

# LEGACY RANCH

An aerial photograph of a large commercial development. The central focus is a cluster of multi-story office buildings with dark roofs and light-colored facades, arranged in a grid-like pattern. To the right, there are several large, single-story industrial or warehouse-style buildings with flat roofs. The area is surrounded by parking lots, roads, and some greenery. In the background, more residential or commercial buildings are visible under a clear sky. The text 'LEGACY RANCH' is superimposed in large, white, 3D block letters in the upper left corner of the image.

 1000 Legacy Ranch Rd, Waxahachie, TX 75165

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**Legacy Ranch Centre**  
Planned Development Office Park



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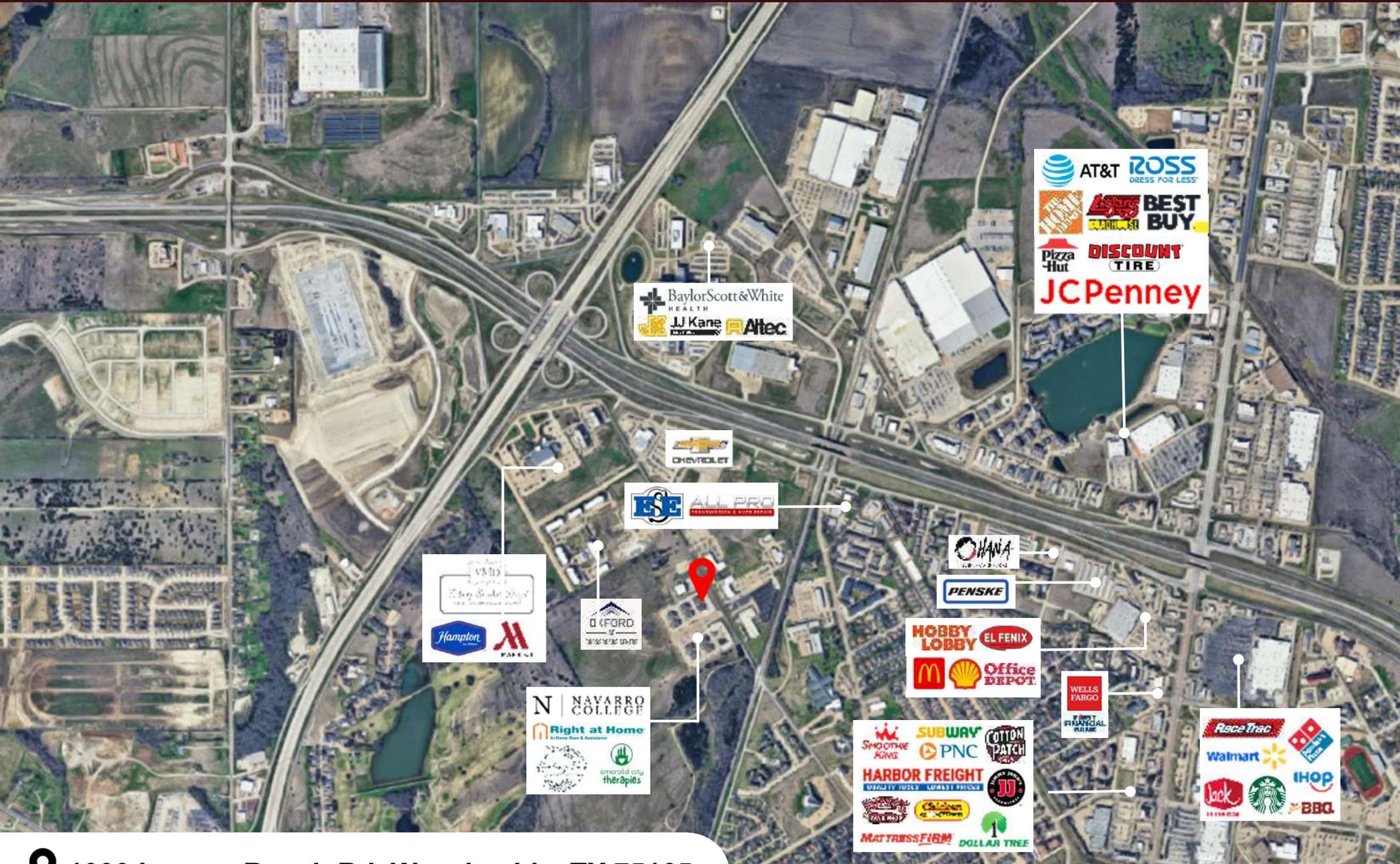
## SERVICES

## LEGACY RANCH CENTRE

Waxahachie, Texas | Southern DFW

- 71,540 SF | 8.93 Acres | 100% Leased
- Class A Multi-Tenant Office
- 2017–2025 Construction
- 98%+ Historical Occupancy
- Diversified Medical & Professional Tenancy
- Medical Tenants Represent ~51% of Total SF
- High-Growth Ellis County Submarket
- Strong Regional Connectivity
- Stabilized Income
- Durable Tenant Mix
- Supply-Constrained Location
- Modern Energy-Efficient Construction
- Built-in Rate Increases Insure Income Upside

# Aerial Map



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# EXECUTIVE SUMMARY

## Legacy Ranch Centre | Waxahachie, Texas

- 71,540 SF Class A multi-tenant office property
- Situated on 8.93 acres in Ellis County (Southern DFW Metroplex)
- 100% occupied | Historically 98%+ occupancy
- Constructed 2017–2025 | Modern systems & efficient layouts
- Abundant surface parking (competitive advantage)
- Tenant Profile Diversified mix: medical, financial, legal, & professional users
- Flexible suite configurations supporting long-term retention
- Strong regional access to DFW transportation corridors
- Close to national retail, dining & service amenities
- Located in one of the fastest-growing and pro-business counties in North Texas
- Population growth, healthcare expansion & business investment driving demand

Legacy Ranch Centre represents an opportunity to acquire a well-leased office asset with long-term occupancy stability, leasing upside, and the premier planned development office park within one of the fastest-growing counties in North Texas.



# DEMOGRAPHICS

POPULATION	2 Miles	5 Miles	10 Miles
2029 Population Projection	30,068	5,253	214,300
2024 Population	23,807	59,346	170,961
2020 Population	20,190	48,585	144,156

HOUSEHOLDS	2 Miles	5 Miles	10 Miles
2029 Population Projection	0.989	26,274	72.51
2024 Population	3.693	20,688	57.71
2020 Population	.467	17,049	48.62

INCOME	2 Miles	5 Miles	10 Miles
Median Household Income	\$79,848	\$83,186	\$99,09
Avg Household Income	\$91,157	\$95,369	\$111,363

HOUSING	2 Miles	5 Miles	10 Miles
Median Home Value	\$252,366	\$267,595	\$290,818
Median Year Built	1994	2001	2002



# PHOTOS



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# PHOTOS



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# CONFIDENTIALITY AGREEMENT

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