



Why it Stands Out

- Prime Location near the heart of Downtown Waxahachie
- High visibility
- Charming Historic architecture with modern utility upgrades
- 4 well-lit, spacious offices with elevated ceilings
- Ideal for retail, office, studio, or gallery
- Near coffee shops, restaurants, courthouse, city and county offices
- Easy access to I-35E and the Dallas/Fort Worth metro area

Feature Highlights

- ✓ \$23.50 per sq ft + NNN
- ✓ 1,471 SF of flexible space in an historic building
- ✓ Excellent curb appeal
- ✓ Handwood floors and high ceilings
- ✓ Quick highway access



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