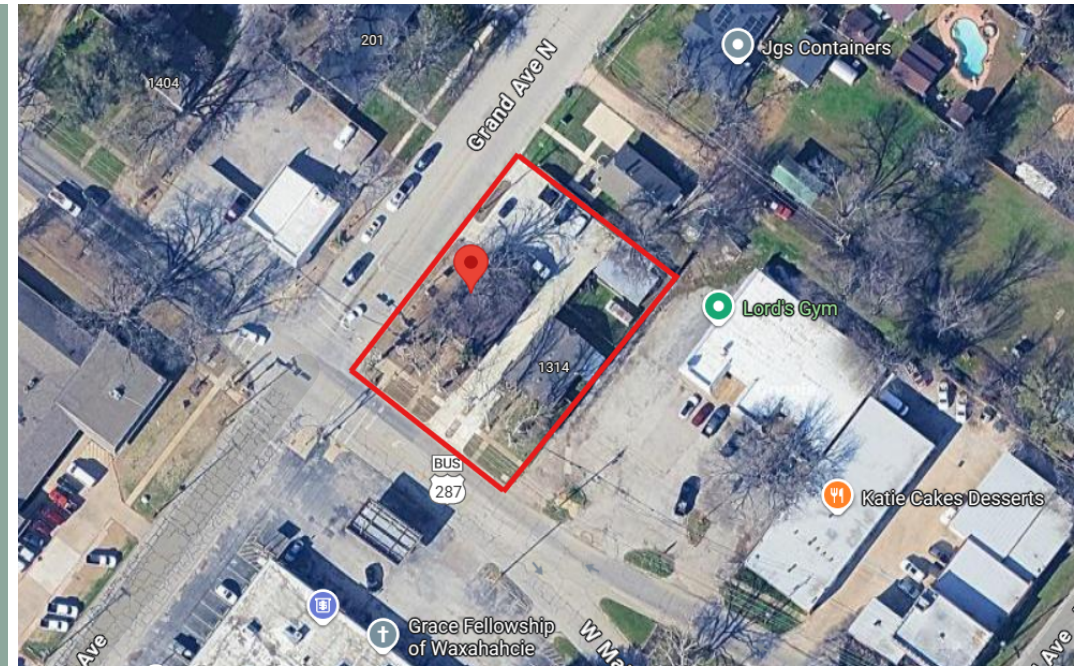


Prime Location with Significant Growth Potential in Downtown Waxahachie



Property Highlights

- Two Properties with Significant Growth Potential on W Main Street in Waxahachie, Texas
- High Visibility on Corner Lot of Heavily Trafficked Intersection
- 1,230 SF Property at 1314 W Main St
- 1,158 SF Property at 1316 W Main St
- 0.342 Acre Lot (combined)



PROPERTY SUMMARY

West End Retail & Office Opportunity
1314 & 1316 West Main Street | Waxahachie, TX 75165

02



Property Summary

Total Available Area :	1,230 SF + 1,158 SF
Total # of Floor:	1
Lot Size:	0.342 acres
Year Built:	1932
Zoning:	C-1 Office or Retail use
Parcel ID:	176694 + 176704

Property Overview

1314 and 1316 W Main St offer a unique opportunity for commercial investors and business owners looking for a versatile space in Waxahachie's growing market. With 1,230 SF of available space on a 0.172-acre lot at 1314 W Main and 1,158 SF of space on 0.17-acre lot at 1316 W Main, these single-story, Class C buildings are ideally suited for a wide range of retail or office uses. The buildings' C-1 zoning allow for flexible commercial use, making an attractive option for businesses aiming to tap into the city's expanding economic activity.

Strategically located on West Main Street, the properties benefits from high visibility and consistent traffic, ensuring excellent exposure for any business. Its proximity to historic downtown Waxahachie and local developments such as the North Grove residential project and the ongoing Downtown Revitalization adds to the long-term value. The properties are easily accessible, with major highways nearby, and enjoy a central location in a vibrant commercial district.

These properties provide a solid investment opportunity in a market with rising demand for commercial spaces. The combination of strategic location, flexible zoning, and ample square footage makes it perfect for businesses looking to establish or expand their presence in Waxahachie.

Location Overview

Located just 30 miles south of Dallas, Waxahachie is experiencing significant commercial and residential growth. This property is ideally situated in a high-traffic area, close to historic downtown Waxahachie, offering a steady flow of both local customers and visitors. The area boasts a mix of retail establishments, restaurants, and professional offices, making it a vibrant commercial district.

Nearby developments include the North Grove and Downtown Waxahachie Revitalization, which have further increased the demand for commercial spaces in the area. The property's proximity to major highways and its strategic location ensure long-term growth potential for any business that sets up shop here.

PROPERTY PHOTOS

WEST END RETAIL & OFFICE OPPORTUNITY

1314 & 1316 WEST MAIN STREET | WAXAHACHIE, TX 75165

03





PROPERTY PHOTOS

West End Retail & Office Opportunity
1314-1316 West Main Street | Waxahachie, TX 75165

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PROPERTY PHOTOS

West End Retail & Office Opportunity

1314-1316 West Main Street | Waxahachie, TX 75165

06



PROPERTY PHOTOS

West End Retail & Office Opportunity
1314-1316 West Main Street | Waxahachie, TX 75165

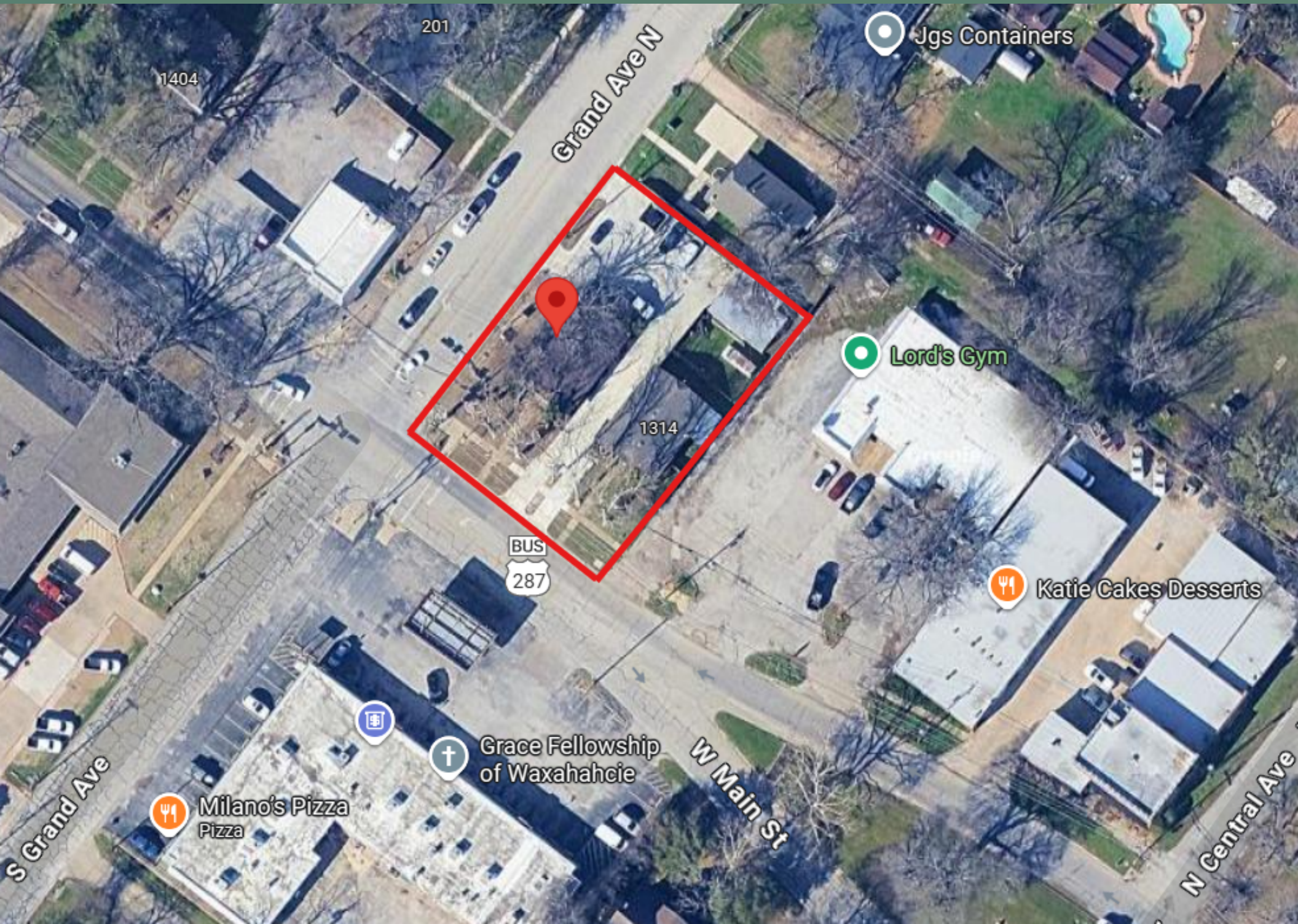
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PROPERTY PHOTOS

West End Retail & Office Opportunity
1314-1316 West Main Street | Waxahachie, TX 75165

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Investment Highlights

1. **Strategic Location:** The properties (which sit next door to each other) are located on a highly trafficked road with excellent exposure from both local customers and visitors to Waxahachie's historic downtown. It is within walking distance of attractions like Getzendaner Park, enhancing foot traffic potential.
2. **Growing Economy:** Waxahachie has experienced an annual population growth rate of 3.2%, with nearby developments in the North Grove and Downtown Waxahachie areas driving further commercial interest.
3. **Development Ready:** Zoned C-1, the properties allow for flexible commercial use, including office spaces, retail, and service-based businesses. Nearby businesses are thriving, making this an ideal spot for a new

Development Potential

With Waxahachie's rising demand for commercial real estate, the 1,230 SF space and 1,158 SF space, respectively, are perfect for a boutique retail shop, small professional office, or service-based business. The property zoning (C-1) allows for a variety of business types, making it a versatile investment for both local

Notable Nearby Developments:

1. **Downtown Waxahachie Revitalization:** The ongoing revitalization of Waxahachie's historic downtown area is drawing both locals and tourists, making the area a hotspot for commercial activity. This property is well-positioned to benefit from the increased traffic to the downtown district.
2. **Retail Growth:** Waxahachie continues to attract new retail developments, seeing increases in local and visitor traffic. Nearby commercial properties along W Main St have seen rising demand, signaling strong ROI potential.

Potential for Future Developments:

Waxahachie is seeing a surge in residential and commercial developments, driven by its strategic location near Dallas and the increasing need for local businesses to serve the expanding population. The C-1 zoning allows for flexible use, making this property a valuable asset for investors looking to build office spaces, retail establishments, or service-oriented businesses.

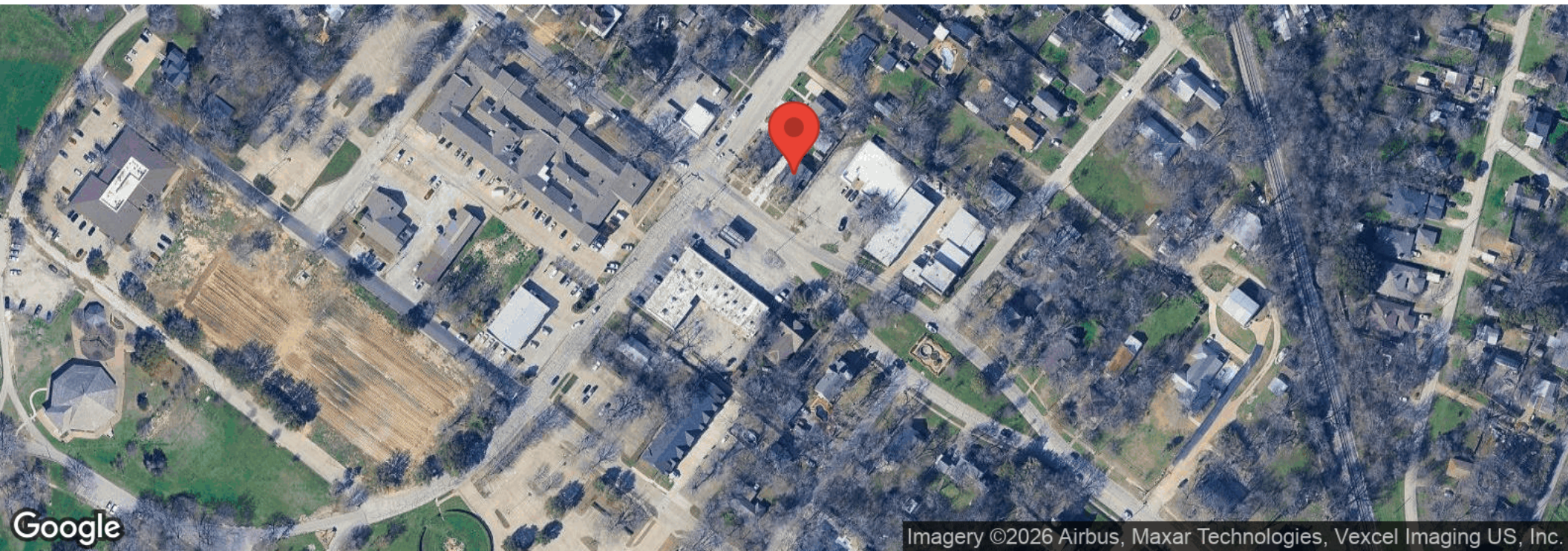
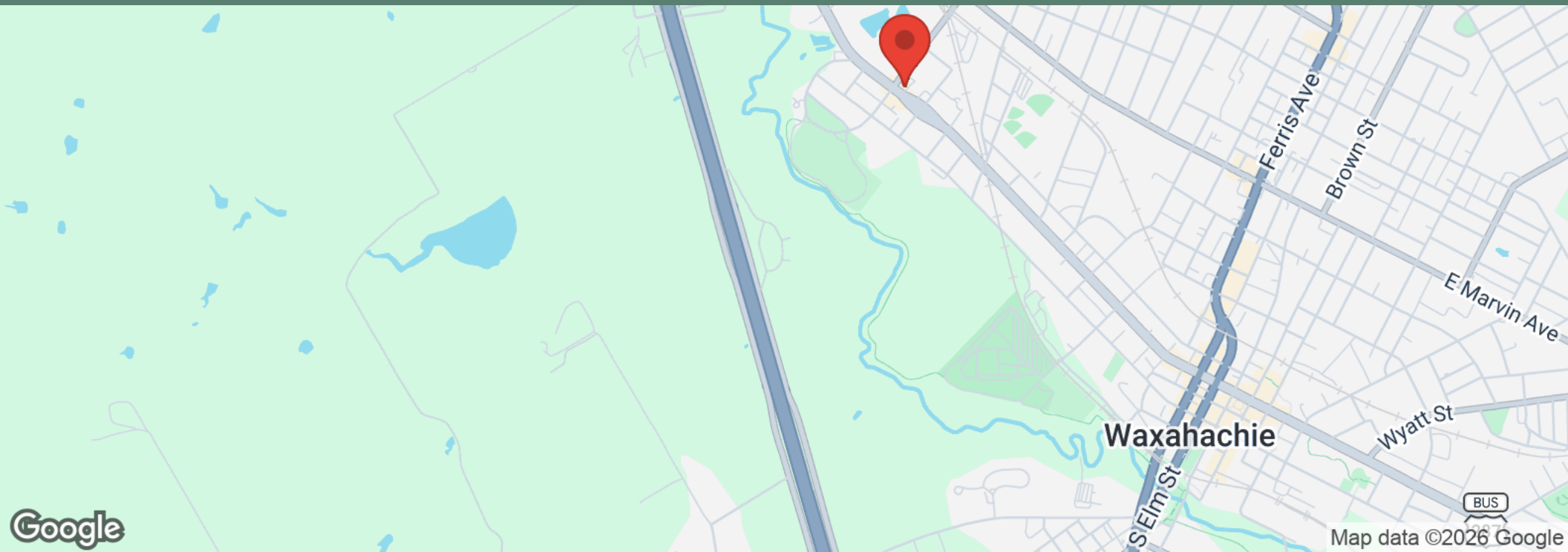
For investors and entrepreneurs looking for a property with both historic appeal and modern potential, 1316 W Main St represents a unique opportunity in a growing commercial market.

LOCATION MAPS

West End Retail & Office Opportunity

1314 & 1316 West Main Street | Waxahachie, TX 75165

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BUSINESS MAP

West End Retail & Office Opportunity

1314 & 1316 West Main Street | Waxahachie, TX 75165

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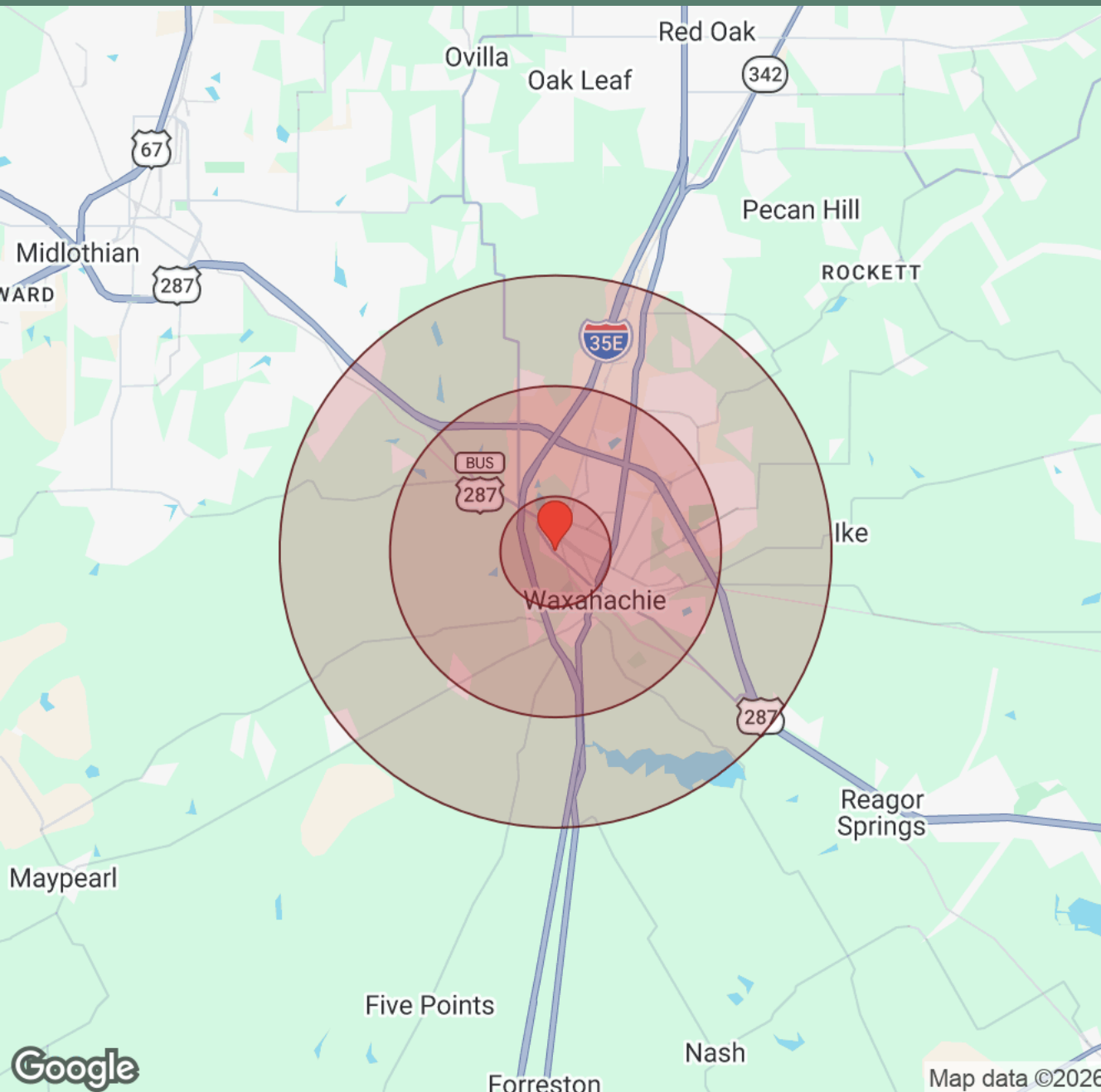


DEMOGRAPHICS

West End Retail & Office Opportunity

1314 & 1316 West Main Street | Waxahachie, TX 75165

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,584	17,610	26,871
Female	2,250	18,132	27,476
Total Population	4,833	35,742	54,347

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,567	17,074	26,516
Black	680	7,288	10,625
Am In/AK Nat	9	71	92
Hawaiian	4	32	38
Hispanic	1,440	10,208	15,304
Asian	24	350	658
Multiracial	103	683	1,043
Other	5	43	65

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,857	14,326	21,313
Occupied	1,718	13,273	19,820
Owner Occupied	784	7,285	12,659
Renter Occupied	934	5,988	7,161
Vacant	139	1,053	1,492

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	900	7,526	11,554
Ages 15 - 24	1,083	5,409	7,735
Ages 25 - 54	1,809	14,301	22,094
Ages 55 - 64	451	3,511	5,536
Ages 65+	589	4,993	7,428

Income	1 Mile	3 Miles	5 Miles
Median	\$76,520	\$82,112	\$91,009
Under \$15k	107	852	1,051
\$15k - \$25k	70	527	698
\$25k - \$35k	111	1,156	1,404
\$35k - \$50k	225	1,088	1,577
\$50k - \$75k	326	2,411	3,185
\$75k - \$100k	324	2,115	3,112
\$100k - \$150k	213	2,472	3,907
\$150k - \$200k	206	1,353	2,309
Over \$200k	135	1,298	2,575

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Transworld Commercial Real Estate

2-10-2025



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.



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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

OWNER:

Date: 10/14/2025

EXCLUSIVE LISTING AGREEMENT

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Commercial Broker

Will Connery
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Bio:

William Connery is a dedicated commercial real estate broker with a passion for serving clients like family. Licensed since 2023, he specializes in the hospitality market in the Dallas-Fort Worth area, leveraging his expertise to deliver exceptional results. As a market expert, he provides unparalleled insights and personalized solutions.

In his free time, Will enjoys attending Dallas sporting events with his wife and three children, creating lasting family memories