

An aerial photograph of a medical professional office building. The building is a long, single-story structure with a grey roof and white walls, featuring several dormer windows. It is surrounded by a large, paved parking lot with multiple spaces. To the right of the main building is a smaller, two-story building with a dark roof and brick accents. The property is bordered by a road on the left and a grassy area with trees on the right. In the background, there are residential houses and more greenery.

FOR SALE Medical Professional Office

Offering Memorandum

115 Park Place BLVD

Waxahachie TX 75165

Property Description

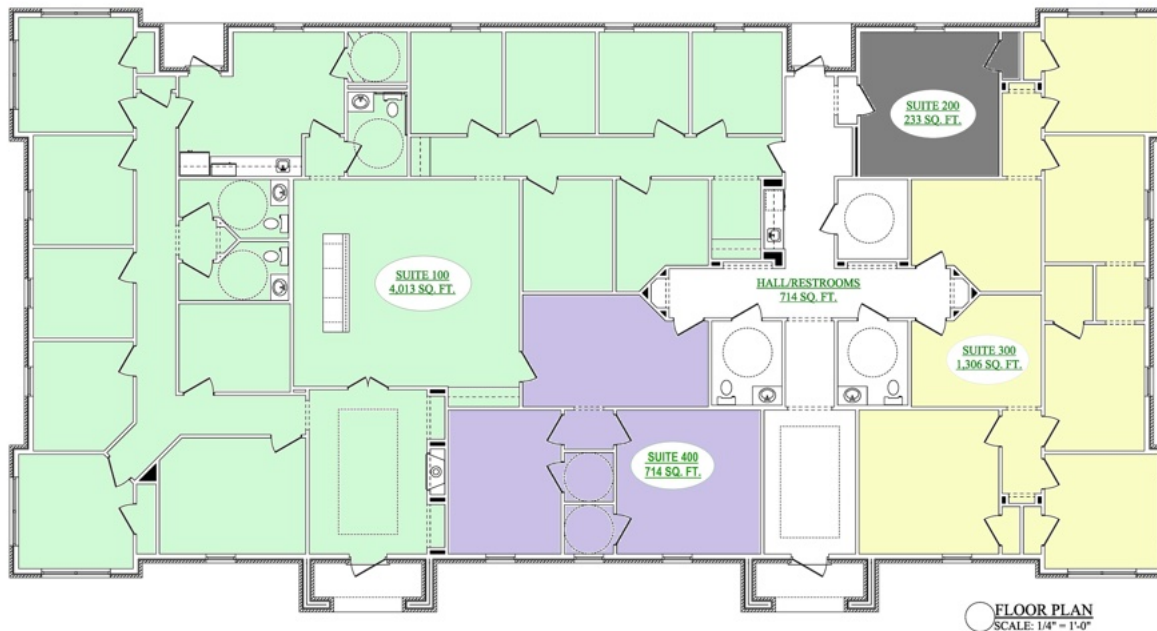
Address	115 Park Place Boulevard
Buildings	2
Buildings Size	9,261 SF
Land Size	1.23 Acres
Zoning	PD-GR
Utilities	City Water, City Sewer, Electric
List Price	\$2,800,000 USD

- NNN Leases
- 90% Medical Based Tenants
- Prime Location and Visibility
- Surrounded by Major Masterplanned Community



Pricing & Financials

OFFERING SUMMARY		BUILDING 1		BUILDING 2
Price	\$2,800,000	Suites	4	2
CAP Rate	7.5%	Restrooms	5	3
NOI	\$208,000	Floors	1	1
Price PSF	\$302.00	Year Built	2013	2016
Occupancy	100%	Common Area	714 sf	0
Leasable SF	8,548	Building SF	6,980	2,282
Lot Size	1.213 AC	Entry/Exit Doors	4	4



Property Summary

Professional office building with primarily medical tenants. Located on Park Place and HWY 287 in Park Place Professional Center. Surrounded by masterplanned communities and the Waxahachie Sports Complex. Easily accessible from 287 service road and surrounding neighborhoods. Fully occupied with NNN leases in place on all but 1,193sf.

Strategically located within 2.5 miles to Baylor Scott and White with immediate access to HWY 287 on ramp and close proximity to restaurants with access to Brown St and North Grove reducing travel time on N 77. Waxahachie, Texas, is a vibrant and rapidly growing Dallas suburb that perfectly blends small-town charm with modern suburban

Appeal. Just 30-35 minutes south of downtown Dallas via I-35E with a current population exceeding 45,000 to 52,000 and steady annual growth of around 3-4%, making Waxahachie one of the fastest-expanding areas in the DFW Metroplex.



Parking

Handicap Spaces	4
General Spaces	44
Total Spaces	48







Fanatics

BaylorScott&White
HEALTH

Baylor Scott & White Hospital Medicine...

Victron

BEST BUY

THE HOME DEPOT

BaylorScott&White
MEDICAL CENTER

Logan's
BROOKHOUSE

EL FENIX

Office
DEPOT

Jersey Mike's
SUBS

Academy

POTBELLY
SANDWICH SHOP

SPROUTS
FARMERS MARKET

CRUNCH
FITNESS

LOWE'S

TARGET

Walmart

STARBUCKS
COFFEE

Stuart B. Lumpkins Stadium

Social Security Administration



Nelson University

Sycamore St

W Marvin Ave

Getzendaner Park

Brown Singleton Park

287

Waxahachie Sports Complex

Broadhead Rd

Hooky Entertainment Waxahachie

Taco Casa

Fernis Ave



Waxahachie is located in Ellis County, the **6th fastest growing county in the Texas**. Strategically located at the intersection of Interstate 35E and U. S. Highway 287, This prime location provides easy access to many of the major cities within the Dallas Fort Worth Metroplex:

- 35 minutes to downtown Dallas
- 35 minutes to Arlington's Entertainment District
- 45 minutes to DFW International Airport
- 45 minutes to downtown Fort Worth

Over 150,000 vehicles travel through this intersection every day, making Waxahachie an ideal location for a variety of business and industries.

Conveniently located at the intersection of I-35E and U. S. Hwy. 287, Waxahachie is the perfect place for a wide variety of businesses. From Baylor Scott and White's regional hospital, to high tech business services, to national retailers.

Market Overview

Welcome to Waxahachie, Texas! Where city and suburb meet. Strategically located on I-35E & US HWY 287, Waxahachie is in the heart of North Texas located in Ellis County - only 25 minutes south of Dallas and 40 minutes southeast of Fort Worth. The City of Waxahachie is centrally located with convenient access to major transportation routes, supporting business growth, workforce connectivity, and a high quality of life. Its location within the Dallas Fort Worth Metroplex allows residents and businesses to benefit from regional amenities while enjoying the advantages of a growing, community focused city.

For more information, visit the City's Community Profile site:

https://www.waxahachie.com/departments/economic_development_new/index.php

Demographics (Retail Trade Area - 15 Minute Drive Time)

POPULATION



124,533

% GROWTH RATE 2025-2030 ANNUAL



2.16%

MEDIAN AGE



36.7

HOUSEHOLDS



32,156

AVERAGE HOUSEHOLD SIZE



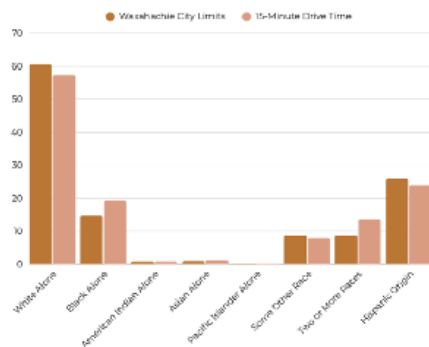
3.38
PERSONS

AVERAGE HOUSEHOLD INCOME

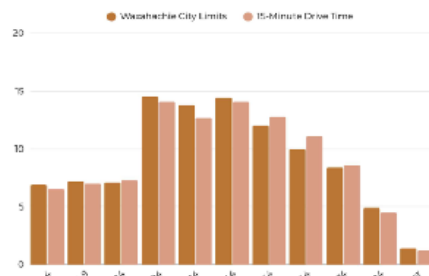


\$121,004

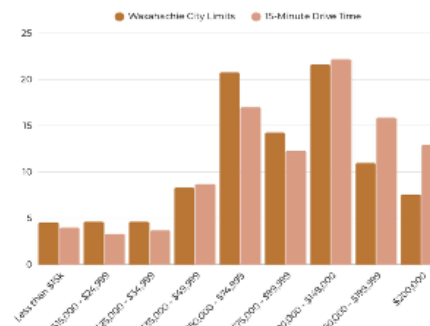
% POPULATION BY RACE & ETHNICITY



% POPULATION BY AGE

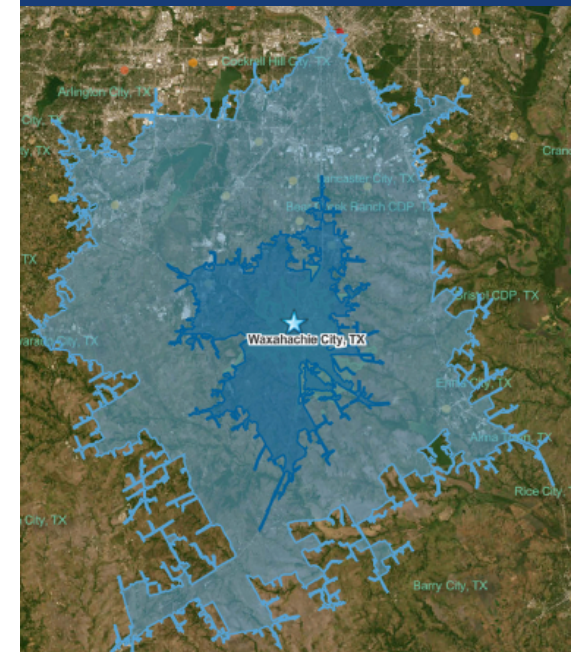


% HOUSEHOLD INCOME



DATA SOURCE: © ESRI 2025

Retail Trade Area



15 MINUTE DRIVE TIME
30 MINUTE DRIVE TIME

DATA SOURCE: © ESRI 2025

For Land and Commercial Real Estate Services

Let's Talk!



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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.