

# CENTURY 21<sup>®</sup>

Judge Fite Company



1651 FM 66  
WAXAHACHIE, TX 75167



\$548,999



1,824 sqft

## DESCRIPTION

An exceptional opportunity awaits with this 2.04-acre tract situated on a high traffic major thoroughfare just outside of the ever-growing Waxahachie, Tx and offering prime visibility and access in a rapidly developing industrial corridor. The property is surrounded by established industrial and commercial development, making it an ideal candidate for a wide range of future uses. At the heart of the property sits a 1940 built farmhouse, currently in distressed condition and requiring restoration. While the structure is in need of significant work, it presents a unique opportunity for those with vision. With proper renovation, it could potentially be transformed into a character rich office, studio, or other commercial space-preserving history while serving a modern function. The primary value lies in the land itself- flat, useable, and positioned for redevelopment or investment and with great accessibility to a major arterial road and within close proximity of highway 35. Whether you're seeking a location for a new facility, looking to expand, industrial operations, or considering adaptive reuse of the existing structure, this tract offers flexibility and potential. Bring your business and your vision, but do not miss the LOCATION that stands alone for this uniquely situated site. Call listing agent for details.

**PROPERTY TYPE:** Commercial - Business

**MLS STATUS:** Active

**MLS:** 21037760

**YEAR BUILT:** 1940

**COUNTY:** Ellis

**TRACT OR SUBDIVIION:** J C Armstrong

**LIST DATE:** 08/21/2025

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 1,824

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 2.04

**LOT SIZE (SQFT):** 88,862

## INTERIOR FEATURES

**FLOOR COVERINGS:**

- Laminate

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**PARKING:**

- Carport

**ROOF TYPE:**

- Metal

**SIDING:**

- SeeRemarks

**FOUNDATION:**

- Other

## UTILITIES

**HEATING/COOLING:**

- Central

**UTILITIES:**

- SepticAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Candi Cryer 

**PHONE:** 972.938.3636

**BROKERED BY:** NextHome Property Advisors

century21judgefite.com

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