

Waxahachie Business Park

2498 FM-66 Waxahachie, TX 75167



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OSCAR REYES
972.342.0369
Oscar@hiviewrealestate.com

FOR MORE INFORMATION CONTACT 972.342.0369

1007 FERRIS AVENUE, WAXAHACHIE, TX 75165 | HIVIEWREALESTATE.COM

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UNIT HIGHLIGHTS

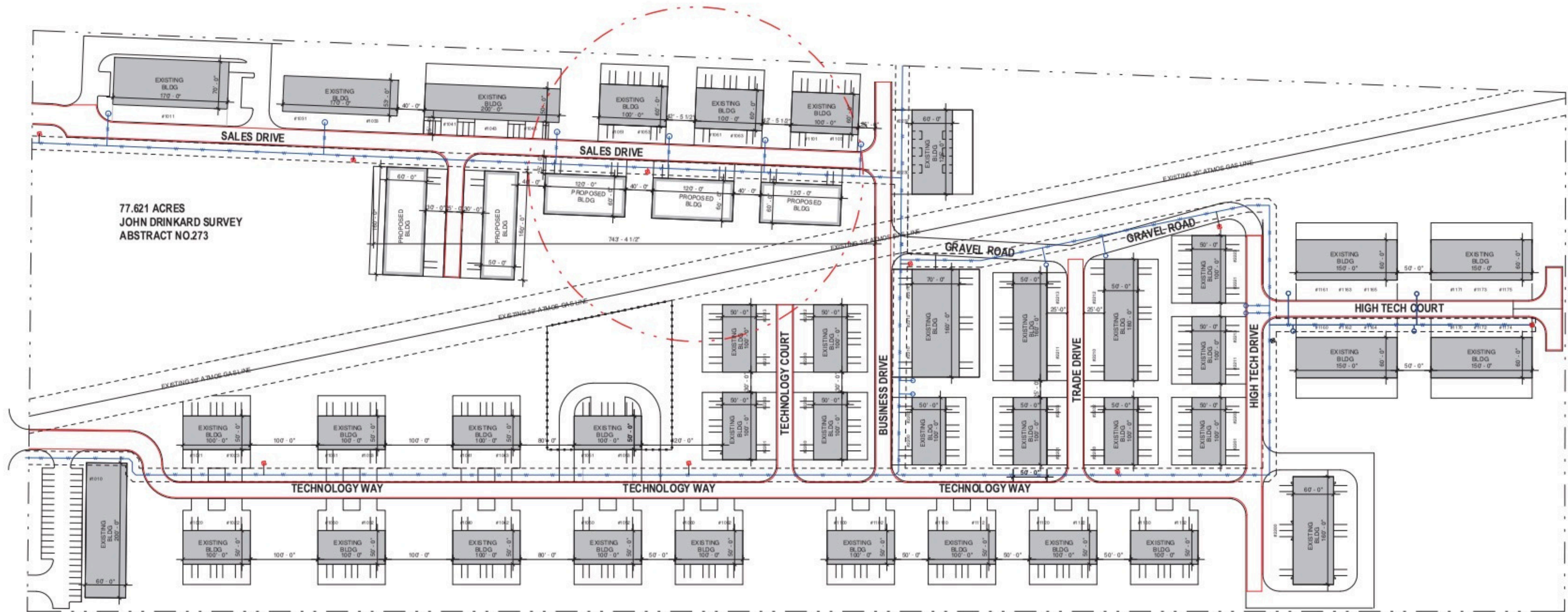
- Warehouses with up to 2 acres of outside storage available
- 9,000 sqft warehouses now available, with flexibility to accommodate smaller unit needs if required
- Clear height ranging from 16' to 18'
- 14' bay doors for easy access
- Units available from 3,000 sqft to 9,600 sqft
(Contact agent to confirm current availability based on your desired size)
- 9,600 sqft unit coming soon, with potential use as an event center
- New warehouse units expected to be available in August
- Each unit includes an approximately 12' x 14' office space + it's own private bathroom

TRAFFIC COUNTS

- FM-66: 9,582 VPD (TXDOT, 2024)



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SITE PLAN

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PRIME RETAIL SPACE AVAILABLE

1010 TECHNOLOGY WAY

Front retail space with excellent visibility, convenient access, office, or storefront use. Flexible layout with negotiable terms



RETAIL SPACE HIGHLIGHTS

- 1,200 SF retail space
- \$22/SF annually (triple net expenses included)
- Pricing negotiable with landlord approval
- Flexible layout ideal for retail, showroom, or office use
- Previously operated as a salon
- Includes 2 bathrooms
- Dedicated office + additional back office room
- Ample parking for customers
- Located at the front of the property for maximum exposure

