



### 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 4,500 SF AVAILABLE  
Divisible | Retail • Restaurant • Office

### Property Highlights

- ±1,000 – 4,500 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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