

FOR SALE
COMMERCIAL / INDUSTRIAL PROPERTY
406 Cantrell Street
Waxahachie, Texas

LOCATION: The subject property is located at 406 Cantrell Street in the southern part of downtown Waxahachie.

LAND: 2.8375 Acres **Zoned:** Light Industrial - 2

IMPROVEMENTS: 52,100 S.F. metal and brick buildings built in 1980, 1999, 2003 and 2007 according to the Ellis County Appraisal District records. Seller recently paid \$500,000 for a new roof and \$135,000 for a firewall. The buildings are sprinklered. Approximately \$80,000 was spent on electrical upgrades in 2019.

CEILING HEIGHTS: 16 - 30 ft.

UTILITIES: Water & Sewer - City of Waxahachie
Electric - Oncor
Gas - Atmos

PRICE: \$3,500,000.00; \$67.17 Per S.F.

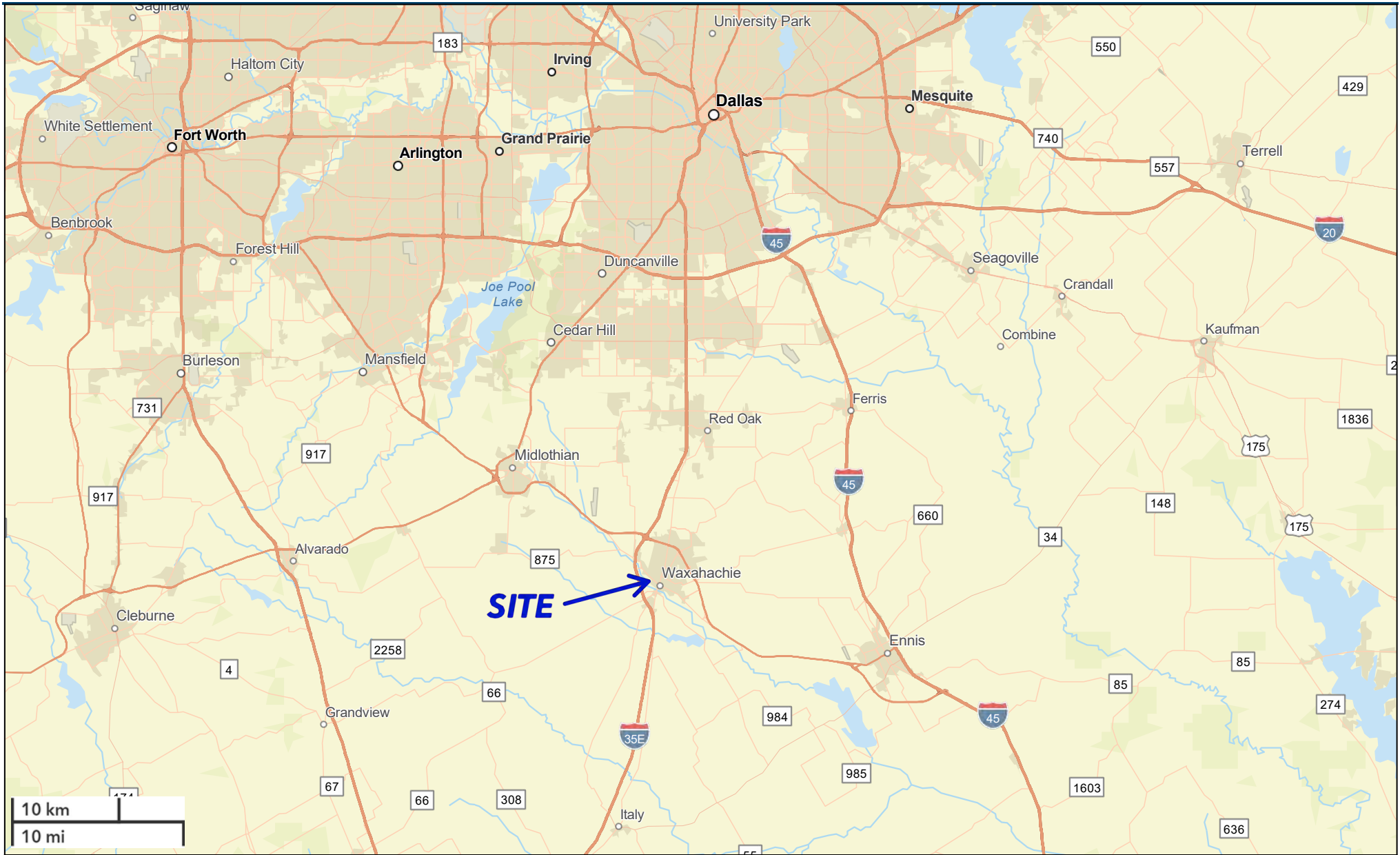
EXISTING LEASE: There is an existing lease for 2 ½ years with a 4 year renewable option period. Details upon request.

COMMENTS: A portion of the property is located in the Flood Plain and flood insurance is required.

FOR MORE INFORMATION
Call
JOE RUST COMPANY
972-333-4143

406 Cantrell Street-FS-2023.docx

Information furnished is from sources deemed to be reliable but is not guaranteed by Joe Rust Company and is subject to change in price, correction, errors and omissions, prior sales and withdrawal without notice.







605 COLLEGE

603 COLLEGE

200 HOWARD

1446

400 CANTRELL

1985

104 HIGHWAY 77

NULL ROGERS

528 ROGERS

401 CANTRELL

301 CANTRELL

NULL CANTRELL

NULL CANTRELL

608 ROGERS

602 ROGERS

600 ROGERS

600 ROGERS

507 DUNAWAY

564 ELM

NULL CANTRELL

NULL CANTRELL

1446

NULL CANTRELL

NULL CANTRELL

Hwy 77

406 Cantrell St

406 CANTRELL

NULL CANTRELL

612 ROGERS

510 DUNAWAY

301 HALEY

305 HALEY

309 HALEY

300 HALEY

NULL HALEY

304 HALEY

NULL CANTRELL

1446

CANTRELL

502 CANTRELL

504 CANTRELL

502 CANTRELL

303 TURNER

305 TURNER

401 TURNER

405 TURNER

403 TURNER

701 CANTRELL

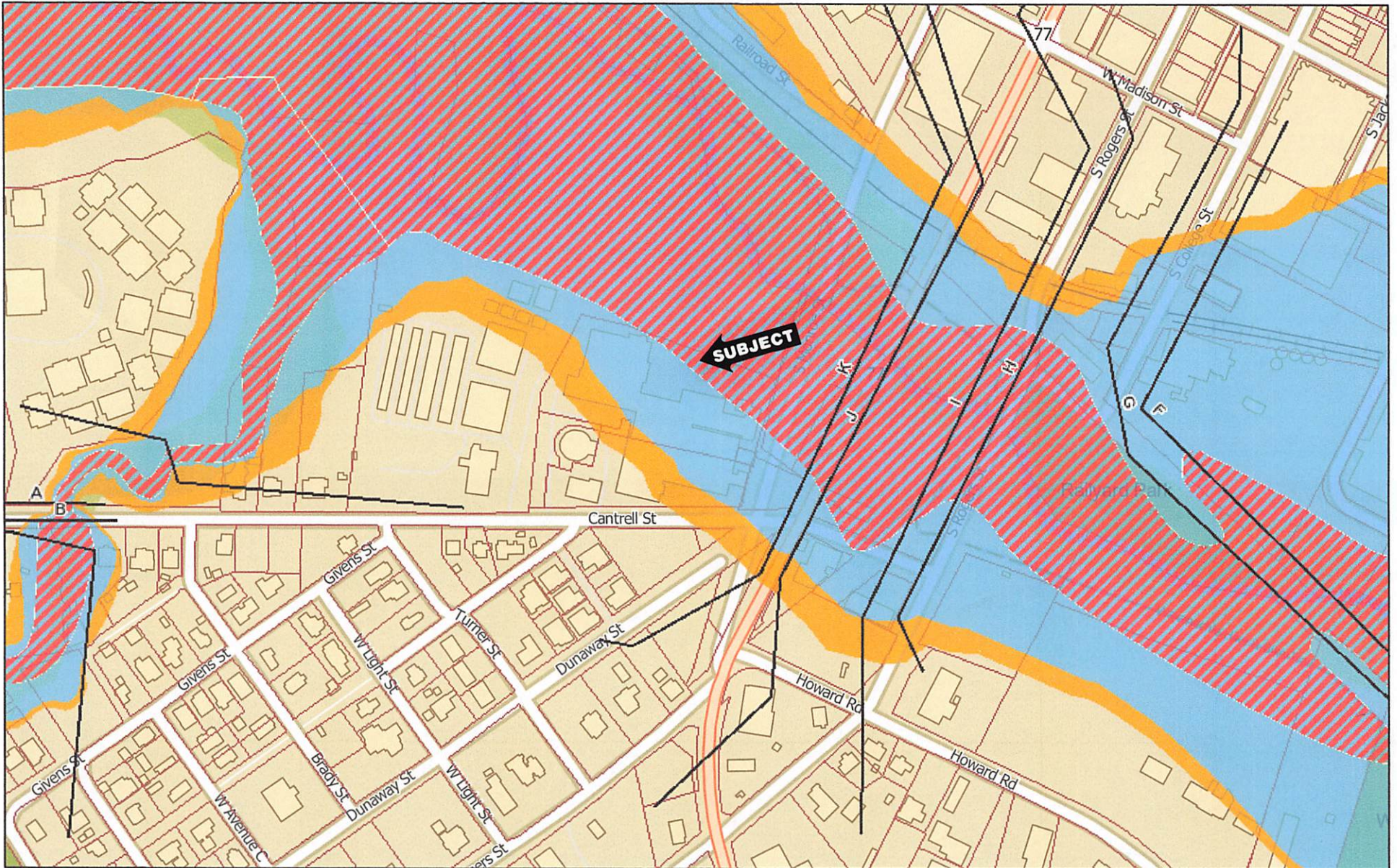
NULL CANTRELL

NULL CANTRELL

704 CANTRELL

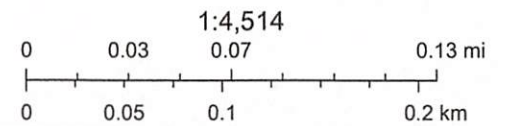
704 CANTRELL

406 Cantrell Street



6/29/2023, 9:58:45 PM

- | | | |
|------------|---------------------------------------|-------------------|
| Flood Zone | AE, FLOODWAY | CrossSections_Rev |
| A, | X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD | City Limit |
| AE, | Cross Section | Parcels |



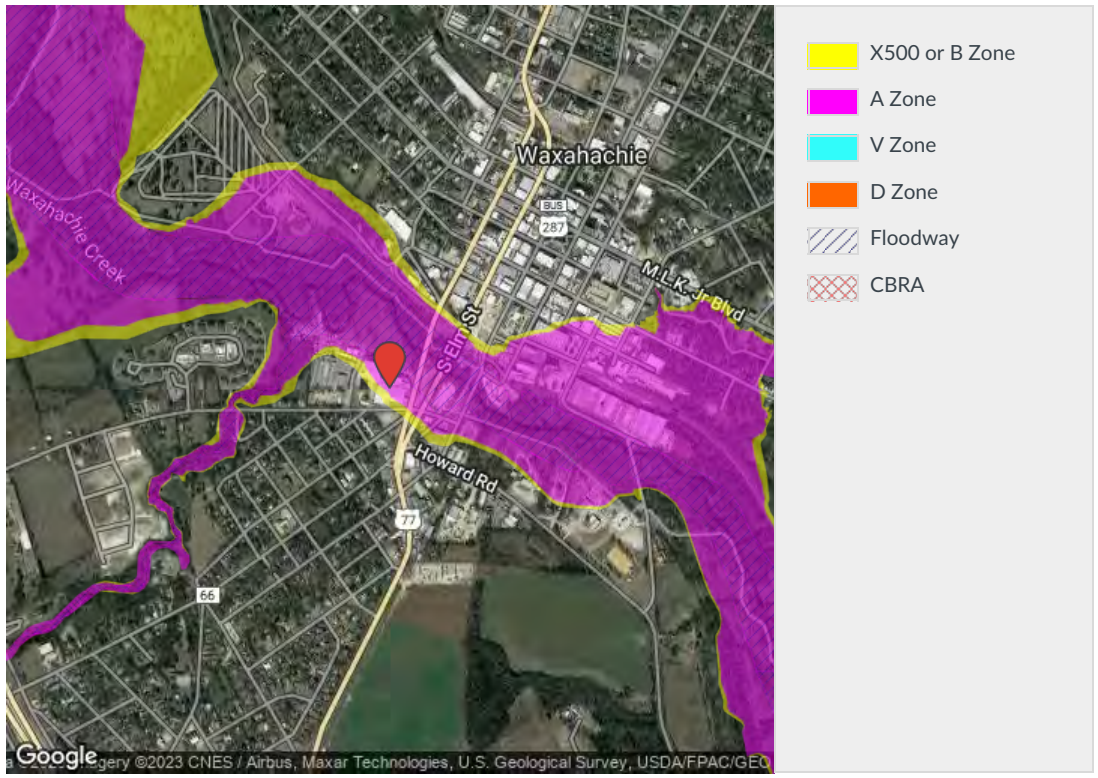
406 CANTRELL ST WAXAHACHIE, TX 75165-3112

LOCATION ACCURACY: Excellent

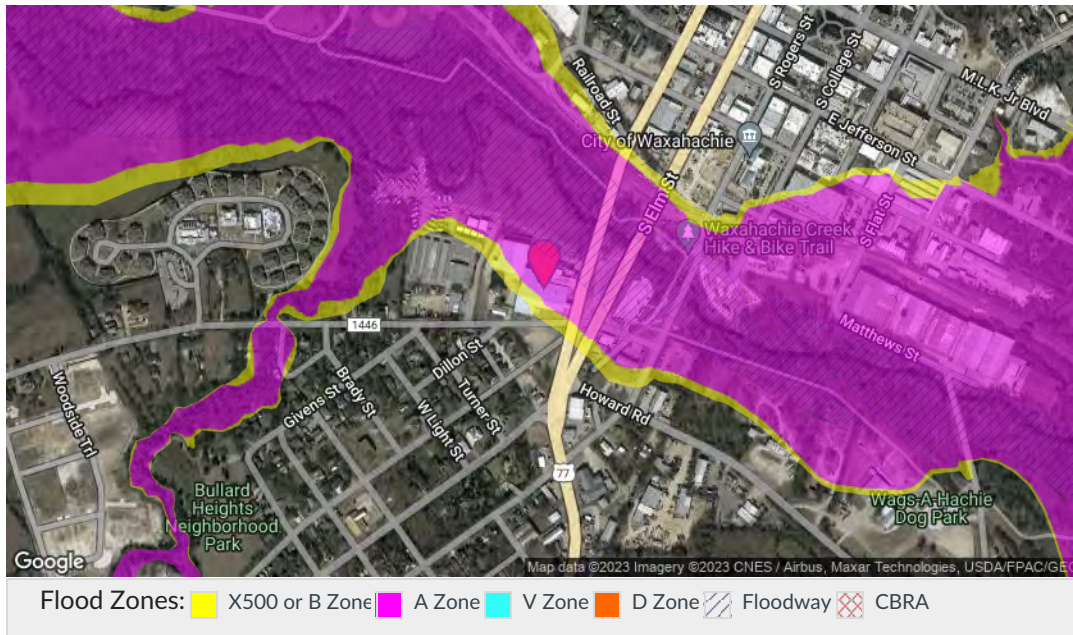
Flood Zone Determination Report

Flood Zone Determination: IN ⚠

COMMUNITY	480211	PANEL	0190F
PANEL DATE	June 03, 2013	MAP NUMBER	48139C0190F



Overview Map



**406 Cantrell Street
Waxahachie, Texas**

Photos









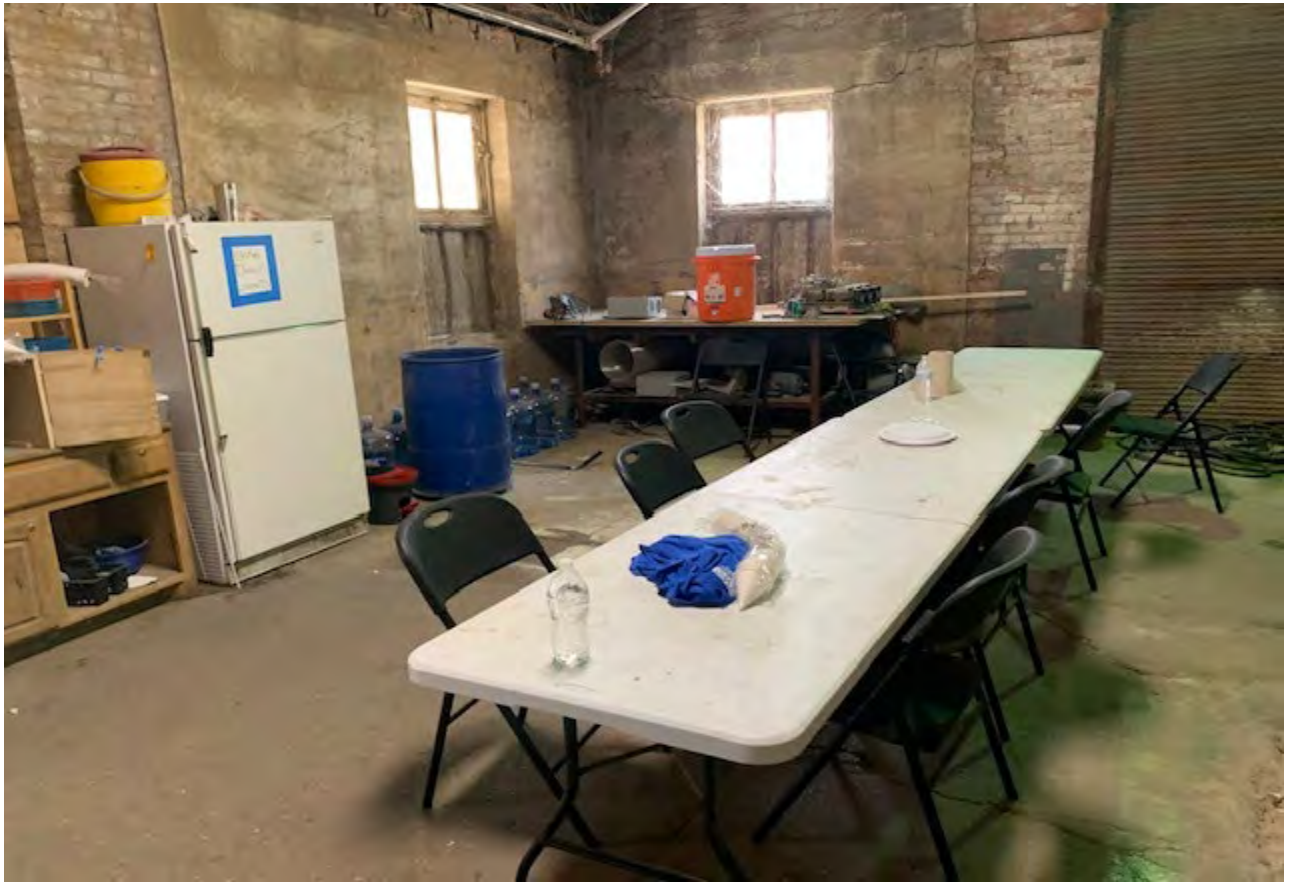
















Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

<u>Joe Rust Company</u>	<u>0204705</u>	<u>joerust@joerust.com</u>	<u>(972)333-4143</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0