



**SALE**

**Redevelopment Opportunity!**



**600-602 Ferris Avenue (Highway 77)  
Waxahachie, Texas 75165  
30,222 Square Feet**

- Freestanding Building With ± 25,790 SF on First Floor & ± 4,432 SF on Second Floor
- Ferris Avenue Frontage
- Located in the Heart of Waxahachie Retail District
- Ample Parking
- Industrial Elevator
- Zoned GR - General Retail
- Situated on ± 53,980 SF of Land



**NAI Robert Lynn**

Commercial Real Estate Services, Worldwide.

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<b>2010 Figures</b>	<b>RADIUS</b>		
	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	9,593	26,471	33,699
Average Household Income	\$57,268	\$63,778	\$66,704

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