

COMPASS
COMMERCIAL

1315 FM 1446

Waxahachie, TX 75167

FOR SALE

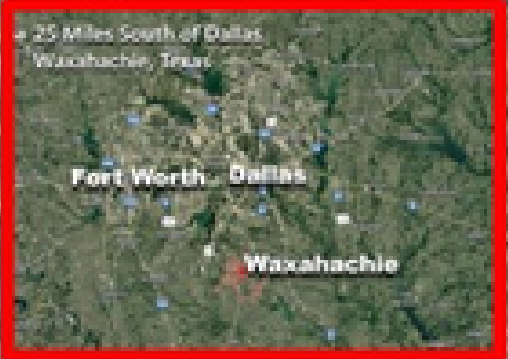
Interstate - Adjacent
Raw Land

7 +/- Acres

This commercial site is located near major highways (I-35, 287), only 0.4 miles from I35E and 4 miles to 287.

Prime location with
strong market
demand!





**7 +/-
Acre
Site**

Thousands of
new homes
coming in this
area

Alex Hendrickson
817-240-3968



The Opportunity

The Hendrickson Agency, LLC, powered by Bray is pleased to present the opportunity to acquire 1315 FM 1446 (“the property”), a 7 +/- acre commercial site in the heart of Waxahachie. The property is strategically located near major highways (I-35, 287), only 0.4 miles from I35E and 4 miles to 287. This property ensures seamless access to key logistics hubs, DFW and the greater Fort Worth market. 30 mins from Dallas and 45 mins from Fort Worth. TxDOT has approved the approach needed. You have the flexibility to design and configure spaces to suit tenant or owner-operator needs, allowing for multi-tenant or single-user industrial setups. Whether you're looking to create light manufacturing facilities, or office-warehouse combinations, this site offers the scalability and versatility to meet the demands of today's industrial market. Surrounded by established businesses, distribution centers, and industrial parks, this location is ideal for companies seeking growth, efficiency, and visibility in a booming commercial corridor. With strong market demand, a prime location, and unlimited customization potential, this is an opportunity developers and investors won't want to miss. Currently zoned as agriculture with no flood plain. New survey & plat is needed.

Address 1315 FM 1446, Waxahachie, TX 75167

APN# 179047

Location The site is located S Interstate 35 E in Waxahachie.
Take exit 399B from I-35E S

Total Land Area 7 +/- Acres (approximately 304,920 SF)

Trade Area Green Acres



Waxahachie

Market Overview

The property is located in Ellis County, Waxahachie Texas. Approximately 30 miles south of downtown Dallas. 35E and 287 are two major highways that offers excellent transportation options. Rail options are Union Pacific and Burlington Northern/Santa Fe Railroads. They provide freight services and connect the city to neighboring facilities in Midlothian, South Dallas and onto the national rail networks.

Air travel is conveniently located in close proximity to several airports. DFW International is one of the busiest airports in the world and is about 50 miles north SH 360. Love Field Airport is approx. 35 miles north in Dallas. Waxahachie offers Mid-Way Regional Airport. Waxahachie is also located about 250 miles from the Port of Houston. This is one of the largest ports in the USA offering access to global shipping and cargo transportation.

Waxahachie has a diverse and robust economy and hosts businesses in a broad range of professional fields. All this leads to highly diverse and skilled workforce.

There are many accredited colleges and universities either in Waxahachie or in close proximity, including Texas State Technical College, Navarro, Southern Methodist University, Dallas Baptist University and more!

Waxahachie continues to be a highly attractive real estate destination due to the strength and durability of it's economy!

Major *Employers of Waxahachie*

Company Name	Description	# of FT Employees
Baylor Medical Center at Waxahachie	Hospital	1,000+
Waxahachie ISD	Public Schools	1,000+
Dart Container Corp.	Insulated foam cups	500-999
Ellis County	County Government	500-999
Walgreens	Distribution Center	500-999
Cardinal IG Co.	Insulated glass	250-499
City of Waxahachie	Local Government	250-499
Owens-Corning Fiberglass	Insulation	250-499
UNIVAR	Chemical Blending	250-499
A.E.P. Industries	Polyethylene film	100-249
Berry Global	Plastics/Film Products	100-249
C. R. Laurence	Commercial storefronts	100-249
Cabinet Specialists, Inc.	Cabinet manufacturers	100-249
Cardinal CG Co.	Coated glass	100-249
Georgia Pacific Corp.	Paper packaging products	100-249
James Hardie Industries	Cement fiberboard	100-249
International Extrusion Corp.	Extrusion-anodizing	100-249
Kinro-Composites	Bathtub Fabrication	100-249

35E

Chick-fil-a, McDonald's, Shell, Sonic

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Proposed 7 Acres

FM 1446

**For more information,
please contact:**

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