

Opportunity Awaits: Transformative Commercial Space for Retail or Office Ventures

WAXAHACHIE, TX 75165

PRICE: \$365,000

Prime Location with Significant Growth Potential 1314 West Main Street

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Property Summary

Price:	\$365,000
Total Available Area :	1,230 SF
Lot Size:	0.17 Acres
Zoning:	C-1
CRE APN:	176694

Property Overview

1314 W Main St offers a unique opportunity for commercial investors and business owners looking for a versatile space in Waxahachie's growing market. With 1,230 SF of available space on a 0.172-acre lot, this single-story, Class C building is ideally suited for a wide range of retail or office uses. The building's C-1 zoning allows for flexible commercial use, making it an attractive option for businesses aiming to tap into the city's expanding economic activity.

Strategically located on West Main Street, the property benefits from high visibility and consistent traffic, ensuring excellent exposure for any business. Its proximity to historic downtown Waxahachie and local developments such as the North Grove residential project and the ongoing Downtown Revitalization adds to its long-term value. The property is easily accessible, with major highways nearby, and enjoys a central location in a vibrant commercial district.

Listed at \$365,000, this property provides a solid investment opportunity in a market with rising demand for commercial spaces. The combination of strategic location, flexible zoning, and ample square footage makes it perfect for businesses looking to establish or expand their presence in Waxahachie.

Location Overview

Located just 30 miles south of Dallas, Waxahachie is experiencing significant commercial and residential growth. This property is ideally situated in a high-traffic area, close to historic downtown Waxahachie, offering a steady flow of both local customers and visitors. The area boasts a mix of retail establishments, restaurants, and professional offices, making it a vibrant commercial district.

Nearby developments include the North Grove and Downtown Waxahachie Revitalization, which have further increased the demand for commercial spaces in the area. The property's proximity to major highways and its strategic location ensure long-term growth potential for any business that sets up shop here.

Why 1314 W Main St is a Strong Investment Opportunity?

- 1. Prime Location:** 1314 W Main St is situated in the heart of Waxahachie's thriving commercial district, offering excellent visibility and easy access. Located on a highly trafficked road, the property benefits from proximity to historic downtown Waxahachie and nearby developments like the North Grove residential area, which are driving more foot traffic and demand for commercial spaces. With ongoing revitalization efforts in the city, this location is well-positioned for growth.
- 2. Flexible Zoning (C-1):** The property's C-1 zoning allows for a range of commercial uses, including office spaces, retail stores, or professional services. This flexibility makes it suitable for a wide variety of businesses, catering to the growing population and increasing demand for local services.
- 3. Growing Market:** Waxahachie has seen substantial population growth in recent years, fueled by its close proximity to Dallas and its affordable cost of living. The city is a hub for new developments, with over 1.4 million square feet of retail space already present in the market, offering strong opportunities for commercial investors looking to tap into this expanding market.
- 4. Competitive Pricing:** At \$365,000, this 1,230 SF property offers an affordable entry point into a growing commercial market. The relatively low price per square foot compared to other properties in the area enhances its appeal as a sound long-term investment.
- 5. Historic Appeal:** Built in 1932, the property adds charm with its historical roots, providing a unique character that can attract local businesses looking to capitalize on Waxahachie's historic appeal.

With its prime location, flexible zoning, and Waxahachie's continued growth, 1314 W Main St represents a solid investment for businesses and investors looking to establish a foothold in a burgeoning commercial market.

- 6. High Demand for Commercial Spaces:** With Waxahachie's continued population growth, demand for retail and office spaces is increasing. The C-1 zoning of 1314 W Main St offers flexibility for various types of businesses.
 - 7. Strategic Location:** Proximity to major developments and high-income neighborhoods make this property an attractive spot for businesses catering to both local and regional customers.
- Affordable Entry Point:** Priced at \$365,000, this property offers an excellent opportunity to invest in a fast-growing market with increasing property values.

Key Potential Developments and Investment Highlights

1. Prime Location in a Rapidly Growing Area

Waxahachie is currently experiencing a population boom, with 130 new residents moving to the area each month as of 2022, doubling the previous year's growth rate. This surge in population is driving demand for new businesses, making 1314 W Main St a key investment opportunity in a market on the rise. The property benefits from its location in a high-traffic area with easy access to downtown Waxahachie and nearby developments.

2. Strong Demographics

The city boasts a median household income of \$80,044, higher than the Texas average, and is supported by a growing residential base. Waxahachie's population has grown by nearly 5% year-over-year from 2021 to 2022, further boosting commercial demand.

3. Nearby Developments

Several major projects are underway in Waxahachie, including the Myrtle Creek Master-Planned Community, which is adding thousands of residential units, and a Fanatics sportswear distribution center developed by Jerry Jones' company, Blue Star Land. These developments are enhancing both the residential and business landscape, making properties like 1314 W Main St even more desirable.

4. Infrastructure Improvements

The city is collaborating with the Texas Department of Transportation (TxDOT) on infrastructure upgrades to handle the influx of residents and businesses. Projects include road expansions and improved interchanges, ensuring the area remains well-connected for future growth.

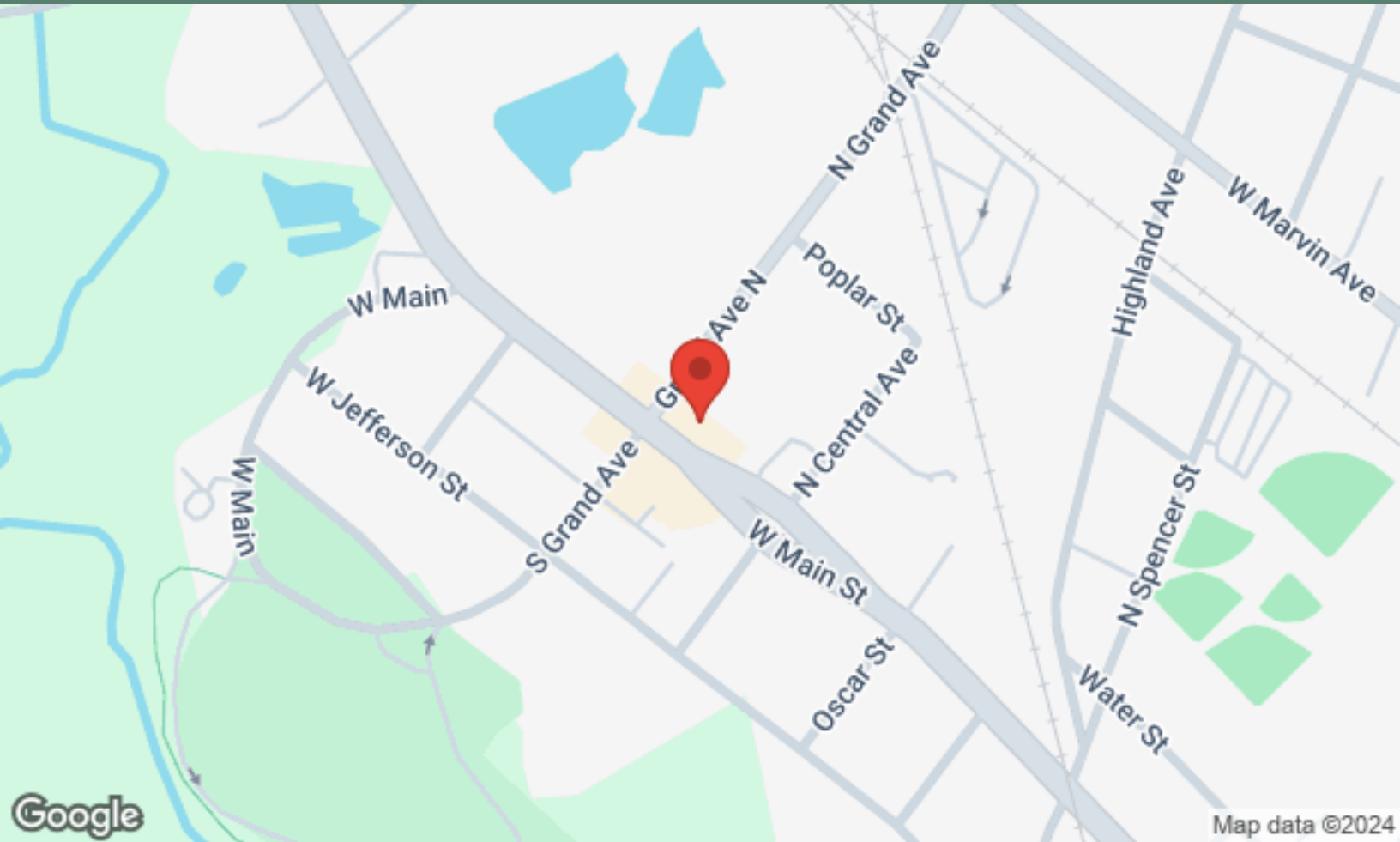
PROPERTY PHOTOS

West End Retail & Office Opportunity
1314 West Main Street | Waxahachie, TX 75165



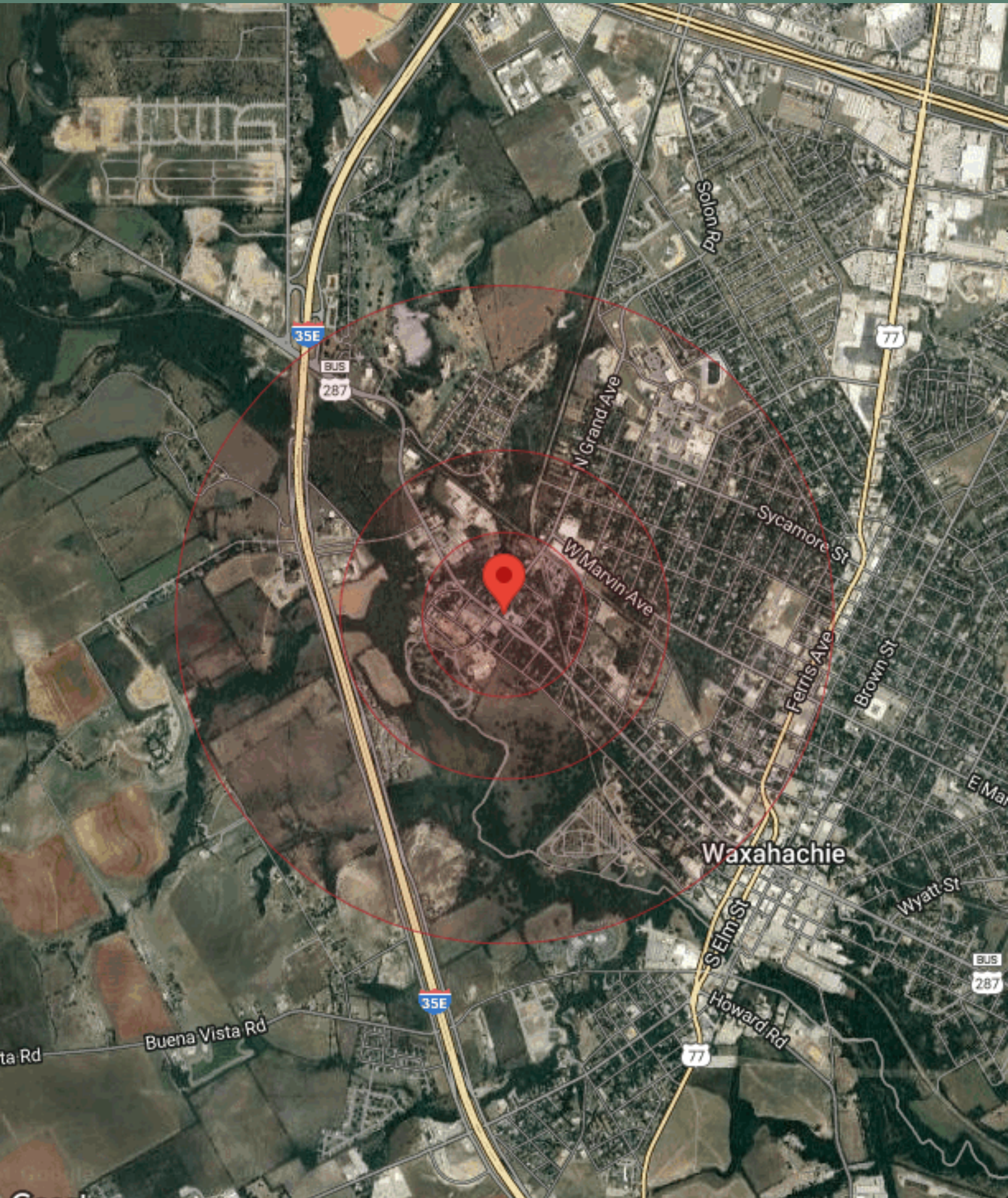
LOCATION MAPS

West End Retail & Office Opportunity
1314 West Main Street | Waxahachie, TX 75165



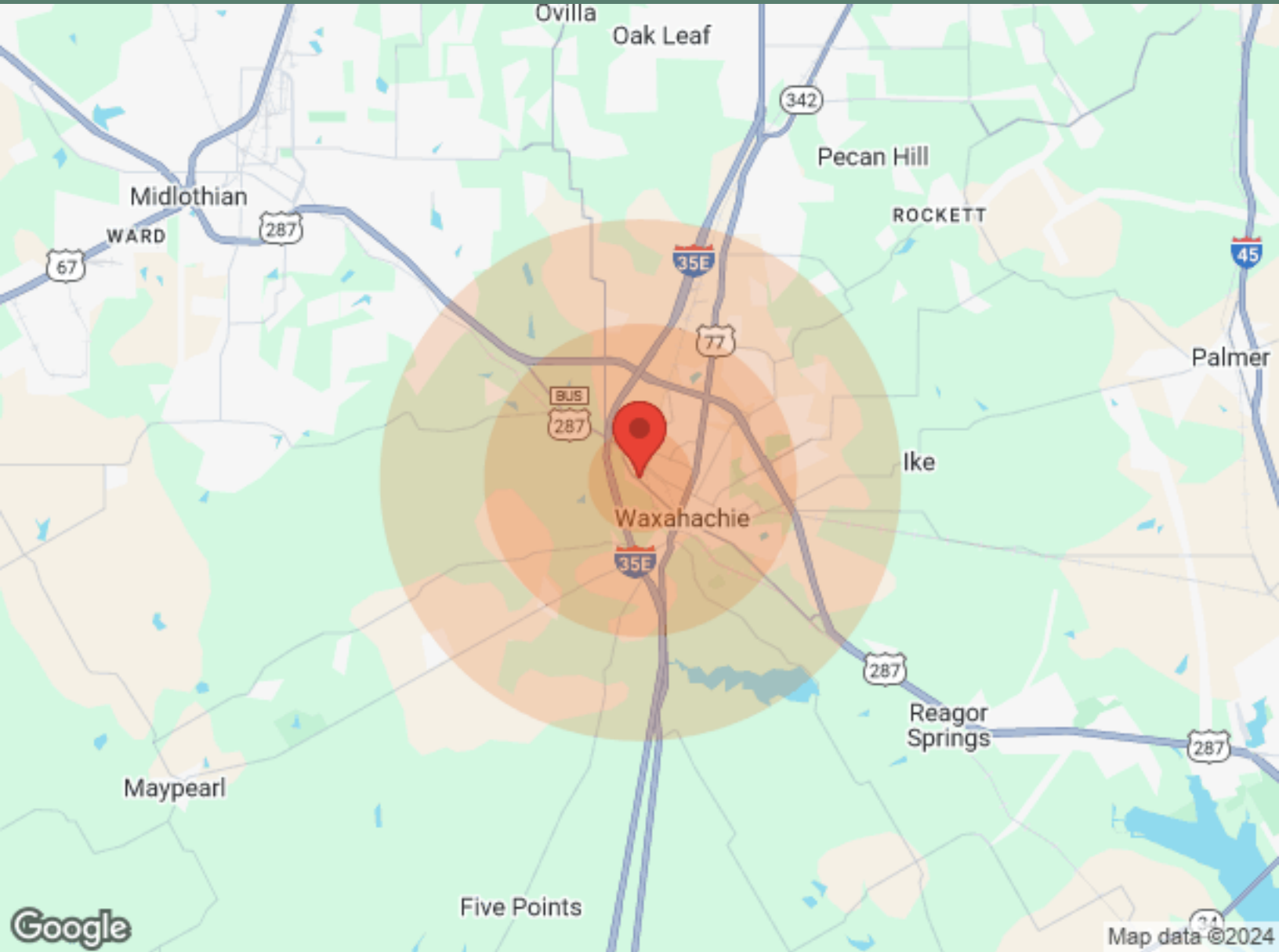
BUSINESS MAP

West End Retail & Office Opportunity
1314 West Main Street | Waxahachie, TX 75165



DEMOGRAPHICS

West End Retail & Office Opportunity
1314 West Main Street | Waxahachie, TX 75165



Population	1 Mile	3 Miles	5 Miles
Male	2,606	10,511	16,554
Female	2,665	11,438	17,779
Total Population	5,271	21,949	34,333
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,199	5,071	7,829
Ages 15-24	733	3,253	5,102
Ages 25-54	2,077	8,374	12,739
Ages 55-64	552	2,345	3,807
Ages 65+	710	2,906	4,856
Race	1 Mile	3 Miles	5 Miles
White	4,306	17,225	26,994
Black	446	2,180	3,915
Am In/AK Nat	8	28	29
Hawaiian	N/A	N/A	N/A
Hispanic	1,256	6,021	8,101
Multi-Racial	1,006	5,002	6,706

Income	1 Mile	3 Miles	5 Miles
Median	\$36,687	\$40,786	\$50,057
< \$15,000	141	938	1,208
\$15,000-\$24,999	445	1,150	1,518
\$25,000-\$34,999	224	1,001	1,228
\$35,000-\$49,999	215	985	1,424
\$50,000-\$74,999	392	1,874	2,985
\$75,000-\$99,999	220	919	1,853
\$100,000-\$149,999	84	616	1,370
\$150,000-\$199,999	23	88	255
> \$200,000	56	191	280

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,926	8,618	12,995
Occupied	1,758	7,668	11,779
Owner Occupied	794	4,299	7,059
Renter Occupied	964	3,369	4,720
Vacant	168	950	1,216

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

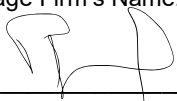
Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker



NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

EXHIBIT "C"

11-2-2015



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensee 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.

TRANSWORLD COMMERCIAL REAL ESTATE	9013356	PHIL@TRANSWORLDCRE.COM	(303)981-1936
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
PHILIP KUBAT	759206	PHIL@TRANSWORLDCRE.COM	(303)981-1936
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
STEPHEN COLEMAN	792728	SCOLEMAN@TRANSWORLDCRE.COM	(972)684-0135
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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**Commercial Broker**

Stephen Coleman
Scoleman@transworldcre.com
(972) 684-0135

Professional Bio:

Stephen Coleman is a commercial real estate broker and investor who is committed to his clients to ensure total satisfaction throughout the process of acquisition, sale and investment in commercial assets in the Greater Dallas and Fort Worth Metroplex. Stephen has been in the real estate business for just over 6 years and has also purchased, renovated, rented, and sold his own properties in DFW. He is presently working on his Texas Accredited Commercial Specialist(TACS) education program in preparation for the Certified Commercial Investment Member(CCIM) and Society of Industrial and Office Realtors(SIOR) membership associations.

A Marine Corps veteran of 8 years, Stephen has a foundation of hard work with persistence and perseverance and solution based problem solving. After the military, Stephen worked as Operations Manager for a major furniture importer located in Dallas with logistics, warehousing and distribution/manufacturing performance at the forefront of his overall daily responsibilities. Also, heavily involved in the fine dining world for nearly a decade, he excels in the Restaurant and Hospitality industries along with Industrial and Retail asset classes.

In his free time, you can find Stephen on the golf course or taking his dog Beau for a walk around White Rock Lake. He is also an avid skier, mountain biker and fly fishermen and especially loves Colorado and Utah in the summer and winter months.