

# 1107 FERRIS AVE

WAXAHACHIE, TX 75165

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Check out this exciting leasing opportunity at 1107 FERRIS AVE, located in the heart of Waxahachie, TX. With its strategic location, this property is the perfect choice for businesses looking to establish and expand their presence within Waxahachie. Reach out to our team for further information and arrange a showing.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Number of Units:	3
Available SF:	
Building Size:	6,381 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,241	8,890	12,220
Total Population	6,247	25,260	34,877
Average HH Income	\$56,599	\$58,003	\$62,934

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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ADDITIONAL PHOTOS



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209 Powell Place  
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PLANS



## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1107 Ferris Ave	Georgie Boy's Ice Cream	1,067 SF	NNN	-	-
1107 Ferris Ave	Little Gym Waxahachie	3,787 SF	NNN	-	-
1107 Ferris Ave	Marco's Pizza	1,527 SF	NNN	-	-

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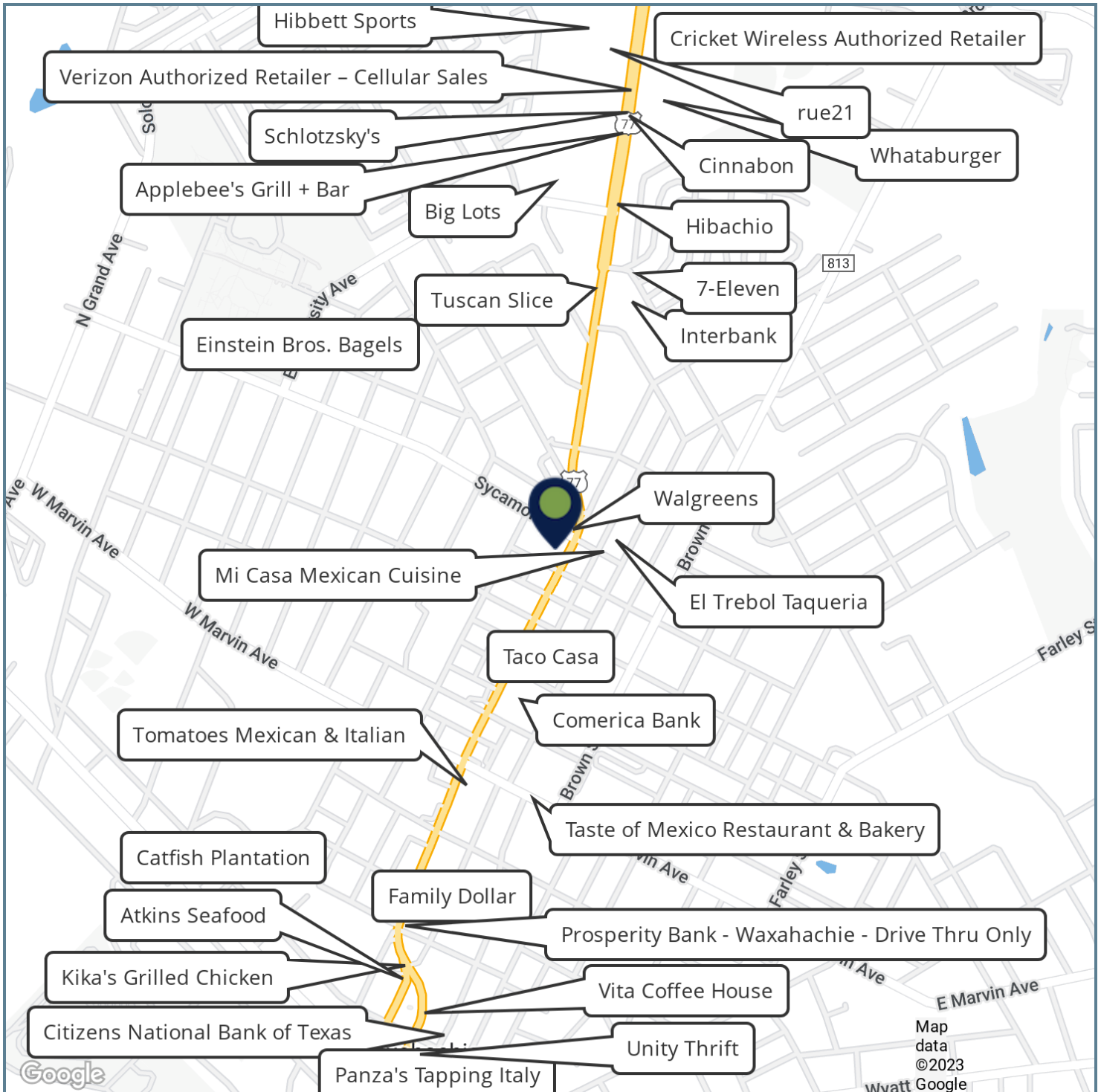
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## RETAILER MAP



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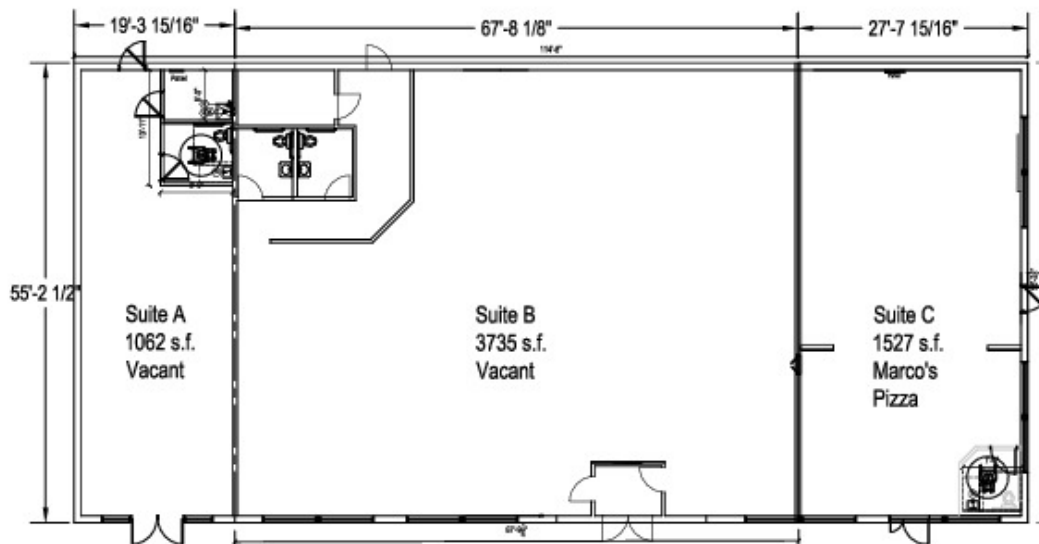
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## FLOOR PLANS



**#637 Waxahachie, TX**  
1107 FERRIS AVE WAXAHACHIE, TX, 75165  
Floor Plan

**\*EXISTING CONDITIONS: V.L.F.**

Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.

Date: 01/21/2021  
Drawn By: DD

Presented By:

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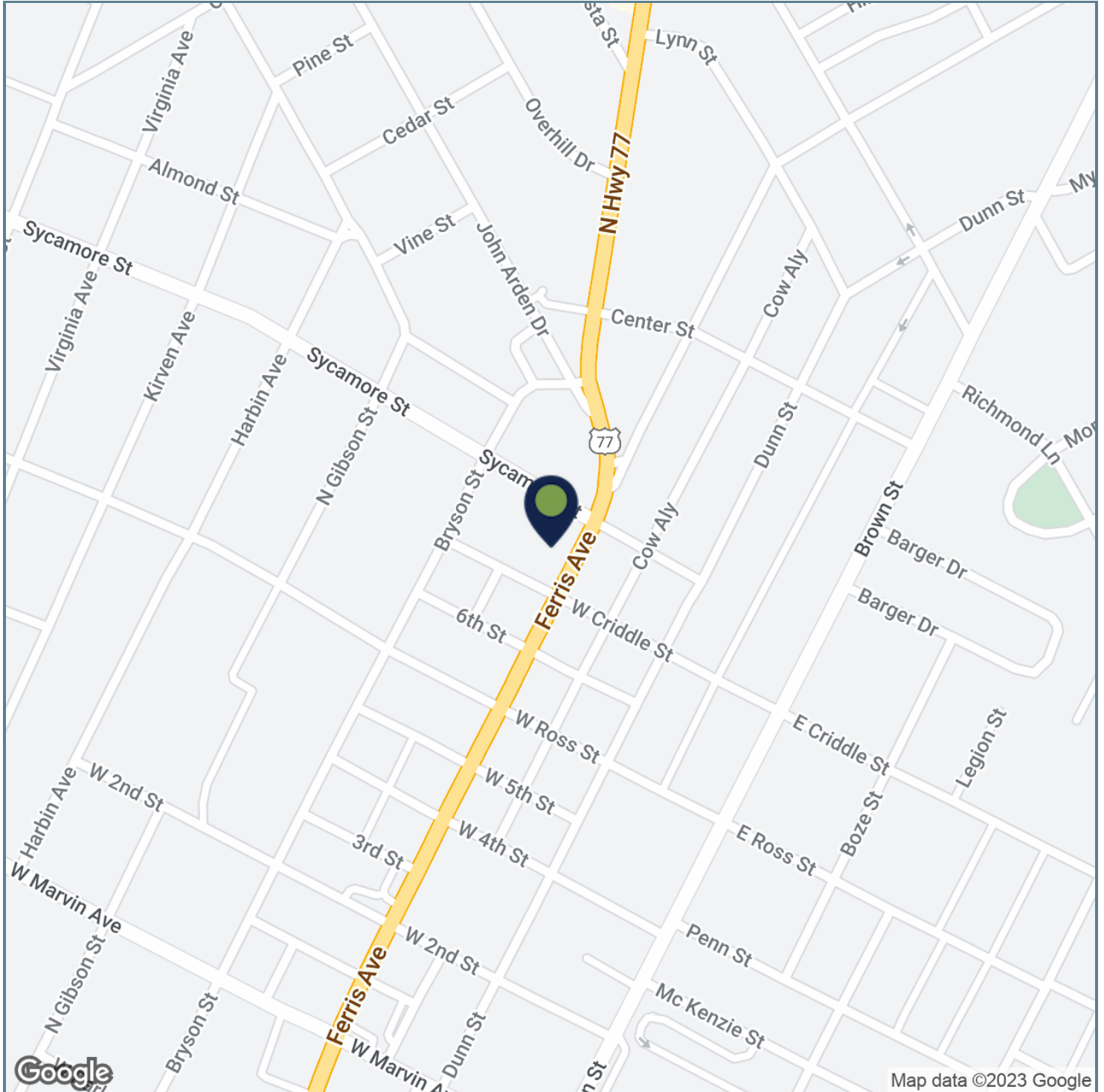
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LOCATION MAPS



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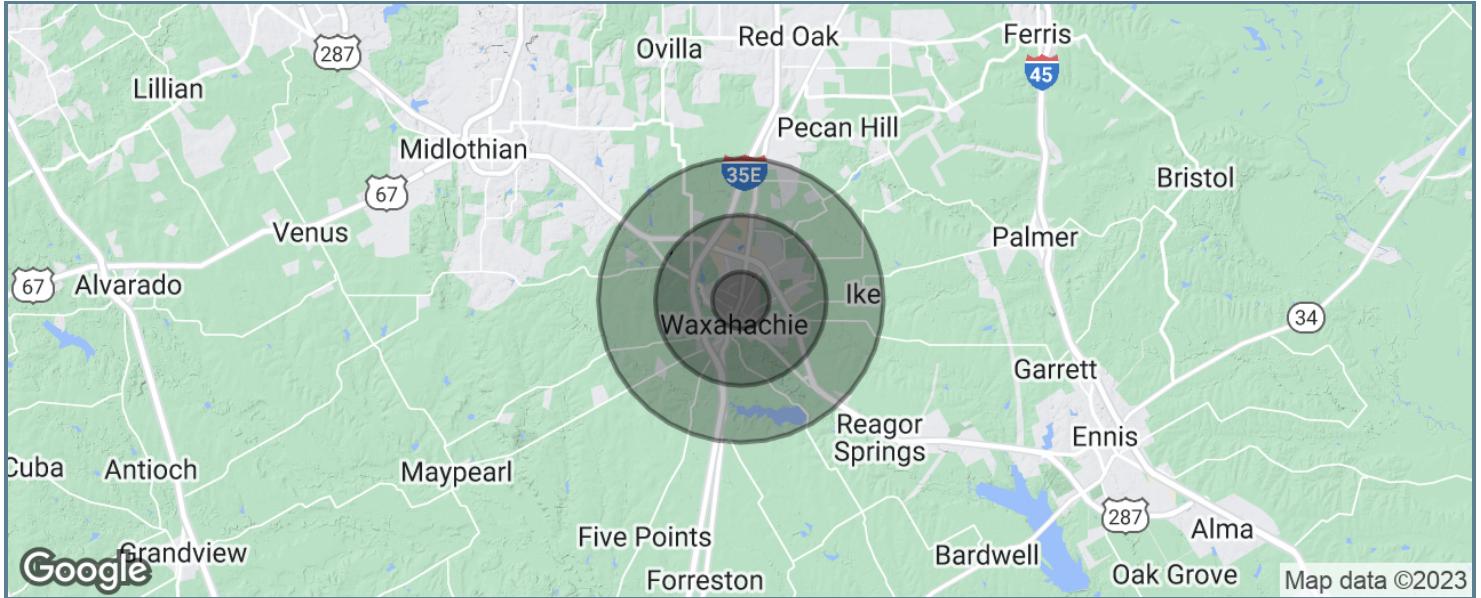
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,247	25,260	34,877
Median age	32.7	32.0	32.4
Median age (Male)	28.8	28.9	30.3
Median age (Female)	34.5	33.6	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,241	8,890	12,220
# of persons per HH	2.8	2.8	2.9
Average HH income	\$56,599	\$58,003	\$62,934
Average house value	\$123,807	\$130,963	\$144,745

\* Demographic data derived from 2020 ACS - US Census

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