



FOR SALE

BATES

3708 N. HWY 77 Waxahachie, TX 75165

PROPERTY OVERVIEW

Land Size: 1 Acre +/-

Total Building Size: 2,935 SF +/-

Office/Retail/Restaurant/Home

PROPERTY FEATURES

100% HVAC

Commercial Kitchen

Hardwood Floors, Oversized Patio,
and Fireplace

Beautifully Landscaped W/ Mature Trees



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Situated on ± 1 acre along North Highway 77, this versatile property offers $\pm 2,935$ square feet of adaptable space that can accommodate office, retail, restaurant, or even residential use. The building is fully equipped with 100% HVAC and features a commercial kitchen, making it well-suited for food service or hospitality operations. Interior highlights include hardwood floors, a fireplace, and an inviting open layout, while an oversized patio provides additional room for entertaining or outdoor seating. The property is beautifully landscaped with mature trees, creating a welcoming atmosphere and strong curb appeal for customers, guests, or residents alike.



Property Overview

Features

Location

Contact



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3708 N. HWY 77 Waxahachie, TX 75165

CALEB BATES

214-797-7939

caleb@batesrealestate.com

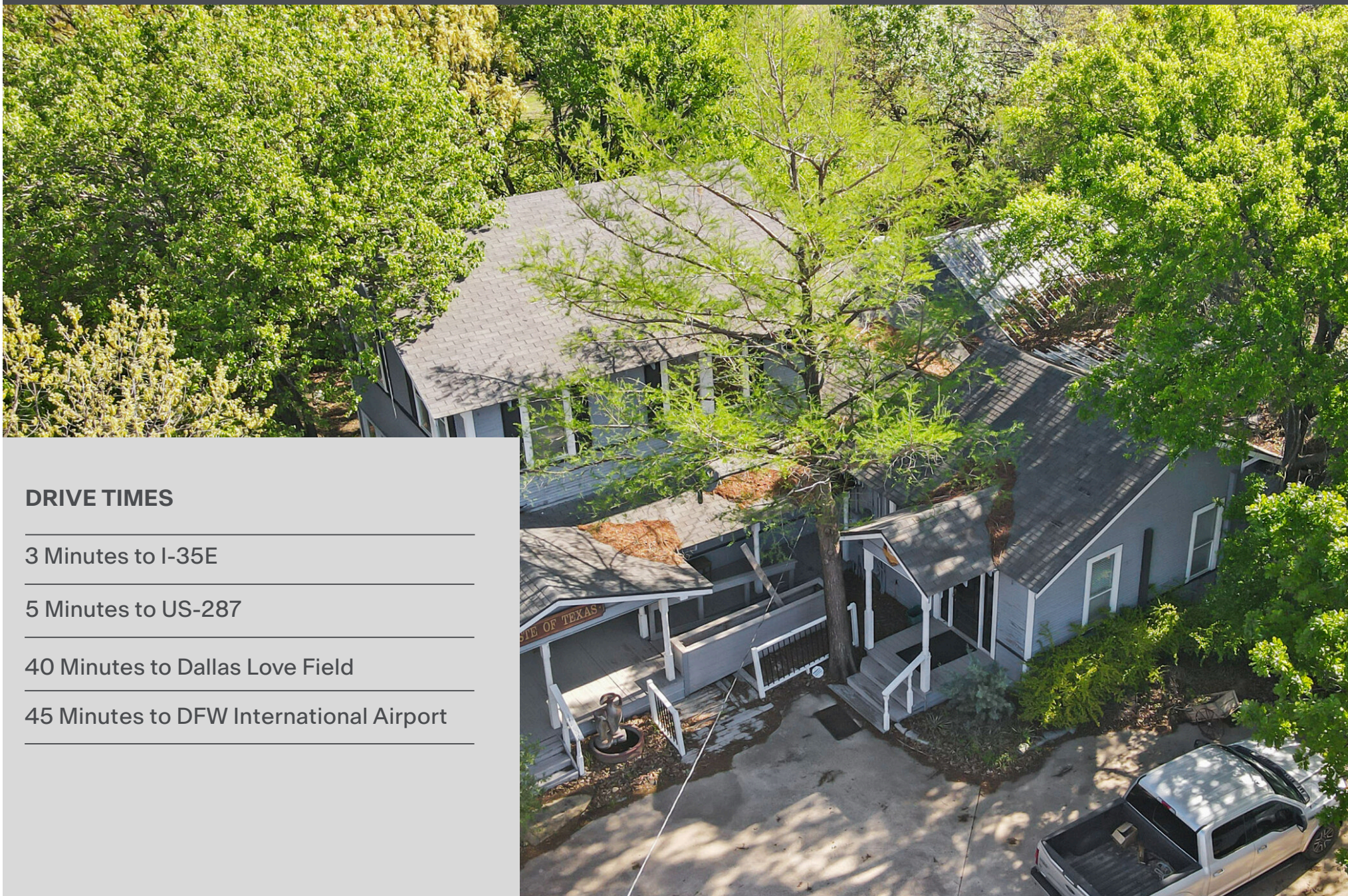
DRIVE TIMES

3 Minutes to I-35E

5 Minutes to US-287

40 Minutes to Dallas Love Field

45 Minutes to DFW International Airport





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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.



2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Bates Real Estate, LLC		9014642	accounts@batesrealestate.com	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
Caleb Bates	660669	caleb@batesrealestate.com		
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
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