

FOR LEASE

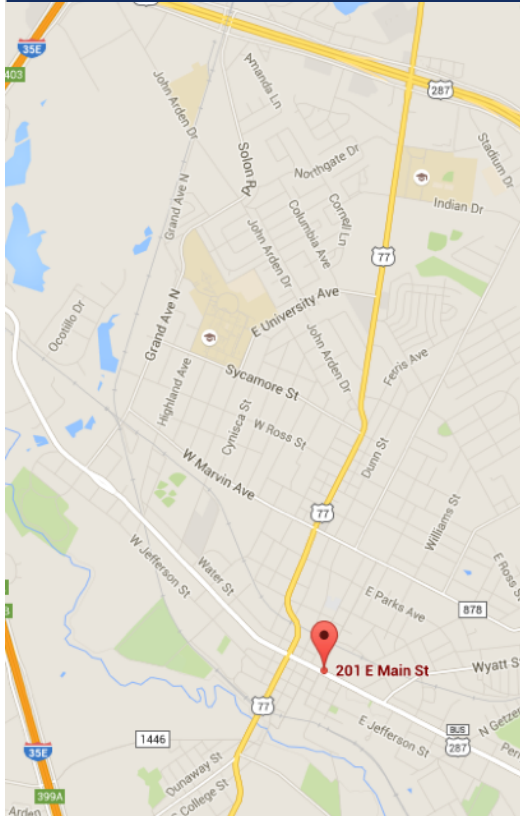
201 E MAIN OFFICE BUILDING

201 Dr. Martin Luther King Jr. Blvd.
Waxahachie, Texas 75165



PROPERTY INFORMATION

- 621 and 1,087 sq. ft. office/retail suites available for lease.
- 3,826 sq. ft. historic office building.
- Public and private entrances, interior offices, reception, work room and restroom.
- Professional office building immediately across from Ellis County Courts.
- A short walk to downtown Waxahachie with numerous shops, restaurants and the historic Ellis County Courthouse.
- Individual control of HVAC thermostat.
- 1.4 Miles to I-35E, and 2.1 miles to Hwy 287.
- Immediate access to Business 287 and Hwy 77.
- Ample surface parking.



For more information contact:

BILL BELL

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201 E MAIN OFFICE BUILDING

201 Dr. MLK Jr. Blvd. @ Jackson; Waxahachie, Texas 75165

201 E Main Office Building

- Ideal location for legal or court related service providers.
- Spaces are configured for maximum efficiency with office, reception, work room and restroom.



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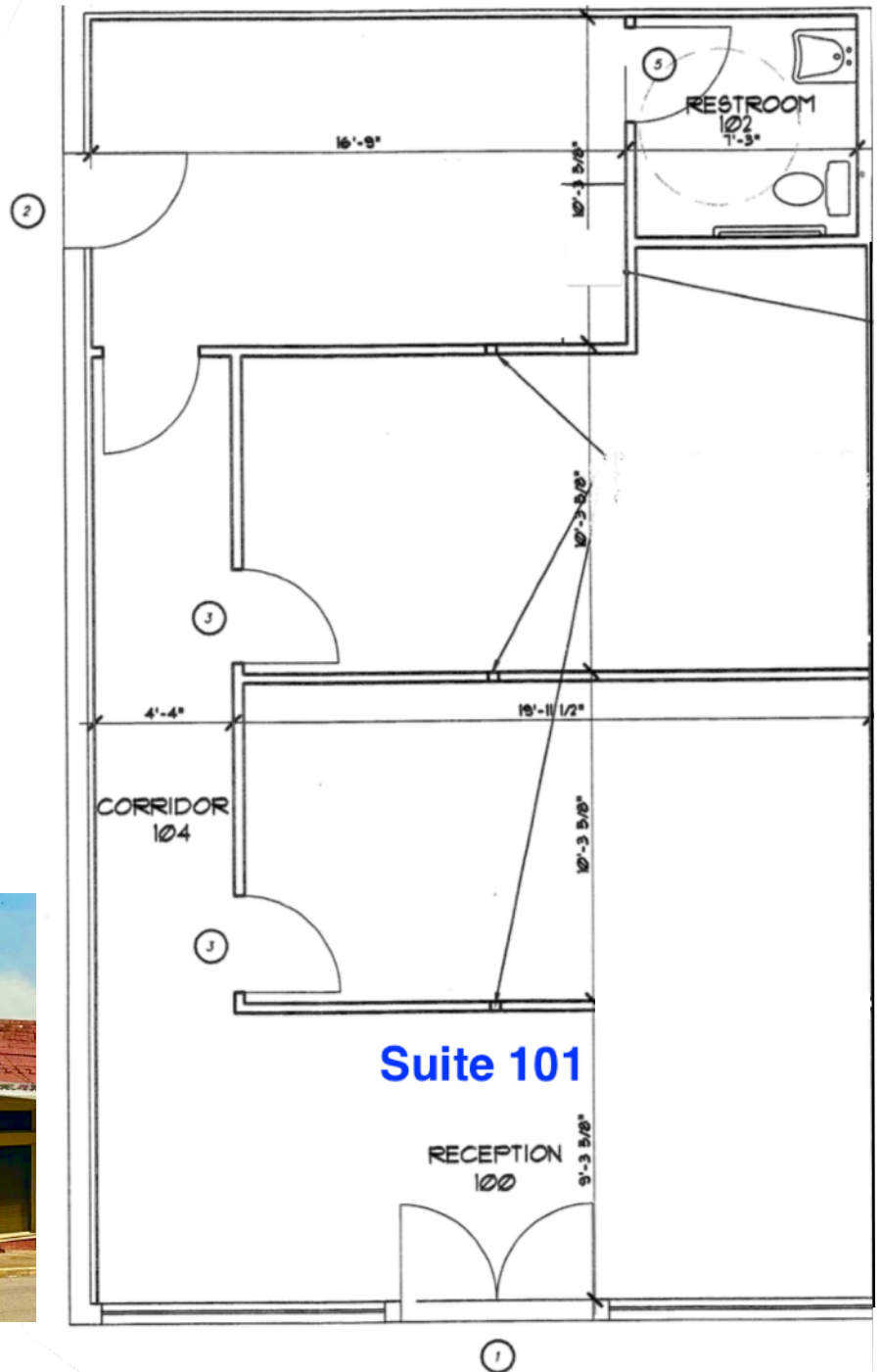
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201 E MAIN OFFICE BUILDING

201 Dr. MLK Jr. Blvd. @ Jackson; Waxahachie, Texas 75165

Suite 101 1,087 SF

- Lease rates starting at \$2560/mo.
- Office or Retail use.
- Corner of E Main & Jackson.
- Immediate access to Ellis Co. Courthouse.
- Option for 3-4 offices.
- New wood-look vinyl plank floors.
- 24/7 Access.
- Just off Downtown Waxahachie Square.
- Control your own HVAC.
- Top of building signage option.
- Abundant parking.



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Demographic Summary Report

201 E Main Street, Waxahachie, TX				
Building Type: Office				
RBA: 3,826 SF				
Typical Floor: 3,826 SF				
Prepared for: 201 E Main Street; Waxahachie, Texas				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2024 Projection	9,542	36,809	43,632	
2019 Estimate	8,299	32,656	38,765	
2010 Census	5,771	27,250	32,731	
Growth 2019 - 2024	14.98%	12.72%	12.56%	
Growth 2010 - 2019	43.81%	19.84%	18.44%	
2019 Population by Hispanic Origin				
2019 Population	8,299	32,656	38,765	
White	6,213 74.86%	26,368 80.74%	31,967 82.46%	
Black	1,790 21.57%	5,101 15.62%	5,437 14.03%	
Am. Indian & Alaskan	80 0.96%	258 0.79%	296 0.76%	
Asian	48 0.58%	247 0.76%	277 0.71%	
Hawaiian & Pacific Island	7 0.08%	57 0.17%	65 0.17%	
Other	161 1.94%	624 1.91%	722 1.86%	
U.S. Armed Forces	0	10	20	
Households				
2024 Projection	3,305	12,960	15,228	
2019 Estimate	2,876	11,511	13,540	
2010 Census	2,010	9,693	11,507	
Growth 2019 - 2024	14.92%	12.59%	12.47%	
Growth 2010 - 2019	43.08%	18.76%	17.67%	
Owner Occupied	1,501 52.19%	6,453 56.06%	8,210 60.64%	
Renter Occupied	1,374 47.77%	5,058 43.94%	5,330 39.36%	
2019 Households by HH Income				
Income: <\$25,000	466 16.20%	1,990 17.29%	2,143 15.82%	
Income: \$25,000 - \$50,000	860 29.90%	2,772 24.08%	3,108 22.95%	
Income: \$50,000 - \$75,000	649 22.57%	2,639 22.93%	3,021 22.31%	
Income: \$75,000 - \$100,000	407 14.15%	1,694 14.72%	1,997 14.75%	
Income: \$100,000 - \$125,000	117 4.07%	864 7.51%	1,032 7.62%	
Income: \$125,000 - \$150,000	196 6.82%	755 6.56%	1,025 7.57%	
Income: \$150,000 - \$200,000	60 2.09%	403 3.50%	625 4.62%	
Income: \$200,000+	121 4.21%	393 3.41%	591 4.36%	
2019 Avg Household Income	\$69,442	\$72,215	\$77,781	
2019 Med Household Income	\$53,146	\$58,748	\$62,178	



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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.

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.

Republic Realty Advisors	289494	bill@republicra.com	214.342.2355
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William L. Bell	289494	bill@republicra.com	214.342.2355
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