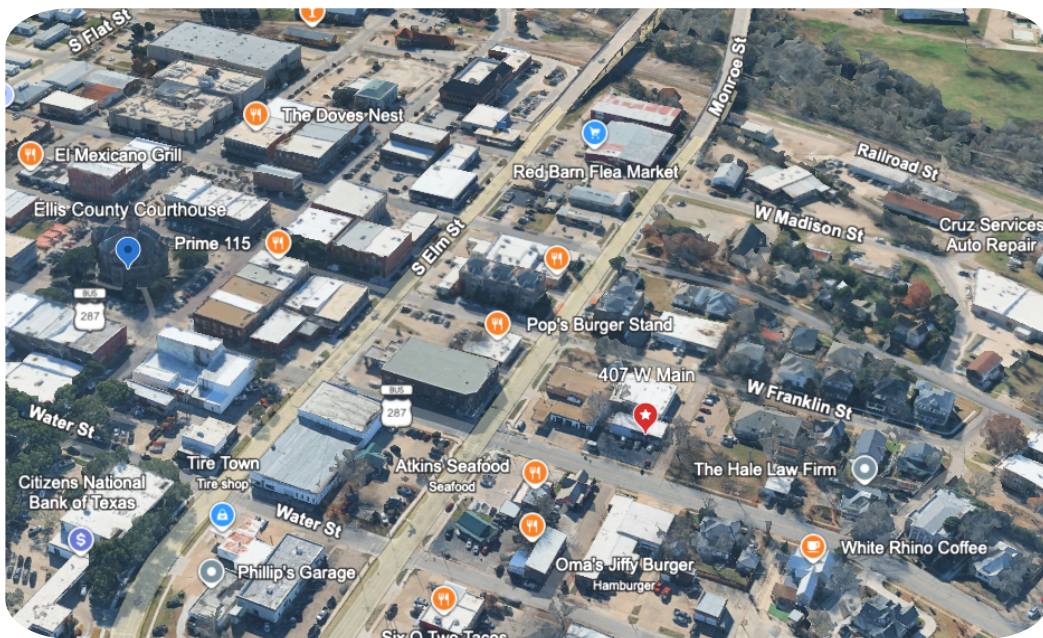


214-801-1740



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HiView
Real Estate



A HIGH-VISIBILITY MAIN STREET COMMERCIAL OPPORTUNITY

2,166 SF FREESTANDING PROPERTY • ±0.23 ACRES • ±102' FRONTAGE

IMPROVEMENTS THAT ADD VALUE:

- Full kitchen buildout with appliances
- Multiple finished office/work areas
- New roof (2022)
- New rooftop HVAC (2021)
- Updated parking lot, security fencing & mechanical gate
- Dedicated on-site parking
- Prominent pylon signage

FLEXIBLE. VISIBLE. WELL-LOCATED.

Ideal for an owner-user, investor, professional office, retail, service business, or other commercial use, subject to zoning and applicable regulations.



JIMMY POARCH
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