

CENTURY 21

Judge Fite Company



1315 FM 1446

WAXAHACHIE, TX 75167



\$1,400,000



0 sqft

DESCRIPTION

Introducing a prime investment opportunity! 7 acres plus or minus out the 63 acres. This commercial site in Waxahachie on FM 1446 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 and plat is needed.

PROPERTY TYPE: Commercial - Unimproved Land

MLS STATUS: Active

MLS: 21076812

YEAR BUILT:

COUNTY: Ellis

TRACT OR SUBDIVIION: J C Armstrong

LIST DATE: 10/09/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 7

LOT SIZE (SQFT): 304,920

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- FewTrees

UTILITIES

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- None

ADDITIONAL PROPERTY DETAILS

LISTED BY: Alexandra Hendrickson 

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BROKERED BY: Bray Real Estate Group- Dallas