TRANSWORLD®
Commercial Real Estate

Prime Commercial Space for Retail or Office Development

WAXAHACHIE, TX 75165

PRICE: $390,000

1,158 SF Property with High Visibility in 1316 West Main Street

PHIL KUBAT
Principal & Managing Broker
(720) 909-8557
phil@transworldcre.com
CO - ER100016698, TX - 759206

STEPHEN COLEMAN
Commercial Real Estate Broker
(972) 684-0135
SColeman@TransworldCRE.com

Property Summary

Price:	$390,000
Total Available Area :	1,158 SF
Total # of Floor:	1
Lot Size:	0.172 acres
Year Built:	1932
Zoning:	C-1 Office or Retail use
Parcel ID:	176704
Property Condition:	C+

Property Overview

This 1,158 SF commercial property, built in 1932, is located on 0.172 acres in the growing commercial district of Waxahachie. Zoned C-1, this single-story property offers versatile development opportunities for retail or office space. The building's C+ condition provides a solid structure for potential upgrades or immediate business use.

With its central location on W Main St, the property benefits from high visibility and consistent foot traffic, making it an attractive choice for businesses looking to establish themselves in a growing market. The nearby historic downtown and local attractions ensure a steady flow of visitors, further enhancing the commercial potential.

This property is well-positioned for investors or business owners seeking space in a prime, high-demand area with easy access to Dallas, just 30 miles to the north. This Waxahachie property is a promising commercial real estate investment in a city experiencing significant growth.

Location Overview

Waxahachie is a thriving community located 30 miles south of Dallas, known for its historic downtown and a growing population. The city has become a key commercial hub in Ellis County, making it an excellent spot for new business ventures. This property is situated near retail establishments, restaurants, and professional services, providing easy access for clients and customers.

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Investment Highlights

1. Strategic Location: The property is 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 property allows for flexible commercial use, including office spaces, retail, and service-based businesses. Nearby businesses are thriving, making this an ideal spot for a new venture.

Development Potential

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

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, supported by an increase 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.

Contact us today to learn more or schedule a site visit!

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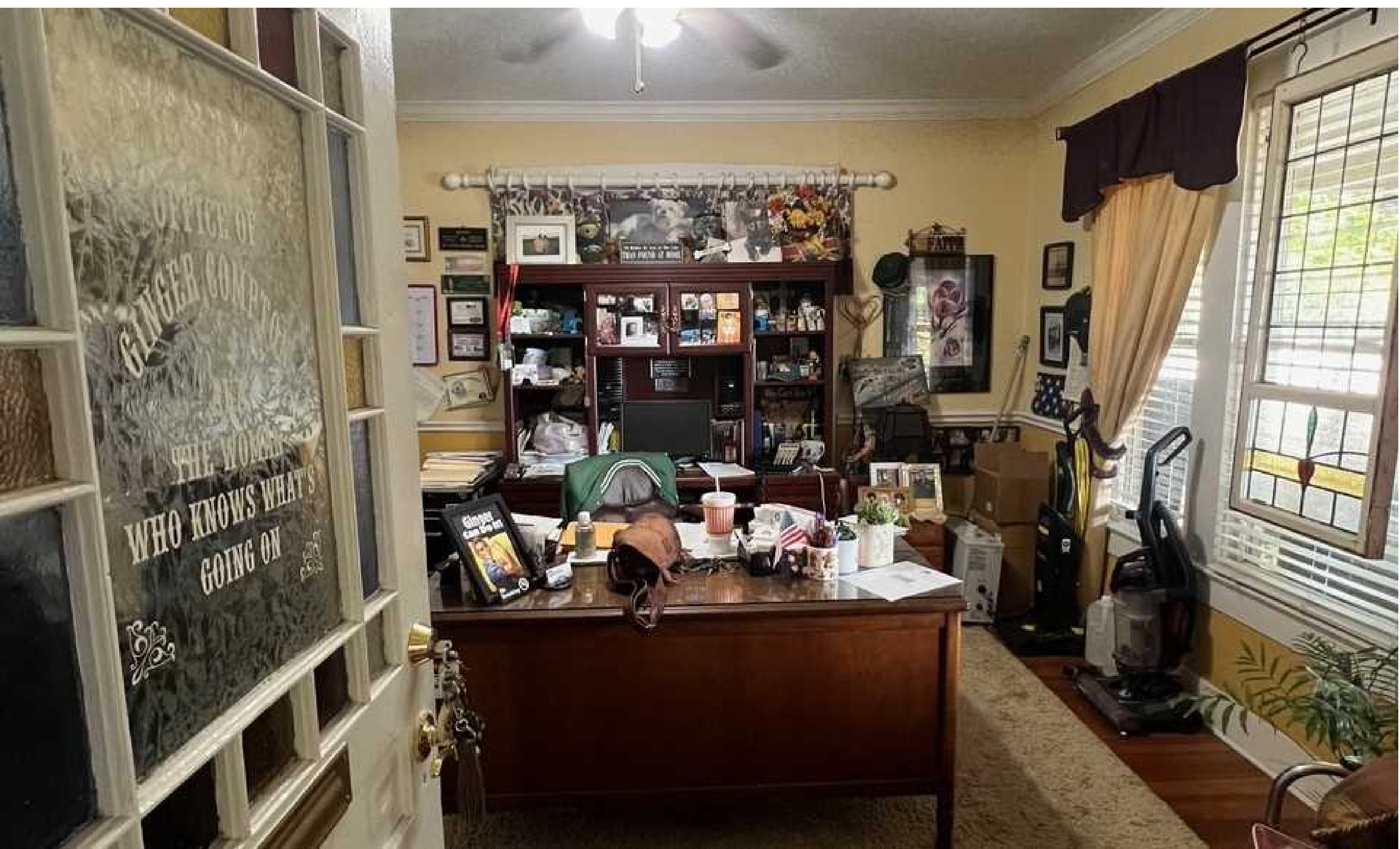
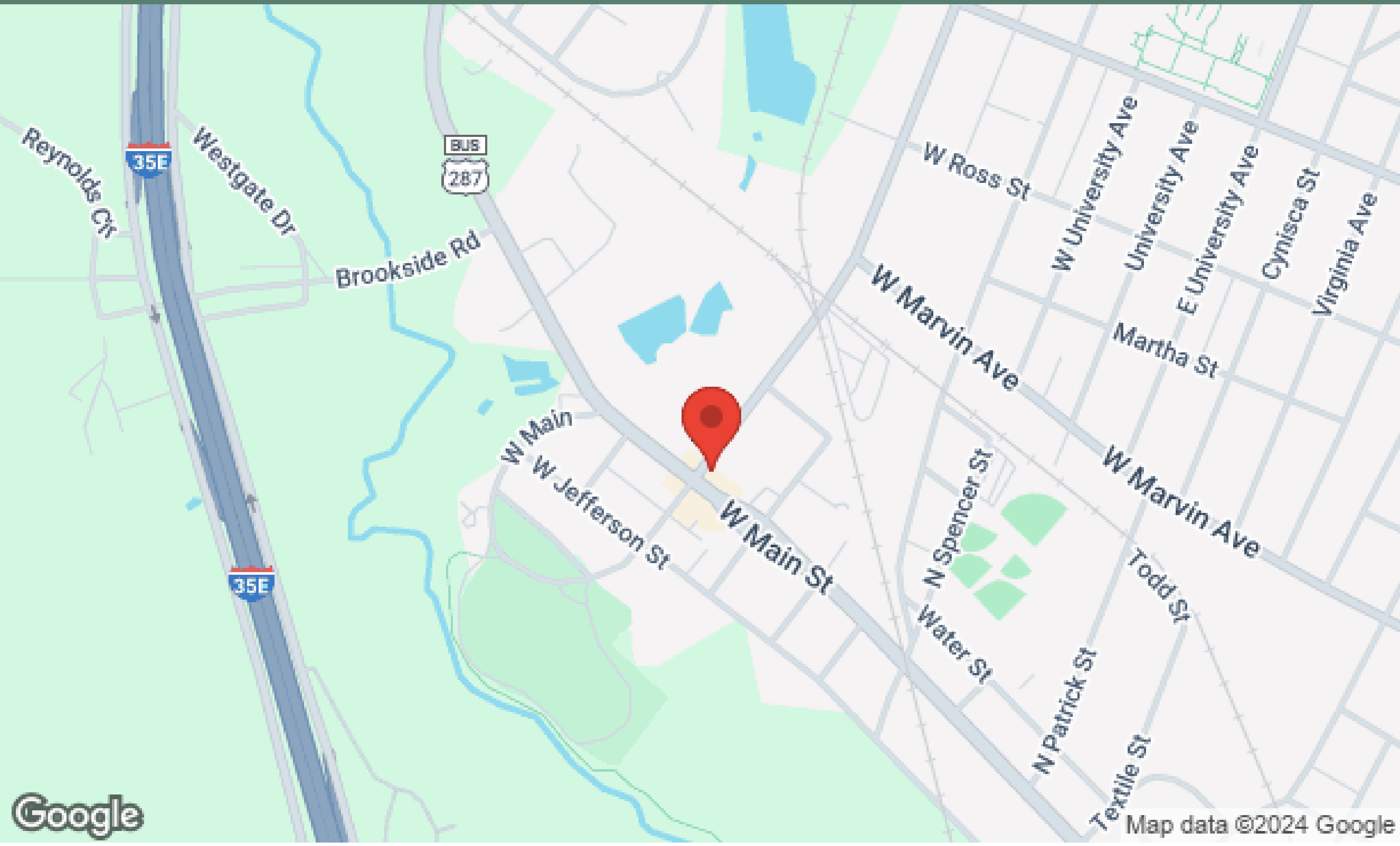
Video Taped Air Duct And Dryer Vent
At Compton's, Clean Just Got Cleaner.
Unleash The Compton Beast
on COVID-19 & Other Viruses, we can
Beast Fogg & Mist Your Home or Business
Peace of Mind.


CLEANING & RESTORATION


WHO KNOWS WHAT'S
GOING ON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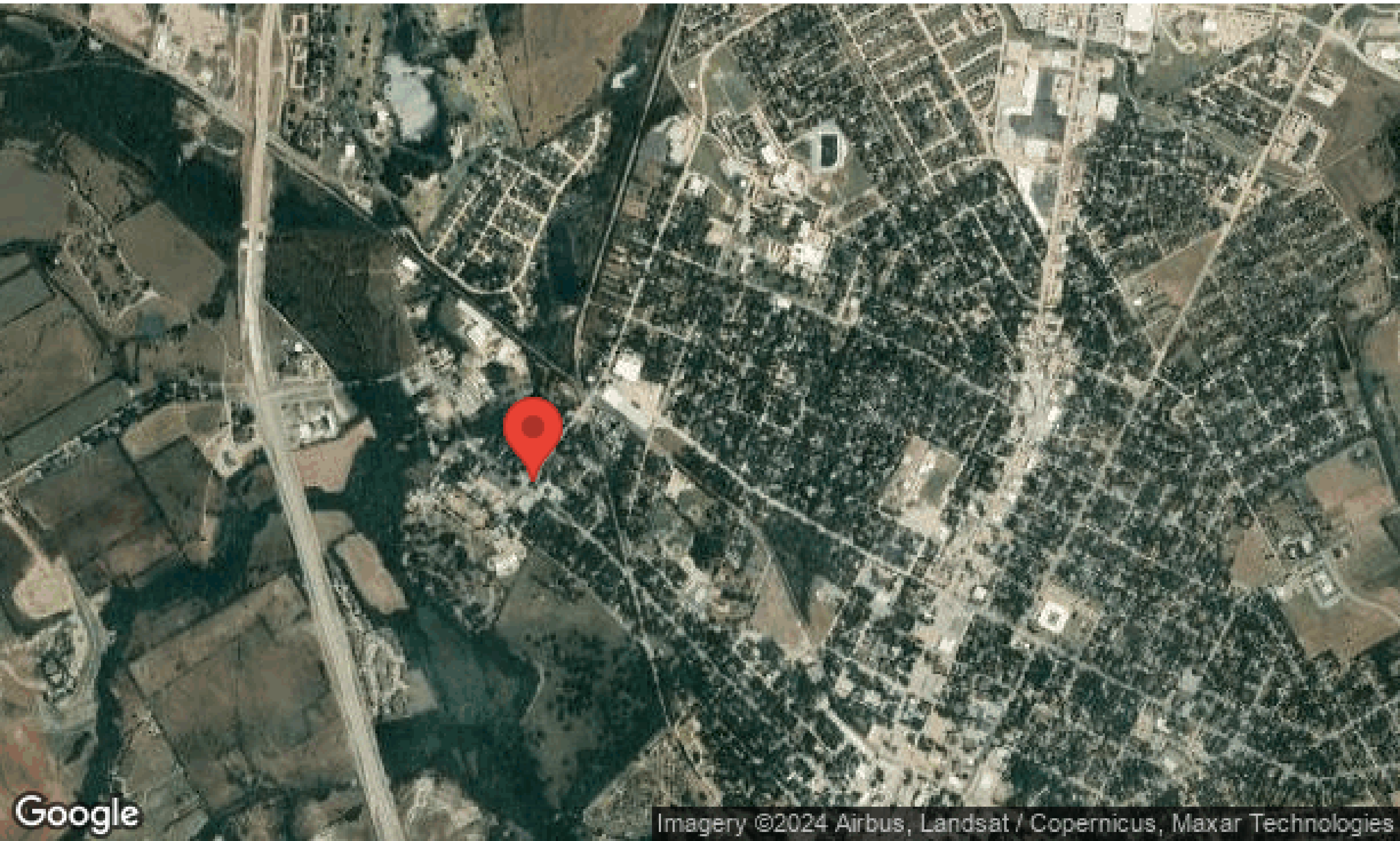
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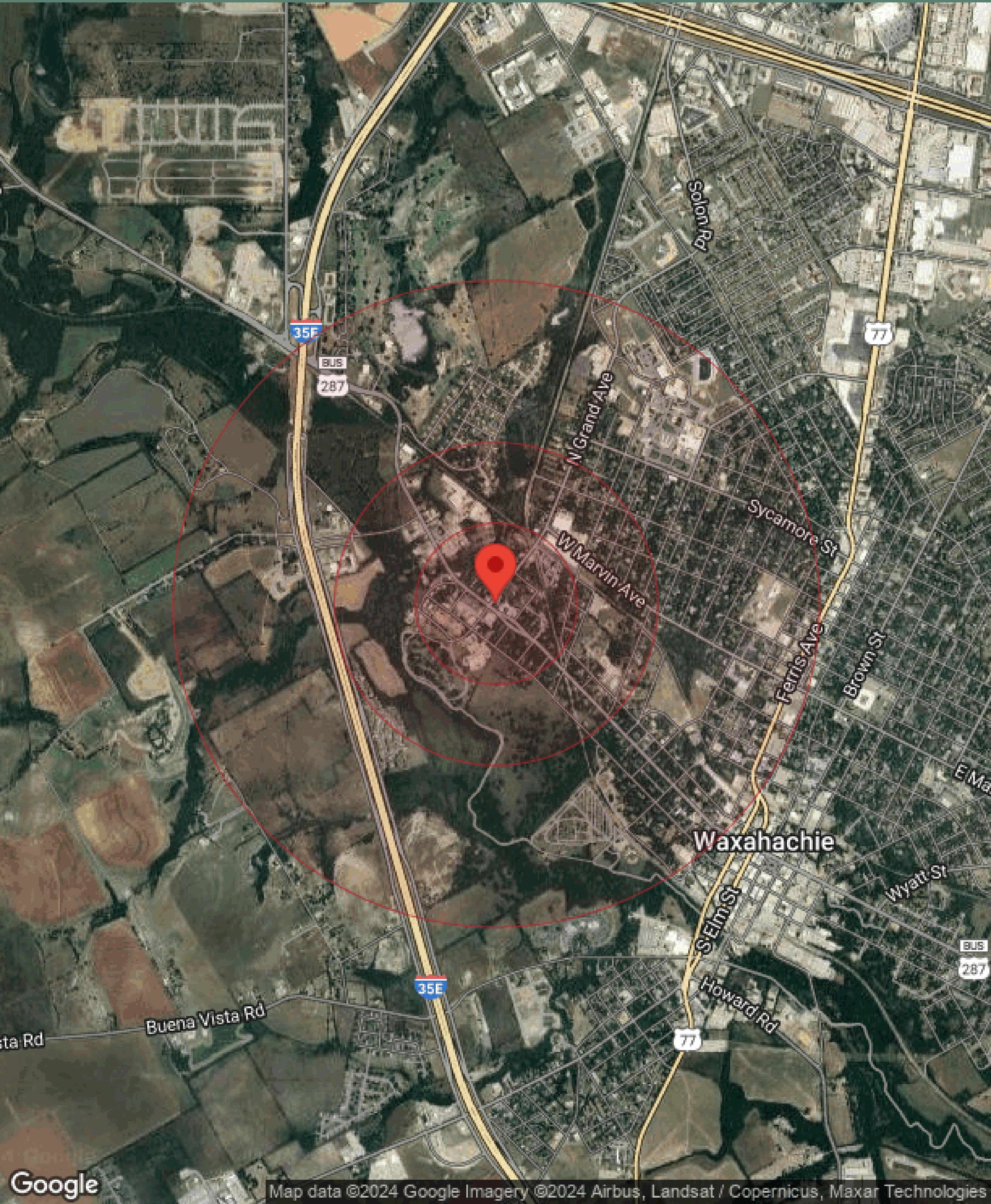
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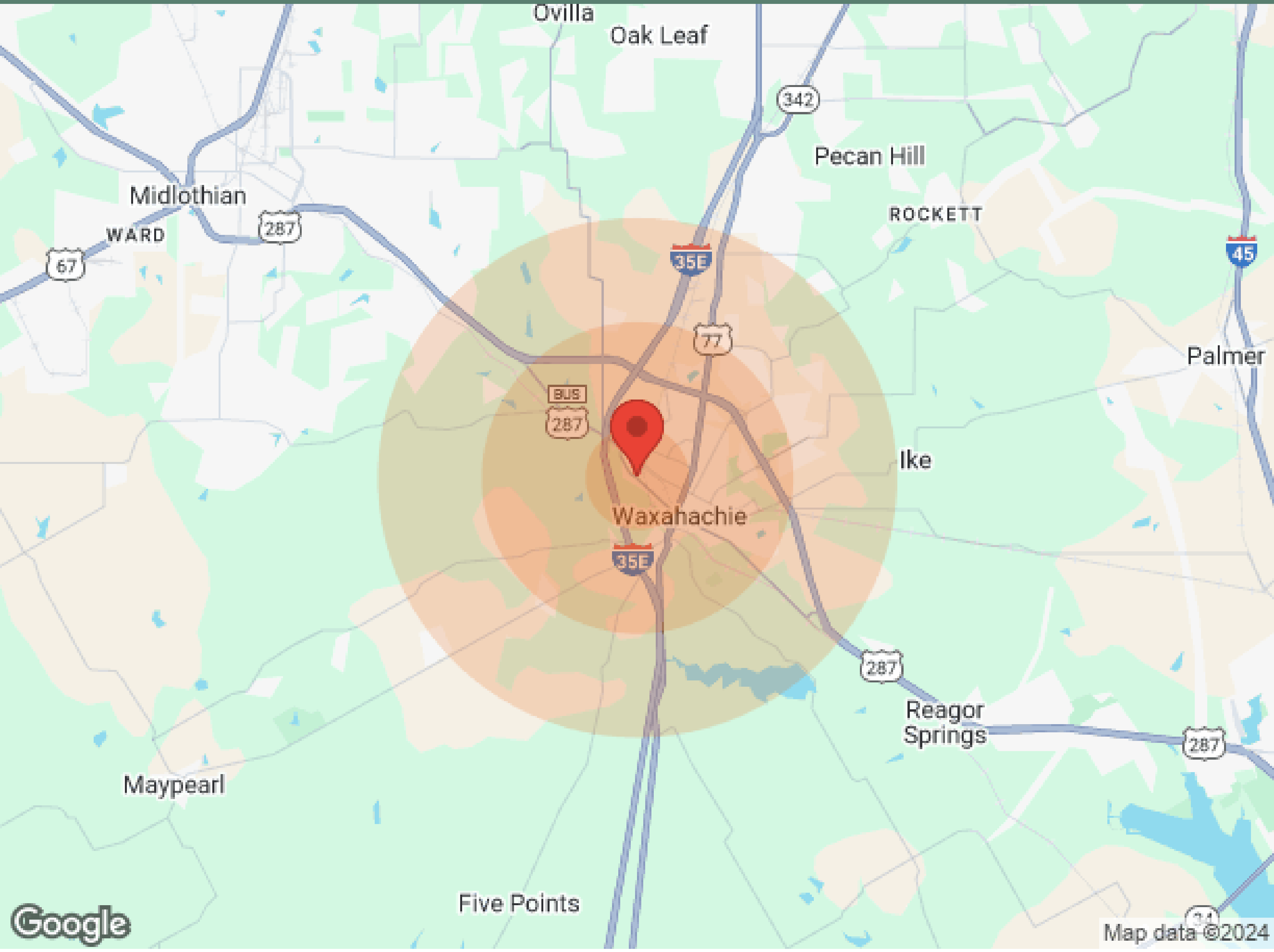

Population	1 Mile	3 Miles	5 Miles
Male	2,606	10,511	16,554
Female	2,665	11,438	17,779
Total Population	5,271	21,949	34,333

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,199	5,071	7,829
Ages 15-24	733	3,253	5,102
Ages 25-54	2,077	8,374	12,739
Ages 55-64	552	2,345	3,807
Ages 65+	710	2,906	4,856

Race	1 Mile	3 Miles	5 Miles
White	4,306	17,225	26,994
Black	446	2,180	3,915
Am In/AK Nat	8	28	29
Hawaiian	N/A	N/A	N/A
Hispanic	1,256	6,021	8,101
Multi-Racial	1,006	5,002	6,706

Income	1 Mile	3 Miles	5 Miles
Median	$36,687	$40,786	$50,057
< $15,000	141	938	1,208
$15,000-$24,999	445	1,150	1,518
$25,000-$34,999	224	1,001	1,228
$35,000-$49,999	215	985	1,424
$50,000-$74,999	392	1,874	2,985
$75,000-$99,999	220	919	1,853
$100,000-$149,999	84	616	1,370
$150,000-$199,999	23	88	255
> $200,000	56	191	280

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,926	8,618	12,995
Occupied	1,758	7,668	11,779
Owner Occupied	794	4,299	7,059
Renter Occupied	964	3,369	4,720
Vacant	168	950	1,216

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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

X Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:
X Customer. Broker is the X seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: X Show a property X Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:
Buyer acknowledges receipt of this document.

____________________ ____________________
Buyer/Tenant Buyer/Tenant

BROKER ACKNOWLEDGMENT:
Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC

____
Broker

NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

EXHIBIT "C"

11-2-2015

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensee 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.

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.

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.

TRANSWORLD COMMERCIAL REAL ESTATE	9013356	PHIL@TRANSWORLDCRE.COM	(303)981-1936
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
PHILIP KUBAT	759206	PHIL@TRANSWORLDCRE.COM	(303)981-1936
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
STEPHEN COLEMAN	792728	SCOLEMAN@TRANSWORLDCRE.COM	(972)684-0135
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials　　　　Date

Regulated by the Texas Real Estate Commission　　　**Information available at** www.trec.texas.gov

IABS 1-0

Commercial Broker
Stephen Coleman
Scoleman@transworldcre.com
(972) 684-0135

Bio:

Stephen Coleman is a commercial real estate broker and investor who is committed to his clients to ensure total satisfaction throughout the process of acquisition, sale and investment in commercial assets in the Greater Dallas and Fort Worth Metroplex. Stephen has been in the real estate business for just over 6 years and has also purchased, renovated, rented, and sold his own properties in DFW. He is presently working on his Texas Accredited Commercial Specialist(TACS) education program in preparation for the Certified Commercial Investment Member(CCIM) and Society of Industrial and Office Realtors(SIOR) membership associations.

A Marine Corps veteran of 8 years, Stephen has a foundation of hard work with persistence and perseverance and solution based problem solving. After the military, Stephen worked as Operations Manager for a major furniture importer located in Dallas with logistics, warehousing and distribution/manufacturing performance at the forefront of his overall daily responsibilities. Also, heavily involved in the fine dining world for nearly a decade, he excels in the Restaurant and Hospitality industries along with Industrial and Retail asset classes.

In his free time, you can find Stephen on the golf course or taking his dog Beau for a walk around White Rock Lake. He is also an avid skier, mountain biker and fly fishermen and especially loves Colorado and Utah in the summer and winter months.