

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 609 FERRIS AVENUE

WAXAHACHIE, TX 75165



\$499,900



2,562 sqft

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## DESCRIPTION

Step into a remarkable piece of local history with this unique property, originally built between 1905 and 1907. This two-story pyramidal home began as a one-story residence and has been carefully preserved, showcasing timeless character throughout. Original hardwood floors, spacious living and dining areas, and distinctive architectural details create an inviting atmosphere rich in charm. Zoned for General Retail use, allowing for stores and light service-based businesses, the property offers exceptional versatility for a variety of commercial or mixed-use opportunities. The upstairs level features a private exterior staircase, making it ideal for short-term rental use, separate office space, or additional income potential. Situated on a generous lot, the property includes a backyard with alley access and a private driveway off Ferris Avenue, adding convenience and functionality. This is a rare opportunity to own a historic property that seamlessly blends classic character with modern business potential.



**Jamie Wickliffe**

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**PROPERTY TYPE:** Commercial - Retail

**MLS STATUS:** Active

**MLS:** 20975741

**YEAR BUILT:** 1913

**COUNTY:** Ellis

**TRACT OR SUBDIVIION:** TOWN

**LIST DATE:** 06/21/2025

**AREA:**

**SQUARE FEET:** 2,562

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.26

**LOT SIZE (SQFT):** 11,456

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- Laminate

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AlleyAccess
- Driveway
- Garage

### LOT DESCRIPTION:

- Cleared
- InteriorLot
- Level
- FewTrees

### ROOF TYPE:

- Composition

### SIDING:

- AluminumSiding
- Frame

### FOUNDATION:

- PillarPostPier

## UTILITIES

### HEATING/COOLING:

**LISTED BY:** Jamie Wickliffe 

- None

**PHONE:** 972.723.8231

### UTILITIES:

- SewerAvailable
- WaterAvailable

**BROKERED BY:** CENTURY 21 Judge Fite Company

## ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated