



Historic Presence. Modern Potential

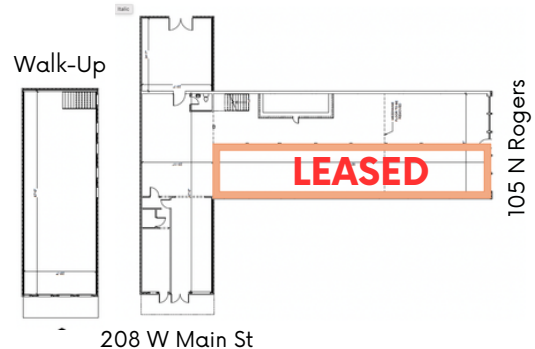
Substantial tenant improvement allowance. Positioned in the core of Downtown Waxahachie, this historic property delivers presence, flexibility, and the ability to build it your way.

WHY THIS LOCATION WORKS

- Main St + Rogers St frontage
- Walkable, active downtown environment
- Surrounded by retail, restaurants, and foot traffic
- A location people already know—and visit

Value-Add Potential

- Landlord finish-out available
- Customizable layout and design
- Storefront + façade upgrades planned
- Enhanced visibility and street presence



UP TO 5,324 SF AVAILABLE

Street level 3737 sf | Walk-up 1587 sf
Divisible | Retail • Restaurant • Office

Property Highlights

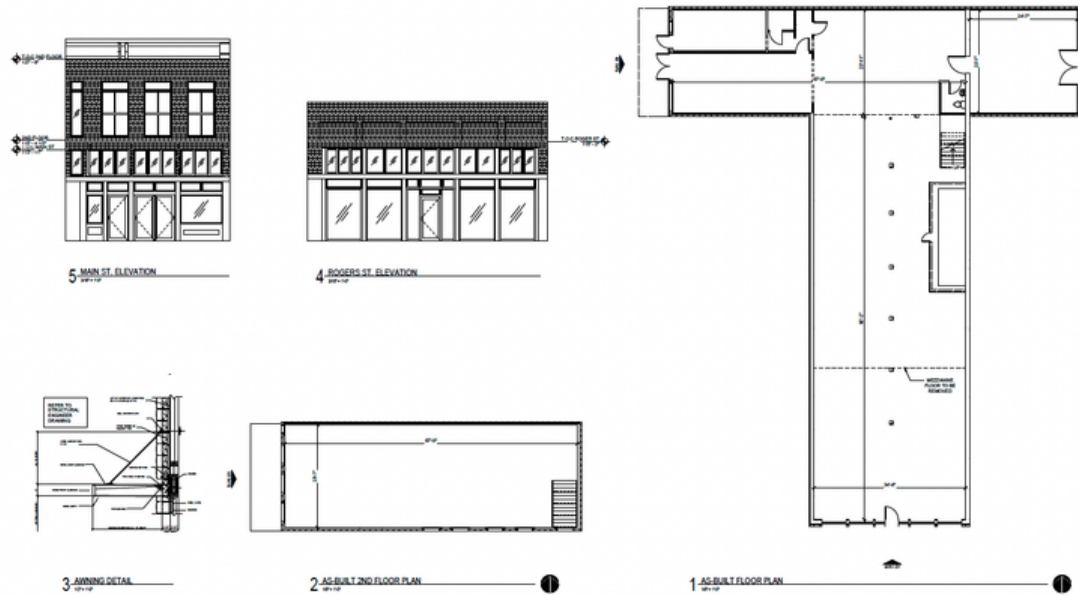
- ±1,500 – 2133 SF available
- Divisible for multiple tenants
- Deep layout with strong frontage
- Near historic county courthouse and offices
- Historic structure with character



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EXISTING FACADE TO BE PRESERVED



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BUILDING NOTES

- Approx. 67' wide footprint with deep layout
- Proposed improvements include:
 - New storefront system
 - Updated awning + façade upgrades
 - Enhanced window design for retail visibility