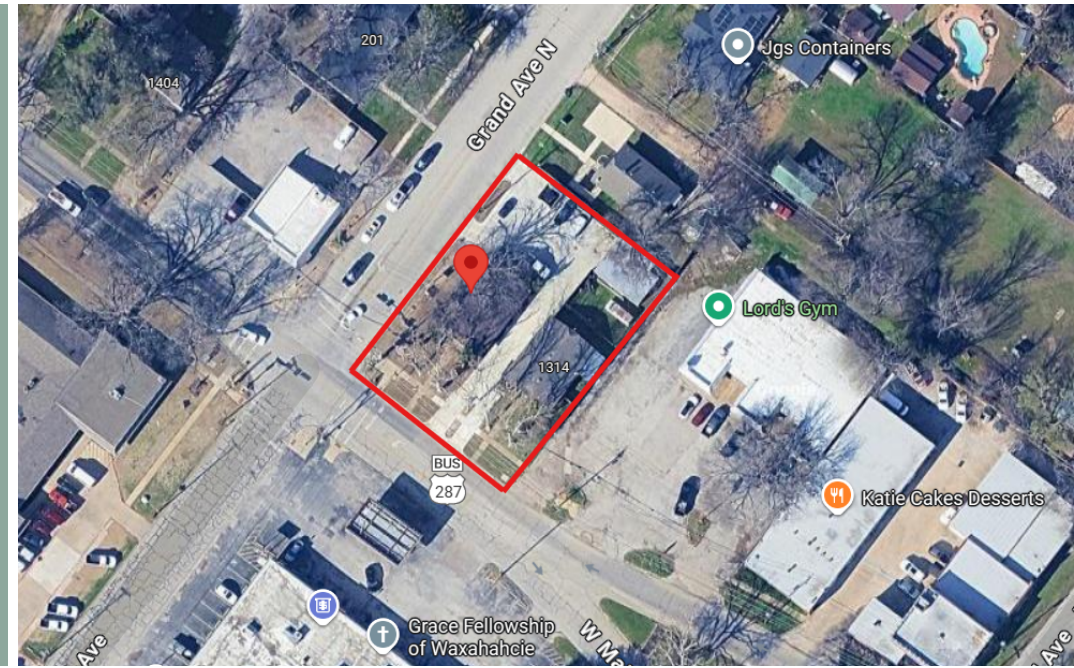


Prime Location with Significant Growth Potential in Downtown Waxahachie



### 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)
- Total Price: \$750,000



# PROPERTY SUMMARY

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



## Property Summary

Price:	\$750,000
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 Condition:	C+

## 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.

Both properties are listed for total of \$750,000, 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





# PROPERTY PHOTOS

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



# PROPERTY PHOTOS

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



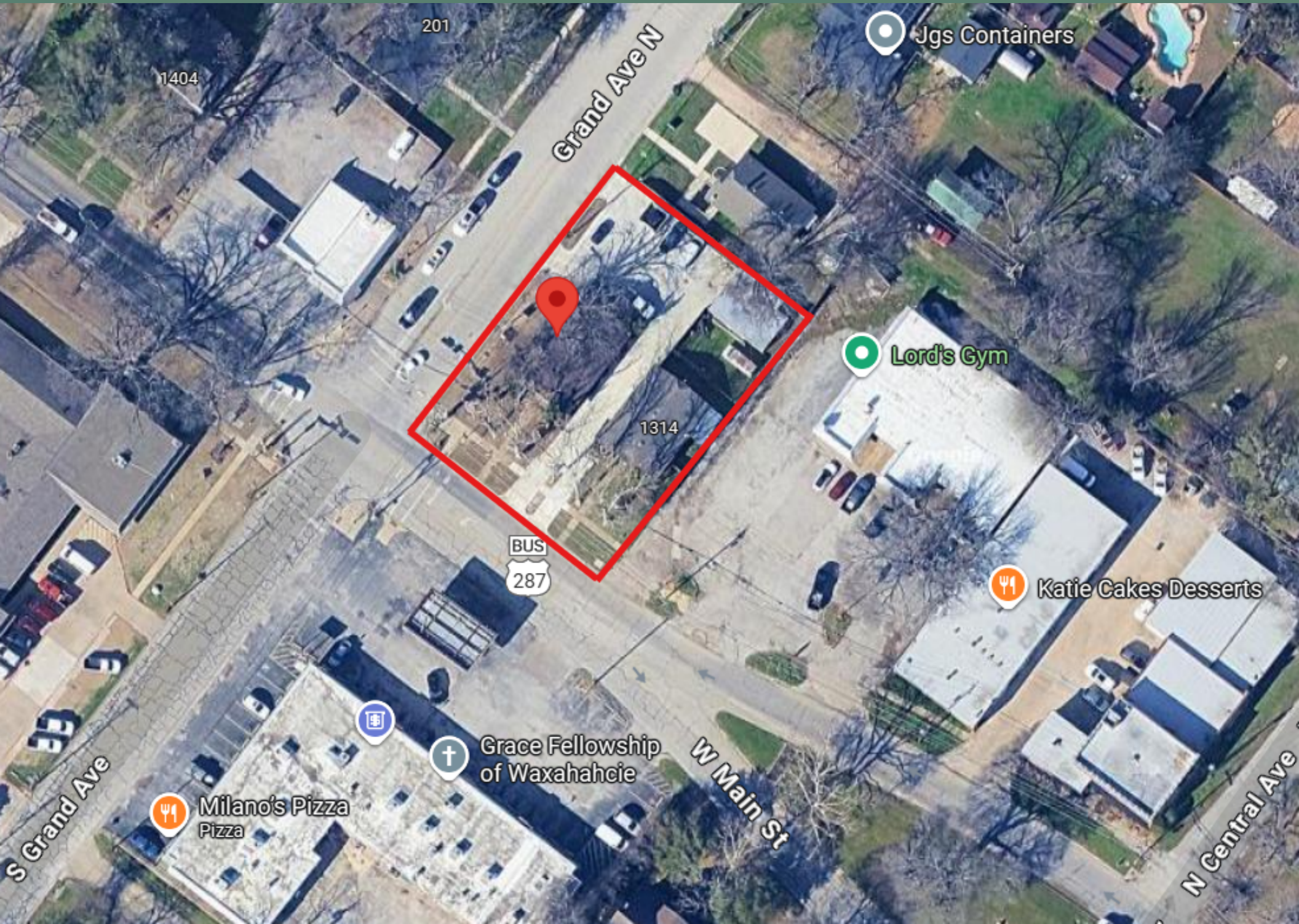
# PROPERTY PHOTOS

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



# PROPERTY PHOTOS

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



## 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:

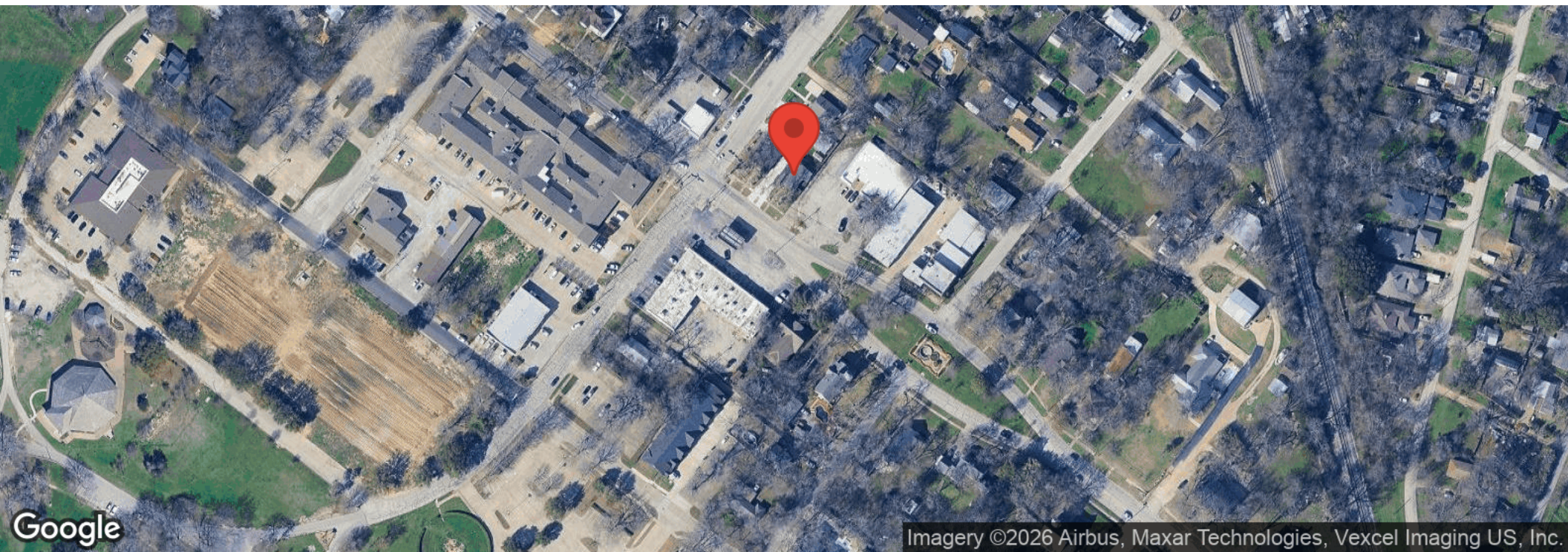
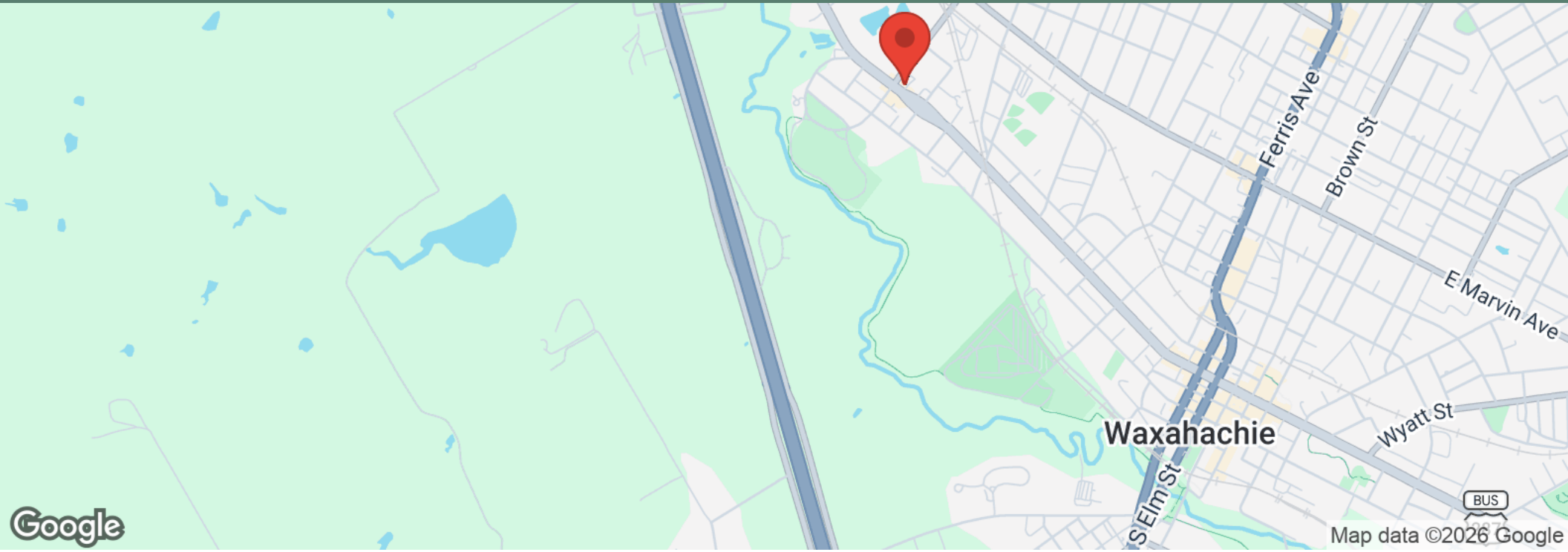
Waxahachie is seeing a surge in residential and commercial developments, driven by its strategic location near Dallas and the increasing need for local businesses to serve the expanding population. The C-1 zoning allows for flexible use, making this property a valuable asset for investors looking to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

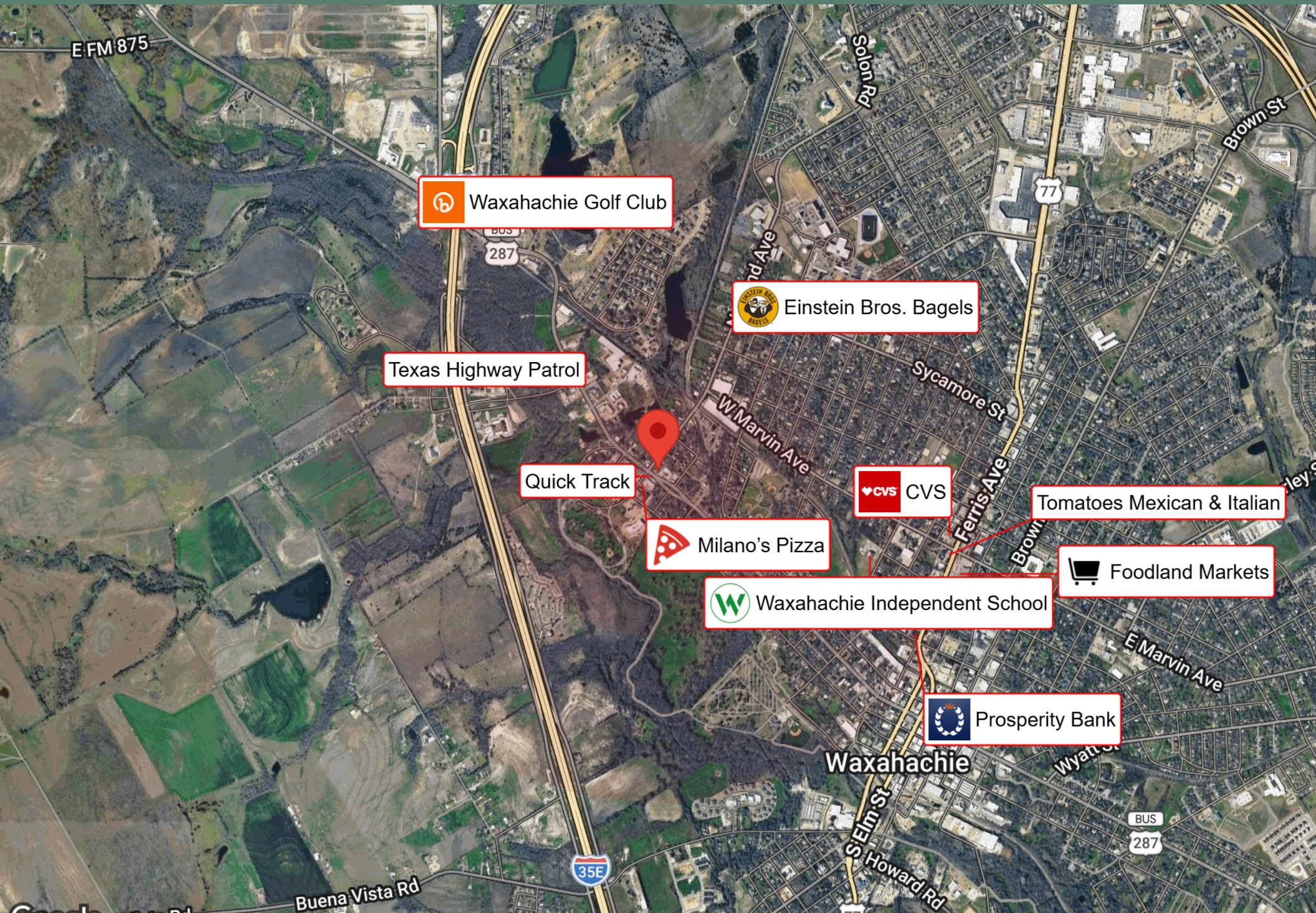
1314 & 1316 West Main Street | Waxahachie, TX 75165




# BUSINESS MAP

West End Retail & Office Opportunity

1314 & 1316 West Main Street | Waxahachie, TX 75165



 Waxahachie Golf Club


 Einstein Bros. Bagels

Texas Highway Patrol


Quick Track


 CVS

Tomatoes Mexican & Italian

 Milano's Pizza

 Foodland Markets

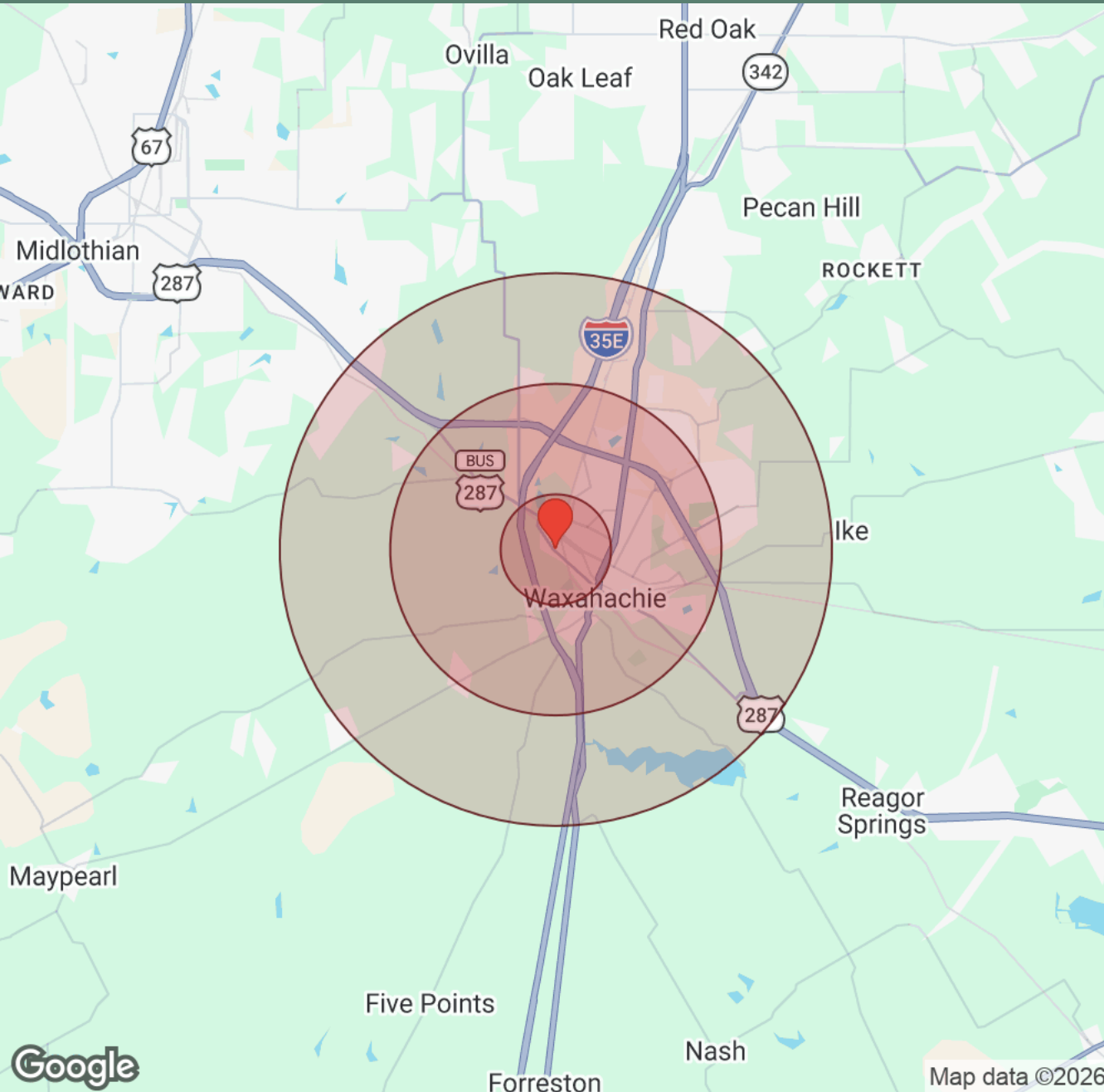
 Waxahachie Independent School

 Prosperity Bank

Waxahachie

# DEMOGRAPHICS

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



Population	1 Mile	3 Miles	5 Miles
Male	2,615	18,014	27,291
Female	2,289	18,570	27,943
Total Population	4,903	36,584	55,234

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,603	17,454	26,943
Black	687	7,445	10,765
Am In/AK Nat	10	73	99
Hawaiian	4	33	39
Hispanic	1,466	10,478	15,587
Asian	24	362	668
Multiracial	102	695	1,066
Other	5	44	66

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,859	14,303	21,138
Occupied	1,734	13,403	19,874
Owner Occupied	795	7,339	12,628
Renter Occupied	939	6,064	7,246
Vacant	125	900	1,264

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	918	7,717	11,782
Ages 15 - 24	1,084	5,526	7,844
Ages 25 - 54	1,847	14,681	22,440
Ages 55 - 64	459	3,586	5,621
Ages 65+	596	5,075	7,546

Income	1 Mile	3 Miles	5 Miles
Median	\$74,183	\$80,460	\$87,771
Under \$15k	144	714	892
\$15k - \$25k	94	722	860
\$25k - \$35k	162	1,124	1,396
\$35k - \$50k	149	1,161	1,588
\$50k - \$75k	326	2,506	3,508
\$75k - \$100k	239	2,168	3,312
\$100k - \$150k	299	2,722	4,292
\$150k - \$200k	216	1,318	2,248
Over \$200k	105	967	1,777

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

PHIL KUBAT  
 (720) 909-8557  
 phil@transworldcre.com

WILL CONNERY  
 (607) 423-8718  
 will@transworldcre.com



**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.

<b>Transworld Commercial Brokers, LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9013356</b> License No.	<b>phil@transworldcre.com</b> Email	<b>(303)981-1936</b> Phone
<b>Philip Kubat</b> Designated Broker of Firm	<b>759206</b> License No.	<b>phil@transworldcre.com</b> Email	<b>(303)981-1936</b> Phone
<b>Stephen Coleman</b> Licensed Supervisor of Sales Agent/ Associate	<b>792728</b> License No.	<b>scoleman@transworldcre.com</b> Email	<b>(972)684-0135</b> Phone
<b>William Connery</b> Sales Agent/Associate's Name	<b>813285</b> License No.	<b>will@transworldcre.com</b> Email	<b>(607)423-8718</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1

**OWNER:** \_\_\_\_\_

**Date:** 10/14/2025

**EXCLUSIVE LISTING AGREEMENT**

©Copyright 2022 NTCAR Form No. 4 (11/2022)



### Commercial Broker

Will Connery  
Commercial Broker  
will@transworldcre.com  
(607) 423-8718

#### 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