



Offering Memorandum

Exclusively Listed by **Mote and Associates, Inc.**

821 Circle Street
Waxahachie, TX - Ellis County

Sarah R. Mitchell

Office 972-296-2856 Cell 469-569-3019

sarahm@moteandassociates.com



MOTE & ASSOCIATES

PROPERTY SUMMARY

| | |
|----------------------|---|
| Address | 821 Circle Street, Waxahachie, TX 75165 |
| Price | \$875,000.00 (\$5.02 SF) |
| Lot Size | +/- 4.0 Acres (174,240 SF) |
| Location | Waxahachie City Limits Located near Downtown Waxahachie |
| Zoning | Light Industrial-2 |
| Utilities | Electric and gas available Sewer/water to site (see page 7 with approx. location) |
| Proposed Uses | Automotive Repair, Auto Sales, Tire Installation and Repair, Building Material and Hardware Sales, Car Wash, Funeral Home, Medical Office, Administrative Office, Cabinet or Upholstery Shop, Heating and Air Conditioning Sales, Laboratory, Micro-Brewery, Light or Medium Manufacturing and Welding, Mini-Warehouse or Self Storage Facility, Storage Warehouse, Machine Shop, Ambulance Service, Animal Hospital or Kennel, etc. *Complete Use Chart list available upon request |

Mote & Associates is pleased to offer the opportunity to acquire a +/-4.0 acre lot in Waxahachie, TX. Property is zoned Light Industrial-2 and would be ideal for light or medium manufacturing, office warehouse, automotive repair, among many other uses.

Property has utilities to site with a level topography. See survey and utility chart for approx. locations.

Property is located near the Historic Downtown Waxahachie and right down the street from numerous quaint boutiques and restaurants. Only 32 minutes to downtown Dallas, 45 minutes to Ft Worth and 32 minutes to the Union Pacific Dallas Intermodal Terminal in Hutchins. Easy access to Interstate 35E and Highway 287.

Waxahachie is in the eighth fastest growing county in the U.S. and it's right in the heart of Ellis County. The City Council has Economic Development at the top of its priority list.

Call Mote and Associates today at 972-286-2856 or email Sarah R. Mitchell at sarahm@moteandassociates.com to set up a showing of your future +/-4.0 acre lot today.

821 Circle Street
Waxahachie, TX - Ellis County

Offering Highlights

Sarah R. Mitchell
Office 972-296-2856 Cell 469-569-3019
sarahm@moteandassociates.com





Exclusively Listed by **Mote and Associates, Inc.**

821 Circle Street
Waxahachie, TX - Ellis County

Sarah R. Mitchell

Office 972-296-2856 Cell 469-569-3019

sarahm@moteandassociates.com





Exclusively Listed by **Mote and Associates, Inc.**

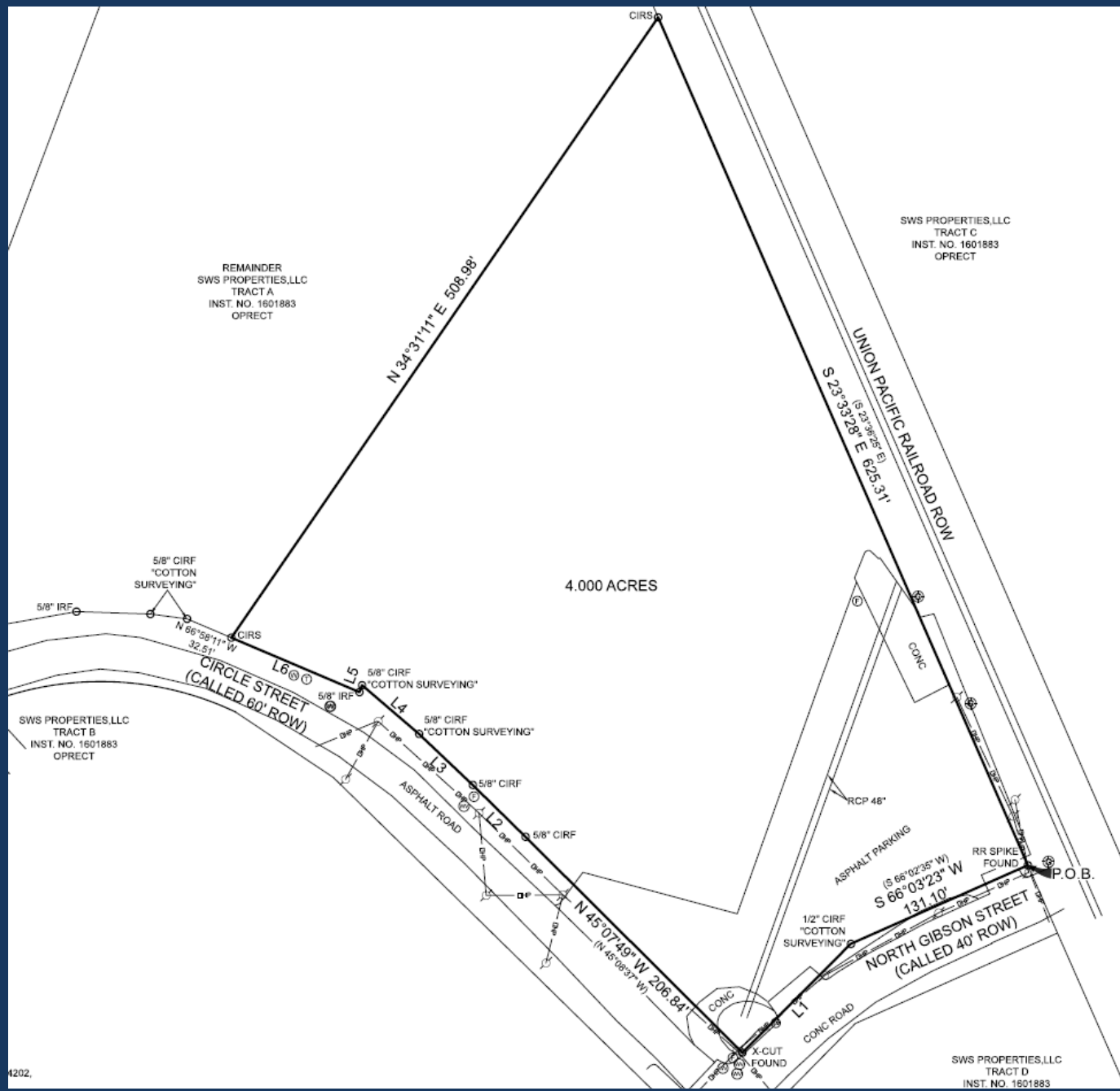
821 Circle Street
Waxahachie, TX - Ellis County

Sarah R. Mitchell

Office 972-296-2856 Cell 469-569-3019

sarahm@moteandassociates.com





OF 103.74 FEET TO AN X-CUT FOUND FOR THE SOUTHWEST CORNER OF SAID SWS PROPERTIES TRACT AND FOR THE INTERSECTION OF THE NORTH ROW LINE OF SAID NORTH GIBSON STREET AND THE COMMON EAST ROW LINE OF CIRCLE STREET (A CALLED 60' ROW);

THENCE ALONG THE WEST LINE OF SAID SWS PROPERTIES TRACT AND THE COMMON EAST ROW LINE OF SAID CIRCLE STREET AS FOLLOWS:

N 45°07'49" W, A DISTANCE OF 206.84 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

N 45°27'49" W, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

N 46°27'49" W, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "COTTON SURVEYING" FOUND FOR CORNER;

N 49°25'02" W, A DISTANCE OF 50.71 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "COTTON SURVEYING" FOUND FOR CORNER;

S 20°46'00" W, A DISTANCE OF 5.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

N 66°58'11" W, A DISTANCE OF 94.09 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, FROM WHICH A 8" IRON ROD WITH CAP STAMPED "COTTON SURVEYING" FOUND FOR CORNER IN THE SOUTH LINE OF SAID SWS PROPERTIES TRACT, BEARS N 66°58'11" W, A DISTANCE OF 32.51 FEET;

THENCE N 34°31'11" E, OVER AND ACROSS SAID SWS PROPERTIES TRACT, A DISTANCE OF 508.98 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE EAST LINE OF SAID SWS PROPERTIES TRACT AND THE COMMON WEST ROW LINE OF SAID UNION PACIFIC RAILROAD, FROM WHICH A RAILROAD SPIKE FOUND, BEARS N 23°33'28" W, A DISTANCE OF 32.51 FEET;

THENCE S 23°33'28" E, ALONG THE EAST LINE OF SAID SWS PROPERTIES TRACT AND THE COMMON WEST ROW LINE OF SAID UNION PACIFIC RAILROAD, A DISTANCE OF 625.31 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.000 ACRES OF LAND MORE OR LESS.

I, TIMOTHY L. JACKSON, RPLS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS SURVEY PER THE DESCRIPTION SHOWN HEREON. THE SIZE LOCATION AND TYPE OF BUILDINGS AND VISIBLE IMPROVEMENTS ARE AS SHOWN.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

TIMOTHY L. JACKSON
 REGISTRATION NUMBER 5644
 DATED: 10/06/2023

***Full survey available upon request**

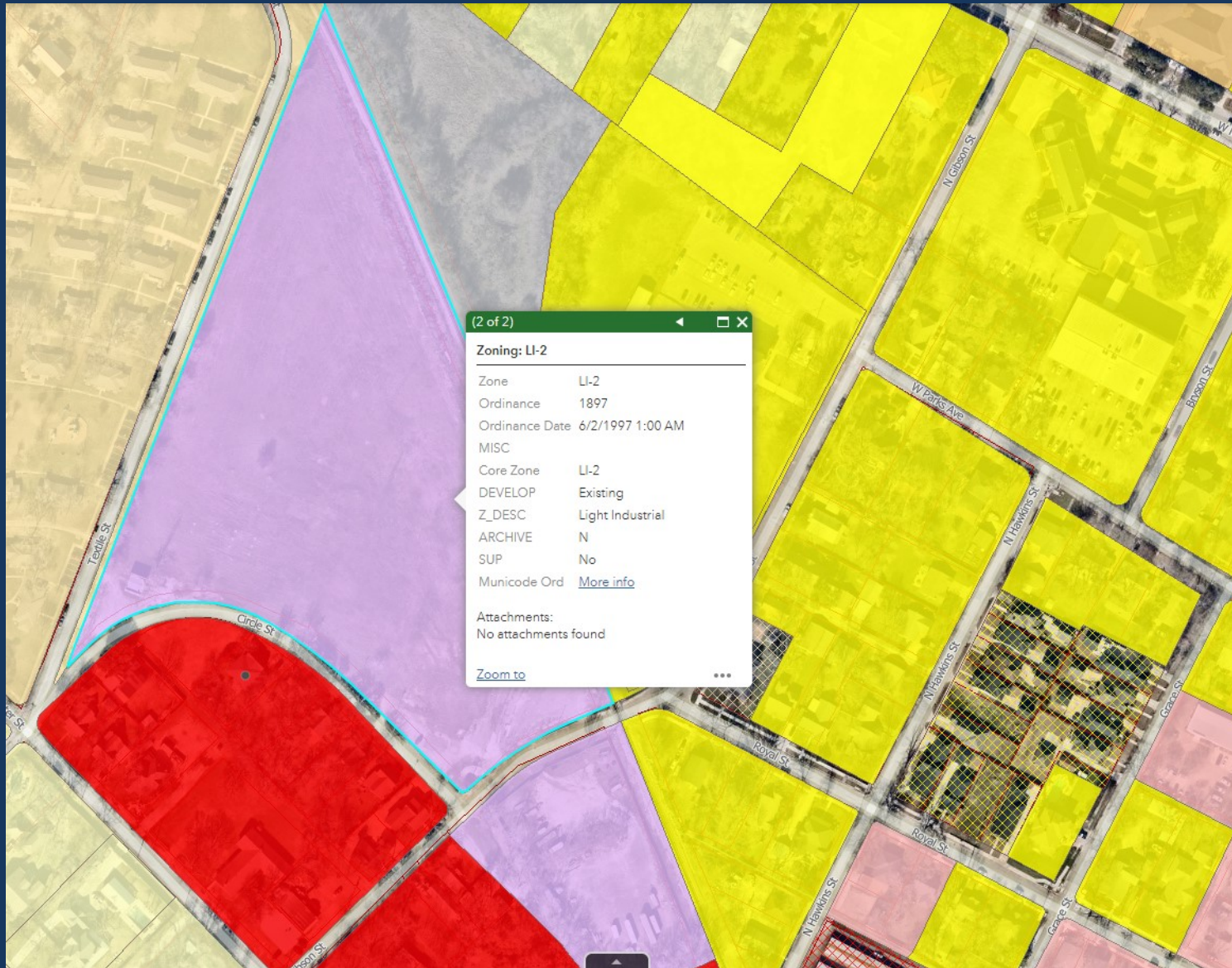
821 Circle Street
 Waxahachie, TX - Ellis County

Survey
 Sarah R. Mitchell
 Office 972-296-2856 Cell 469-569-3019
 sarahm@moteandassociates.com



4202.

PROJECT NO. 2339



(2 of 2)

Zoning: LI-2

| | |
|----------------|---------------------------|
| Zone | LI-2 |
| Ordinance | 1897 |
| Ordinance Date | 6/2/1997 1:00 AM |
| MISC | |
| Core Zone | LI-2 |
| DEVELOP | Existing |
| Z_DESC | Light Industrial |
| ARCHIVE | N |
| SUP | No |
| Municode Ord | More info |

Attachments:
No attachments found

[Zoom to](#)

Legend

Layers

Planning and Zoning

Zoning

- 2F Two Family
- AD Airport Development
- C Commercial
- CA Central Area
- FD Future Development
- GR General Retail
- GR-L General Retail-Limited
- HI Heavy Industrial
- LI Light Industrial
- LI-1 Light Industrial-1
- LI-2 Light Industrial-2
- LI-2, FD Light Industrial-2, Future Development
- MF-1 Multi Family-1
- MF-2 Multi-Family-2
- MF-3 Multi-Family-3
- MH Manufactured Homes
- NS Neighborhood Services
- O Office
- P Parking
- PD Planned Development
- PD-2F Planned Development-Two Family
- PD-C Planned Development-Commercial
- PD-CA Planned Development-Central Area
- PD-GR Planned Development-General Retail
- PD-GR-MU
- PD-GR-MUR
- PD-GR/P Planned Development-General Retail/Parking
- PD-HI Planned Development-Heavy Industrial-1
- PD-LI-1 Planned Development-Light Industrial-1
- PD-LI-2
- PD-MF Planned Development-Multi Family
- PD-MF-1 Planned Development-Multi

821 Circle Street
Waxahachie, TX - Ellis County

Zoning

Sarah R. Mitchell

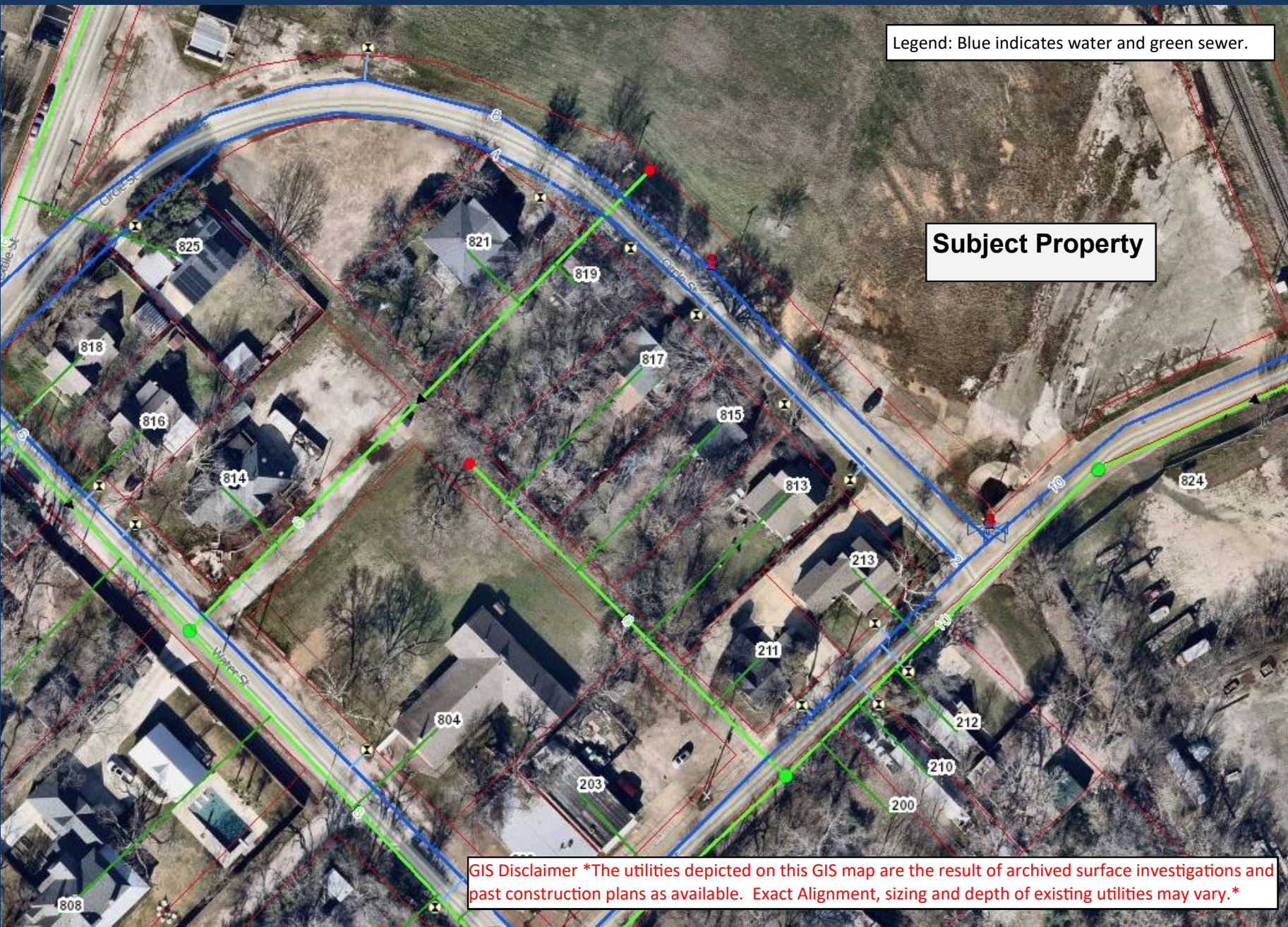
Office 972-296-2856 Cell 469-569-3019

sarahm@moteandassociates.com



Legend: Blue indicates water and green sewer.

Subject Property



GIS Disclaimer *The utilities depicted on this GIS map are the result of archived surface investigations and past construction plans as available. Exact Alignment, sizing and depth of existing utilities may vary.*

821 Circle Street
Waxahachie, TX - Ellis County

Aerial Map

Sarah R. Mitchell

Office 972-296-2856 Cell 469-569-3019

sarahm@moteandassociates.com





Downtown Waxahachie

821 Circle Street
Waxahachie, TX - Ellis County

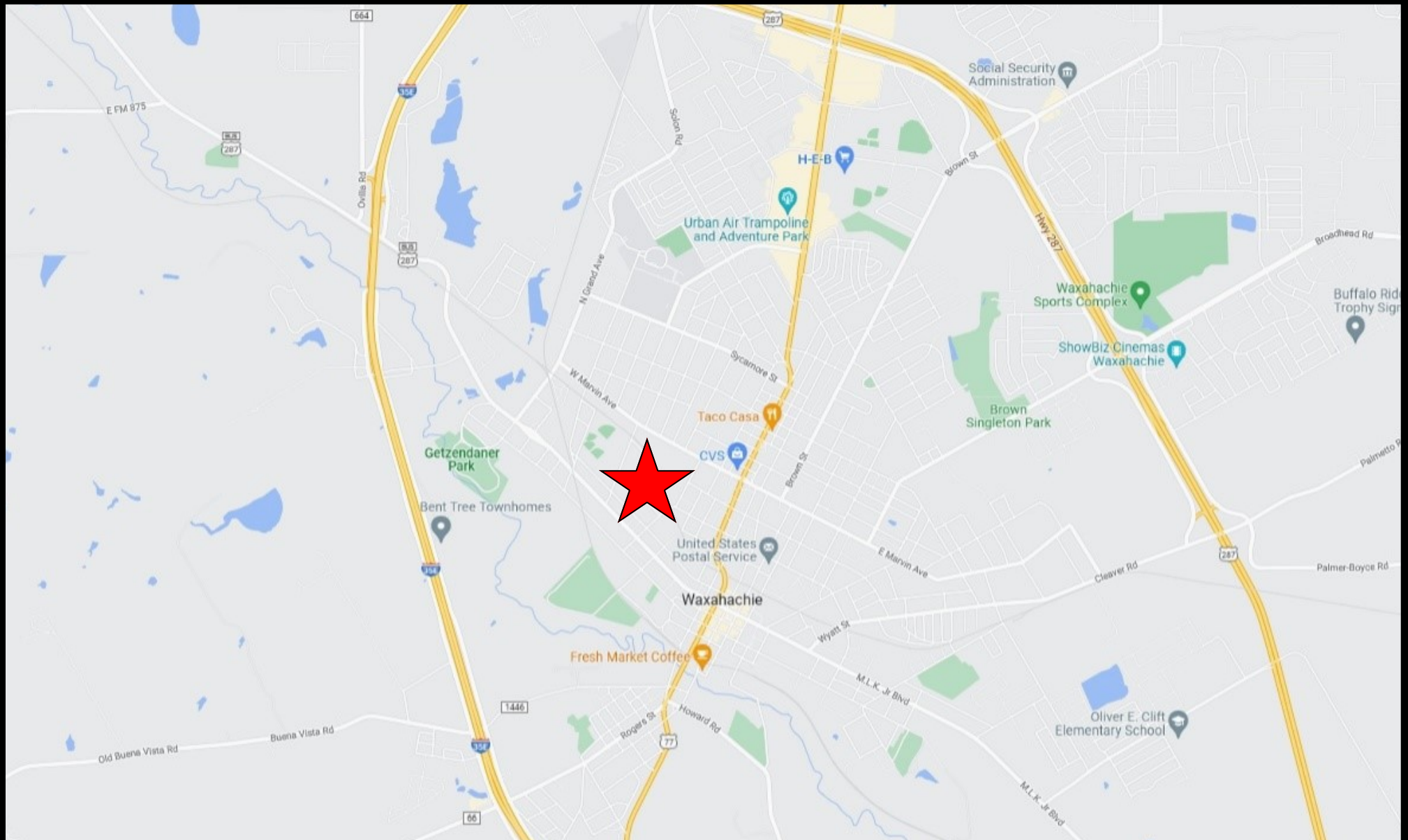
Road Map

Sarah R. Mitchell

Office 972-296-2856 Cell 469-569-3019

sarahm@moteandassociates.com





821 Circle Street
Waxahachie, TX - Ellis County

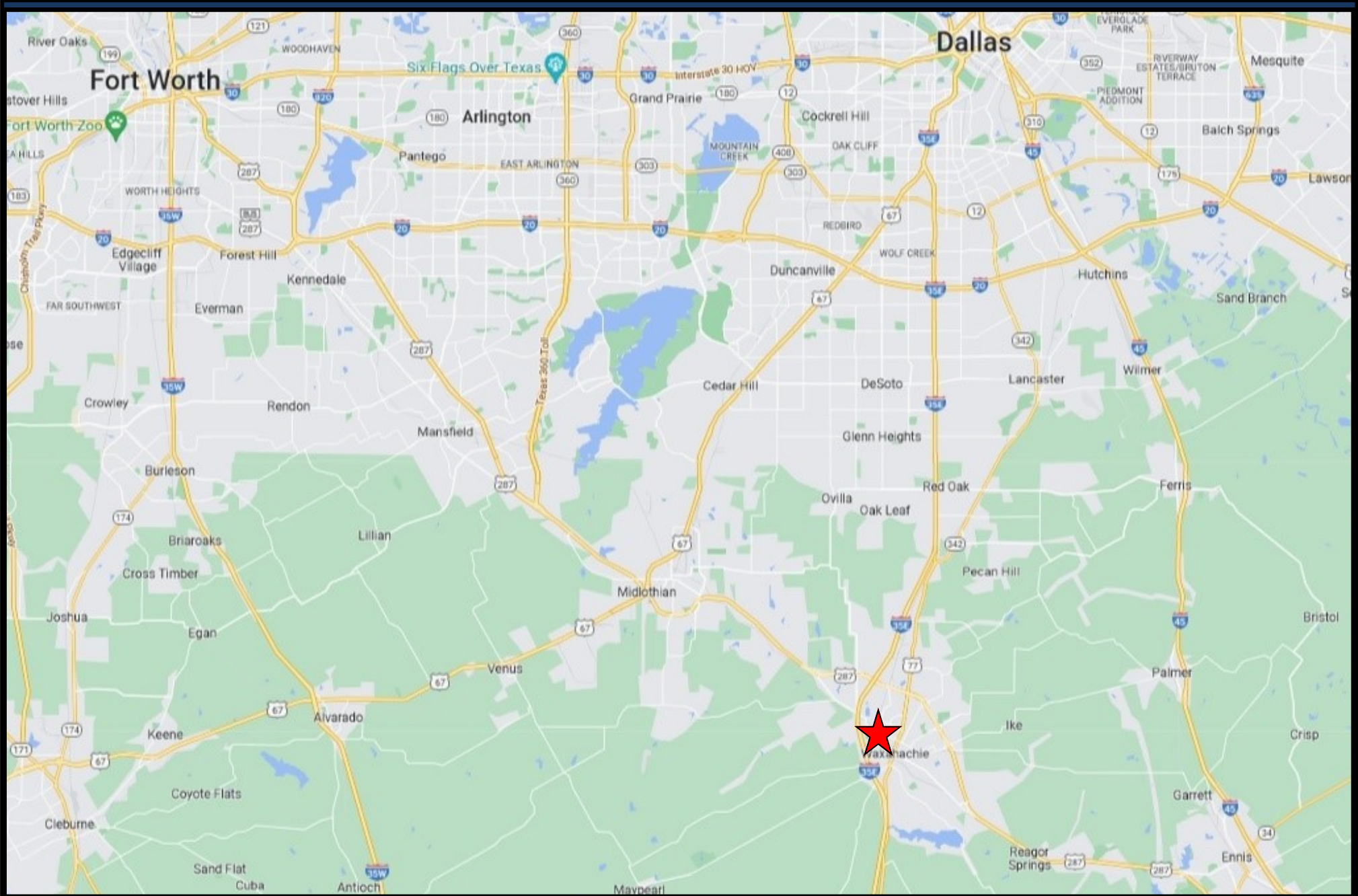
Area Map

Sarah R. Mitchell

Office 972-296-2856 Cell 469-569-3019

sarahm@moteandassociates.com





821 Circle Street
Waxahachie, TX - Ellis County

Area Map

Sarah R. Mitchell

Office 972-296-2856 Cell 469-569-3019

sarahm@moteandassociates.com



