

425 PETERS ST, WAXAHACHIE, TX 75165

425 Peters St | Waxahachie, TX
FOR LEASE



Oren Stephen
ISL Commercial
Principal
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PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	37,024
LAND SF	122,316
LAND ACRES	2.81
YEAR BUILT	1978
YEAR RENOVATED	1997
ZONING TYPE	Industrial Warehouse
BUILDING CLASS	B+
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
LOT DIMENSION	Square
NUMBER OF PARKING SPACES	20
DOCK HIGH DOORS	1
GRADE LEVEL DOORS	2
CROSS DOCK	No
FENCED YARD	No
OFFICE SF	1,000

NEIGHBORING PROPERTIES

NORTH	Cleaver Rd
SOUTH	Parks School House
EAST	Hwy 287
WEST	MLK Jr Blvd

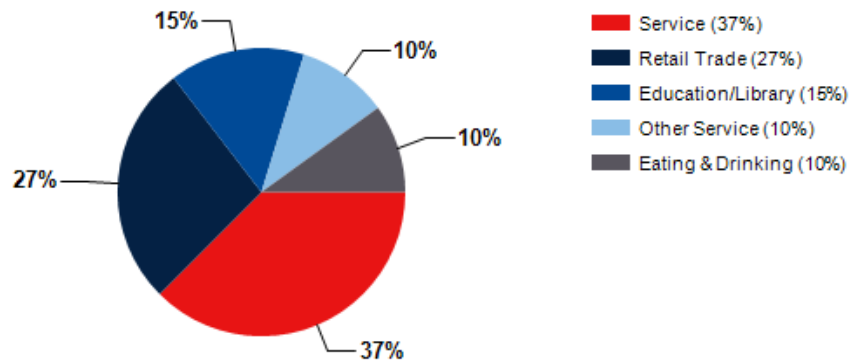
MECHANICAL

HVAC	No
FIRE SPRINKLERS	Yes
LIGHTING	Near New
ROOF	New

TENANT INFORMATION

LEASE TYPE	NNN
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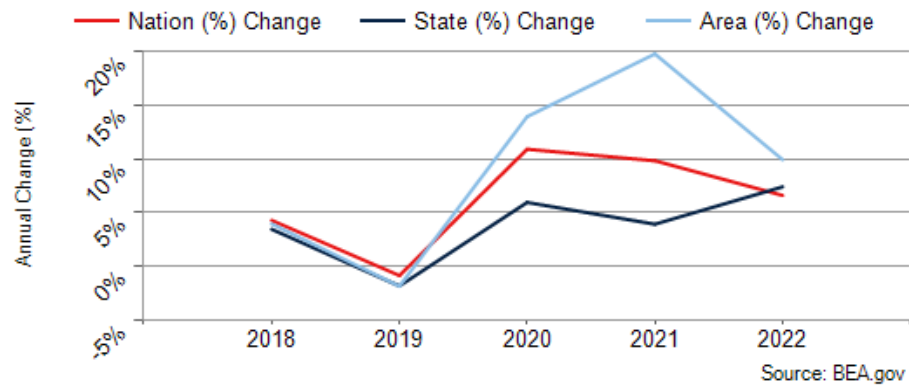
Major Industries by Employee Count



Largest Employers

Baylor Scott & White at Waxahachie	1,650
Waxahachie ISD	1,650
Gerdau Steel	1,250
Target Distribution Center	1,250
Walgreen's Distribution Center	850
Ellis County Government	620
Dart Container Corp.	600
City of Waxahachie	425

Ellis County GDP Trend





Frontal Shot



Dock High Shot



Back Building



Back Fairway

1



103 Industrial St, Lancaster, TX
75134

103 Industrial St
Lancaster, TX 75134

BUILDING SF	22,000
LAND ACRES	1.6
YEAR BUILT	1972
ASKING RENT PSF (YR)	\$8.00
ASKING RENT PSF (MO)	\$0.67
DISTANCE	19.5 miles

ASKING RENT PSF (YR) \$5 - \$8

LOW HIGH

Land Acres 1.60 - 3.24

LOW HIGH

2



111 E Lampasas St, Ennis, TX
75119

111 E Lampasas St
Ennis, TX 75119

BUILDING SF	30,000
YEAR BUILT	2026
ASKING RENT PSF (YR)	\$6.75
ASKING RENT PSF (MO)	\$0.56
DISTANCE	14.8 miles

ASKING RENT PSF (YR) \$5 - \$8

LOW HIGH

3



550 Murray St, Midlothian, TX 76065

550 Murray St
Midlothian, TX 76065

BUILDING SF	48,550
LAND ACRES	3.23
YEAR BUILT	1999
ASKING RENT PSF (YR)	\$5.00
ASKING RENT PSF (MO)	\$0.42
DISTANCE	13.6 miles



4



3334 N I-35 E, Lancaster, TX 75134

3334 N I-35 E
Lancaster, TX 75134

BUILDING SF	54,920
LAND SF	54,920
LAND ACRES	3.24
YEAR BUILT	1960
ASKING RENT PSF (YR)	\$4.50
ASKING RENT PSF (MO)	\$0.38
DISTANCE	19.8 miles



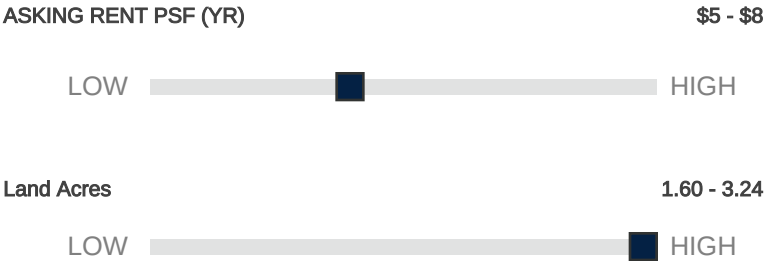
5



2407 N Preston St, Ennis, TX
75119

2407 N Preston St
Ennis, TX 75119

BUILDING SF	62,500
LAND SF	139,827
LAND ACRES	3.21
YEAR BUILT	1961
ASKING RENT PSF (YR)	\$5.90
ASKING RENT PSF (MO)	\$0.49
DISTANCE	13.5 miles



S



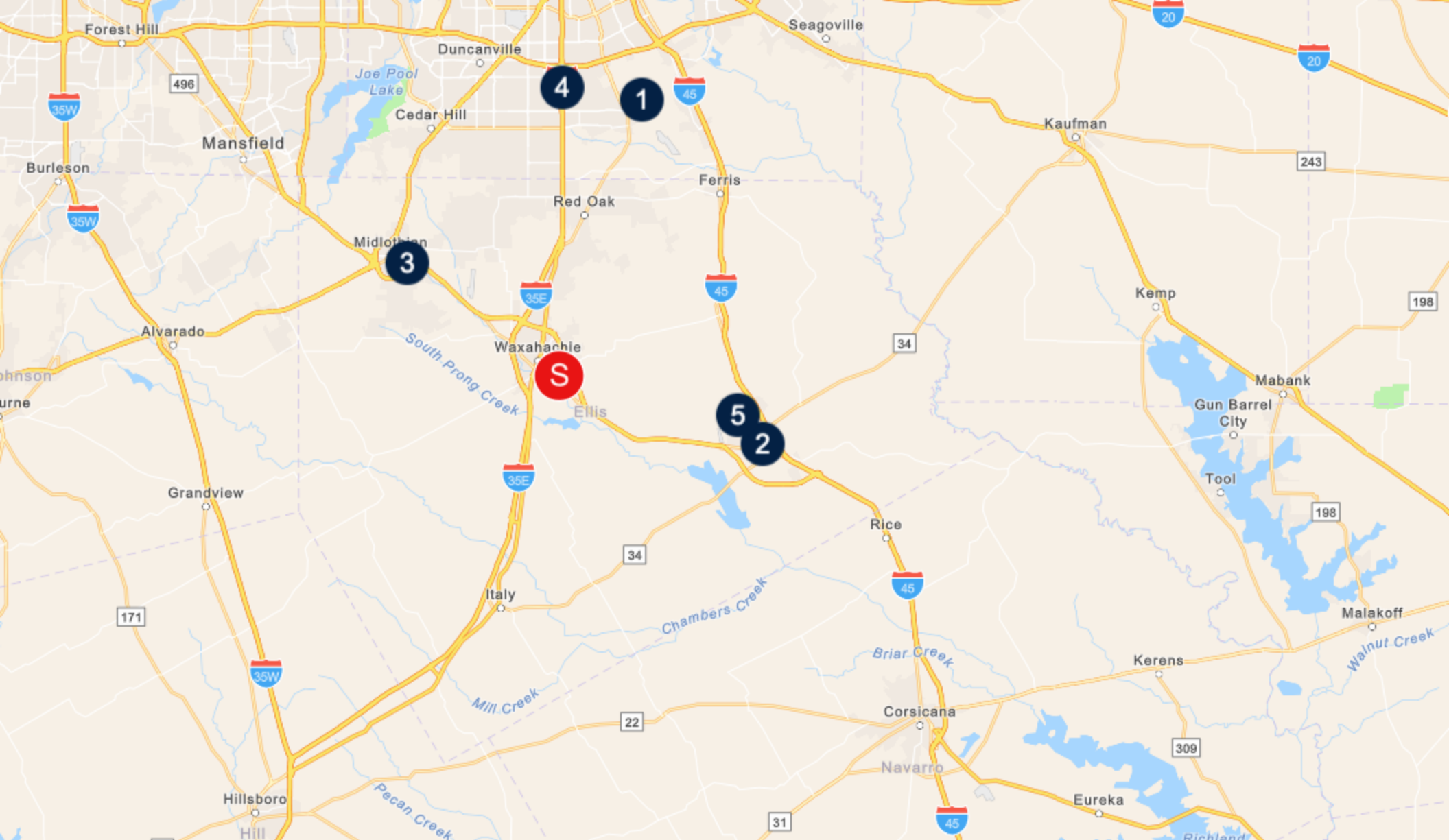
425 Peters St, Waxahachie, TX
75165

425 Peters St
Waxahachie, TX 75165

LEASE TYPE	NNN
ASKING RENT PSF (YR)	\$4.38
ASKING RENT PSF (MO)	\$0.37



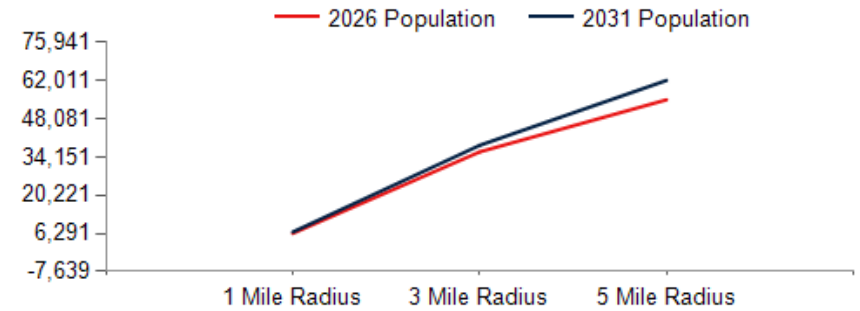
	PROPERTY	BLDG SF	Asking PSF (YR)	Asking PSF (MO)	BUILT	Lease Type	DISTANCE (mi)
1	 103 Industrial St, Lancaster, TX 75134 103 Industrial St Lancaster, TX 75134	22,000	\$8	\$0.67	1972		19.50
2	 111 E Lampasas St, Ennis, TX 75119 111 E Lampasas St Ennis, TX 75119	30,000	\$7	\$0.56	2026		14.80
3	 550 Murray St, Midlothian, TX 76065 550 Murray St Midlothian, TX 76065	48,550	\$5	\$0.42	1999		13.60
4	 3334 N I-35 E, Lancaster, TX 75134 3334 N I-35 E Lancaster, TX 75134	54,920	\$5	\$0.38	1960		19.80
5	 2407 N Preston St, Ennis, TX 75119 2407 N Preston St Ennis, TX 75119	62,500	\$6	\$0.49	1961		13.50
AVERAGES		43,594	\$6	\$0.50			
S	 425 Peters St, Waxahachie, TX 75165 425 Peters St Waxahachie, TX 75165		\$4	\$0.37		NNN	



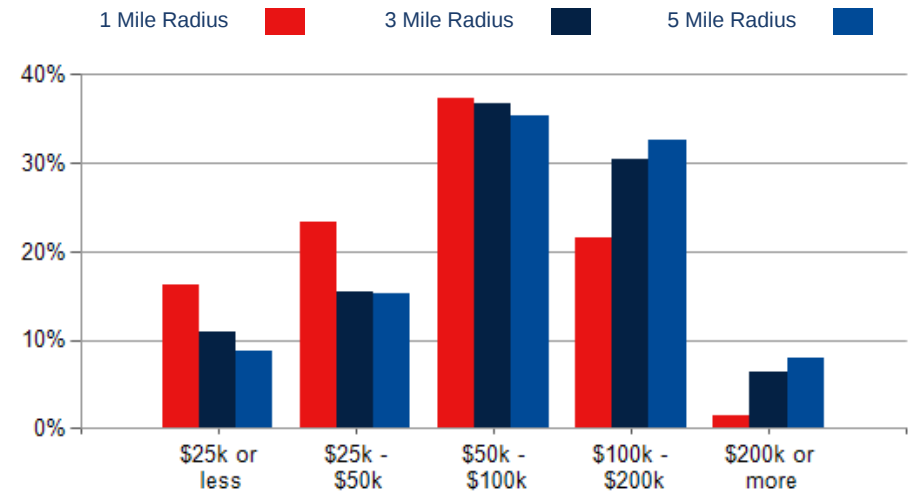
#	Property Name	Address	City
S	425 Peters St, Waxahachie, TX 75165	425 Peters St	Waxahachie
1	103 Industrial St, Lancaster, TX 75134	103 Industrial St	Lancaster
2	111 E Lampasas St, Ennis, TX 75119	111 E Lampasas St	Ennis
3	550 Murray St, Midlothian, TX 76065	550 Murray St	Midlothian
4	3334 N I-35 E, Lancaster, TX 75134	3334 N I-35 E	Lancaster
5	2407 N Preston St, Ennis, TX 75119	2407 N Preston St	Ennis

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,427	19,558	24,498
2010 Population	3,832	24,120	32,729
2026 Population	6,291	35,972	54,958
2031 Population	6,820	38,373	62,011
2026 African American	2,383	6,859	9,690
2026 American Indian	51	306	430
2026 Asian	21	308	606
2026 Hispanic	2,076	10,383	15,785
2026 Other Race	601	3,317	5,282
2026 White	2,250	19,443	30,306
2026 Multiracial	958	5,663	8,538
2026-2031: Population: Growth Rate	8.15%	6.50%	12.20%

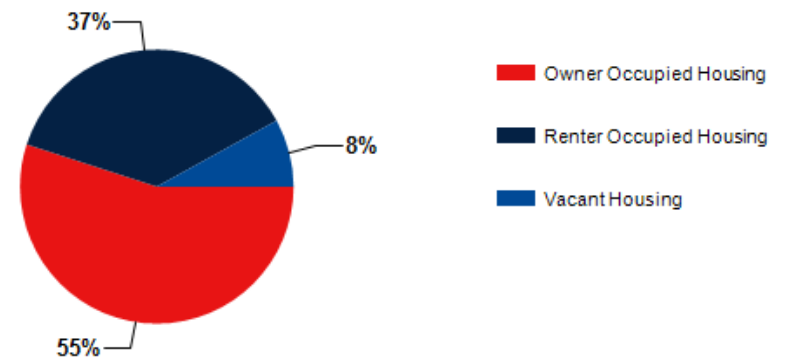
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	156	701	830
\$15,000-\$24,999	184	656	839
\$25,000-\$34,999	195	700	850
\$35,000-\$49,999	292	1,221	2,057
\$50,000-\$74,999	506	2,679	3,929
\$75,000-\$99,999	273	1,902	2,789
\$100,000-\$149,999	275	2,583	4,086
\$150,000-\$199,999	176	1,215	2,099
\$200,000 or greater	32	808	1,514
Median HH Income	\$58,639	\$77,759	\$82,253
Average HH Income	\$72,110	\$95,625	\$101,768



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

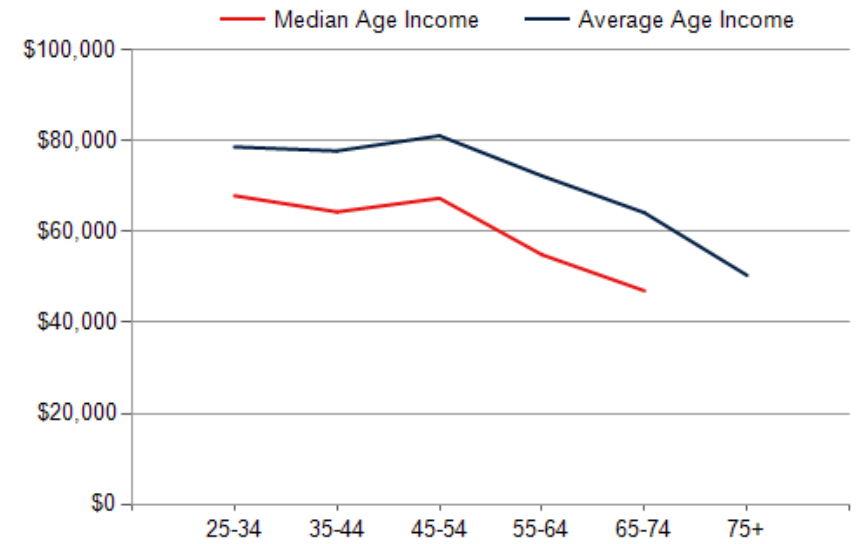
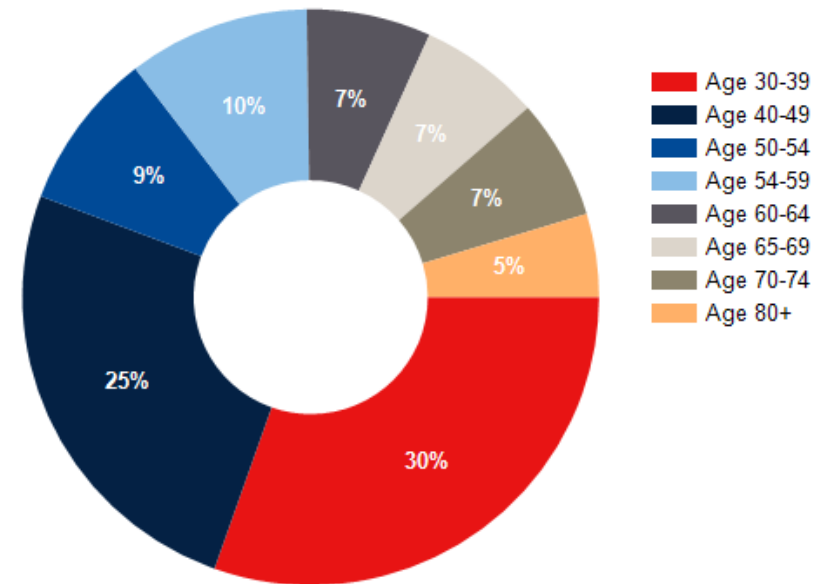


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	533	2,591	3,881
2026 Population Age 35-39	449	2,515	3,969
2026 Population Age 40-44	432	2,424	3,871
2026 Population Age 45-49	384	2,141	3,347
2026 Population Age 50-54	287	1,884	3,076
2026 Population Age 55-59	329	1,824	2,853
2026 Population Age 60-64	225	1,696	2,729
2026 Population Age 65-69	220	1,628	2,555
2026 Population Age 70-74	218	1,445	2,134
2026 Population Age 75-79	151	1,167	1,696
2026 Population Age 80-84	70	673	960
2026 Population Age 85+	59	601	789
2026 Population Age 18+	4,414	26,896	40,992
2026 Median Age	32	35	36
2031 Median Age	33	36	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,924	\$79,044	\$82,537
Average Household Income 25-34	\$78,691	\$94,254	\$98,236
Median Household Income 35-44	\$64,369	\$92,704	\$99,886
Average Household Income 35-44	\$77,803	\$109,213	\$115,515
Median Household Income 45-54	\$67,377	\$97,587	\$103,412
Average Household Income 45-54	\$81,140	\$112,329	\$120,191
Median Household Income 55-64	\$54,940	\$80,634	\$88,268
Average Household Income 55-64	\$72,294	\$99,834	\$108,960
Median Household Income 65-74	\$46,990	\$65,336	\$68,204
Average Household Income 65-74	\$64,174	\$86,051	\$89,594
Average Household Income 75+	\$50,402	\$69,241	\$70,646

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	84	80	80
Diversity Index (current year)	83	79	78
Diversity Index (2020)	83	75	74
Diversity Index (2010)	76	63	61

POPULATION BY RACE



1 MILE



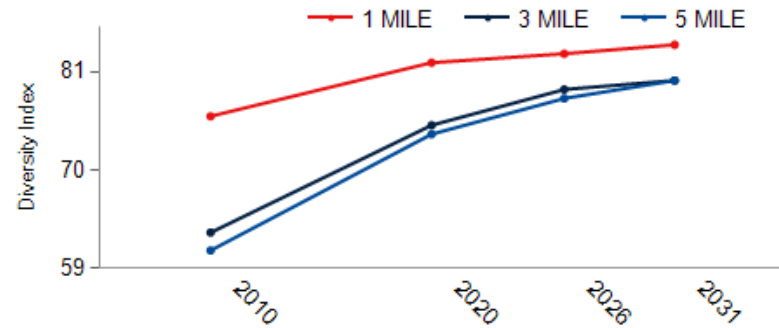
3 MILE



5 MILE

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	29%	15%	14%
American Indian	1%	1%	1%
Asian	0%	1%	1%
Hispanic	25%	22%	22%
Multiracial	11%	12%	12%
Other Race	7%	7%	7%
White	27%	42%	43%

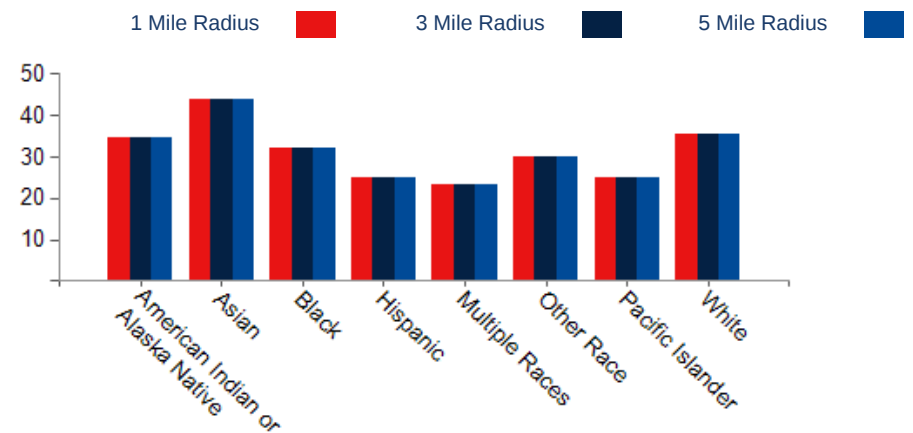
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	38	38
Median Asian Age	44	40	38
Median Black Age	32	33	34
Median Hispanic Age	25	27	27
Median Multiple Races Age	23	26	27
Median Other Race Age	30	30	30
Median Pacific Islander Age	25	32	32
Median White Age	35	39	40

2026 MEDIAN AGE BY RACE





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Principal

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Agent

Michael Voss serves as Director of the Texas branch at ISL Commercial, overseeing the firm's market growth and portfolio performance initiatives. He works directly with private equity investors and venture capital partners on acquisitions, repositioning strategies, and expansion projects across the DFW area.

Originally from Central Florida, Michael brings a disciplined, market-driven approach to asset growth and value creation. He graduated with an Economics degree from UCF and is pursuing his CCIM, Capital Raising, and Family Office Certifications.

Outside of commercial real estate, Michael spends time with his family, traveling, and exercising

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.