

Hidden Waters

Wedding and Events Venue
Waxahachie, Texas

2220 Bells Chapel Road | Waxahachie, TX 75165

AWARD WINNING WEDDING & EVENT VENUE FOR SALE

www.HiddenWatersEvents.com



SALE PRICE: \$2,950,000

LOCATION

- Convenient to Dallas/Ft. Worth
- Just north of Waxahachie
- 6 miles east of Interstate 35E
- 25 miles south of Downtown Dallas

PROPERTY DESCRIPTION

- 12.67 acres
- Rural setting with 50 ft tall oak trees and lush landscaping
- A natural spring feeds a stream and two ponds
- Room for a future chapel or lodging
- Public water and private aerobic septic system

BUILDING DESCRIPTION

- Construction completed in 2016
- Tuscan-style architecture
- 9,313 SF air-conditioned venue building
- 5,500 SF reception ballroom with 22 ft vaulted ceiling
- Accommodates up to 300 seated guests
- Spacious bride's suite and groom's suite
- Large prep kitchen
- Five 5-ton HVAC units with six zones
- Two outdoor ceremony sites
- Outdoor courtyard near stream and ponds
- Parking for 120 automobiles
- New air-conditioned shop and storage building under construction

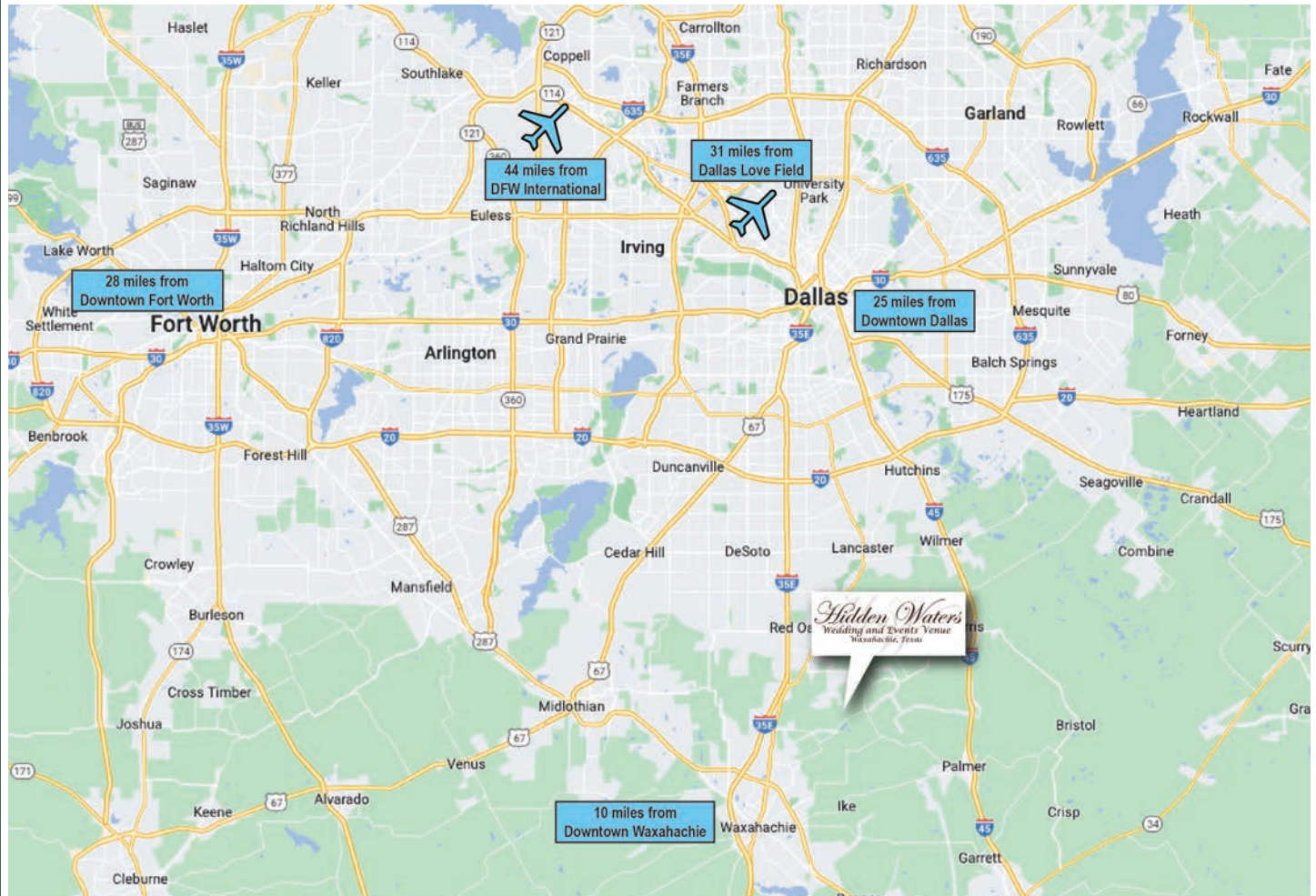


PROVIDENTIAL
REALTY PARTNERS

Kevin W. Archer, CPA
Cell 817.907.9035
Fax 817.582.0480
KACher@ProvidentialRP.com
www.providentialrp.com

POWELL
Realty Advisors

Robert B. Powell, CCIM
214.908.3488
Robert.Powell@PowellRealtyAdvisors.com
PowellRealtyAdvisors.com



[Click for Interactive Map](#)



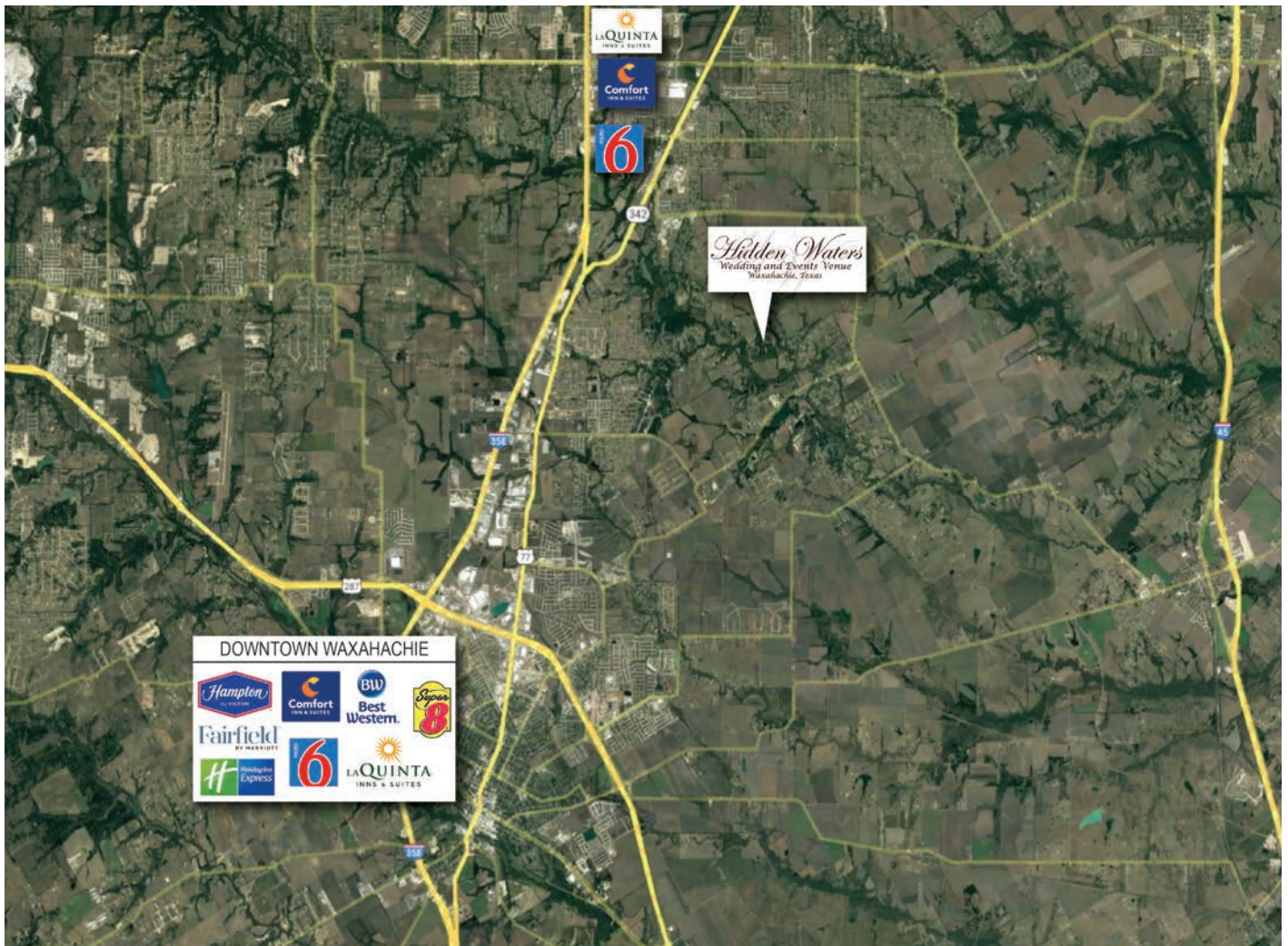
[Click for Drone Video of Property](#)



Kevin W. Archer, CPA
Cell 817.907.9035
Fax 817.582.0480
KArcher@ProvidentialRP.com
www.providentialrp.com

POWELL
Realty Advisors

Robert B. Powell, CCIM
214.908.3488
Robert.Powell@PowellRealtyAdvisors.com
PowellRealtyAdvisors.com



DIRECTIONS

From Dallas

- Take I-35 South
- Exit #405 for FM-387 / Butcher Rd.
- Take overpass onto FM-387 / Butcher Rd
- (4 miles) Turn left onto FM-813
- (2.8 miles) Turn left onto Bells Chapel
- (1.4 miles) Arrive at Hidden Waters on the left
- 2220 Bells Chapel Rd.
 Waxahachie, Texas 75165

From Ft. Worth

- Take 287 South to I-35 North
- Exit #405 for FM-387 / Butcher Rd.
- Turn right onto FM-387 / Butcher Rd
- (4 miles) Turn left onto FM-813
- (2.8 miles) Turn left onto Bells Chapel
- (1.4 miles) Arrive at Hidden Waters on the left
- 2220 Bells Chapel Rd.
 Waxahachie, Texas 75165

From Waco

- Take I-35 North
- Exit #405 for FM-387 / Butcher Rd.
- Turn right onto FM-387 / Butcher Rd
- (4 miles) Turn left onto FM-813
- (2.8 miles) Turn left onto Bells Chapel
- (1.4 miles) Arrive at Hidden Waters on the left
- 2220 Bells Chapel Rd.
 Waxahachie, Texas 75165

From Houston

- From Houston, Texas
- Take I-45 North
- Exit #258 for I45 Business Loop in Palmer, Texas
- Turn left over bridge then turn right on to S. Dallas Street
- (1 mile) Turn left onto E. Jefferson Street
- (0.7 miles) Turn right on to FM 813 W
- (6.6 miles) Turn right on to Bells Chapel
- (1.4 miles) Arrive at Hidden Waters on the left



Kevin W. Archer, CPA
 Cell 817.907.9035
 Fax 817.582.0480
KAArcher@ProvidentialRP.com
www.providentialrp.com

POWELL
 Realty Advisors

Robert B. Powell, CCIM
 214.908.3488
Robert.Powell@PowellRealtyAdvisors.com
PowellRealtyAdvisors.com



Hidden Waters
Wedding and Events Venue
Waxahachie, Texas
www.HiddenWatersEvents.com



Kevin W. Archer, CPA
Cell 817.907.9035
Fax 817.582.0480
KAArcher@ProvidentialRP.com
www.providentialrp.com

POWELL
Realty Advisors

Robert B. Powell, CCIM
214.908.3488
Robert.Powell@PowellRealtyAdvisors.com
PowellRealtyAdvisors.com



1 SITE PLAN
SCALE: 1" = 50'-0"

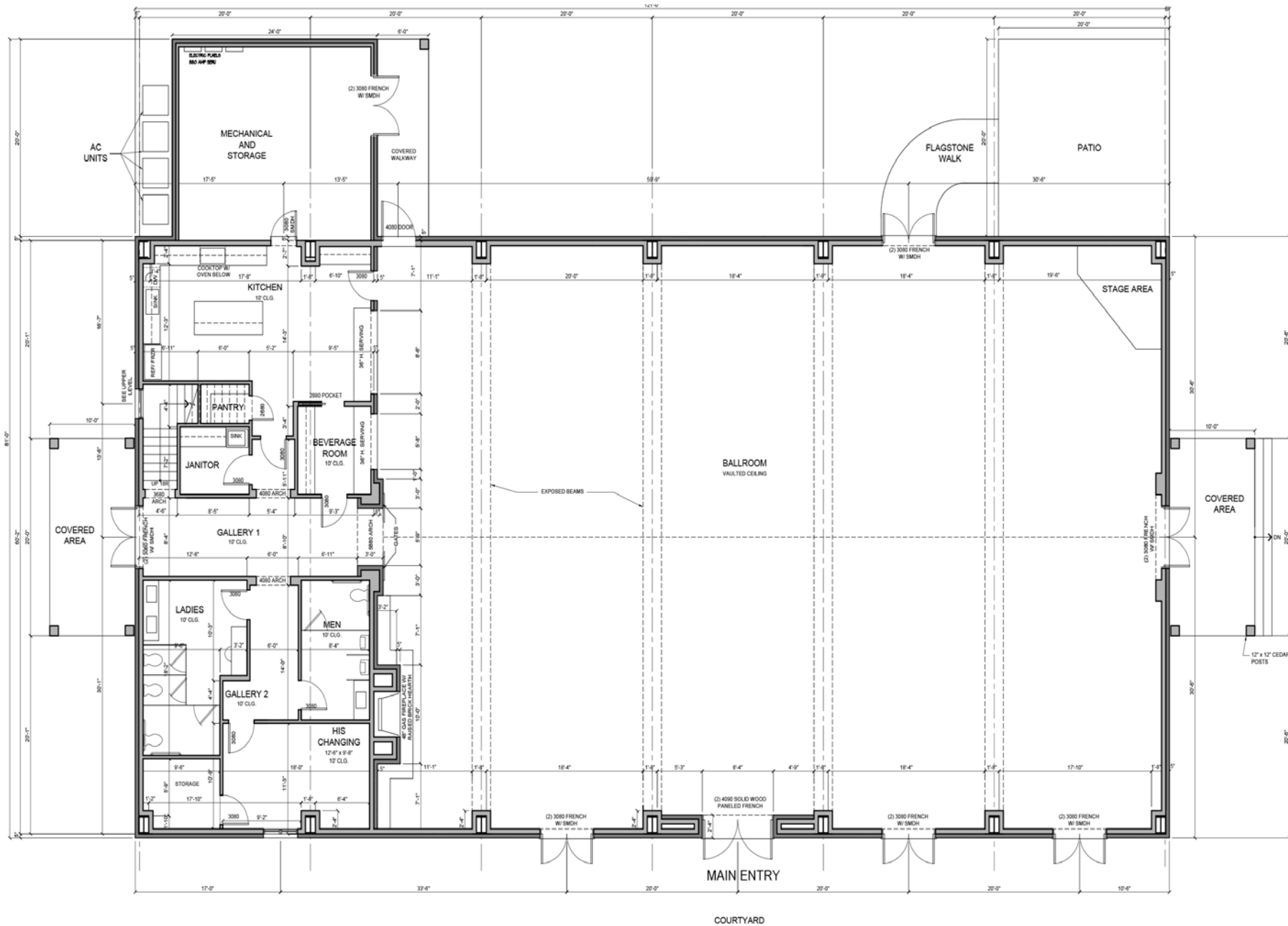
Boundaries shown are approximate and subject to buyer verification.



Kevin W. Archer, CPA
Cell 817.907.9035
Fax 817.582.0480
KArcher@ProvidentialRP.com
www.providentialrp.com

POWELL
Realty Advisors

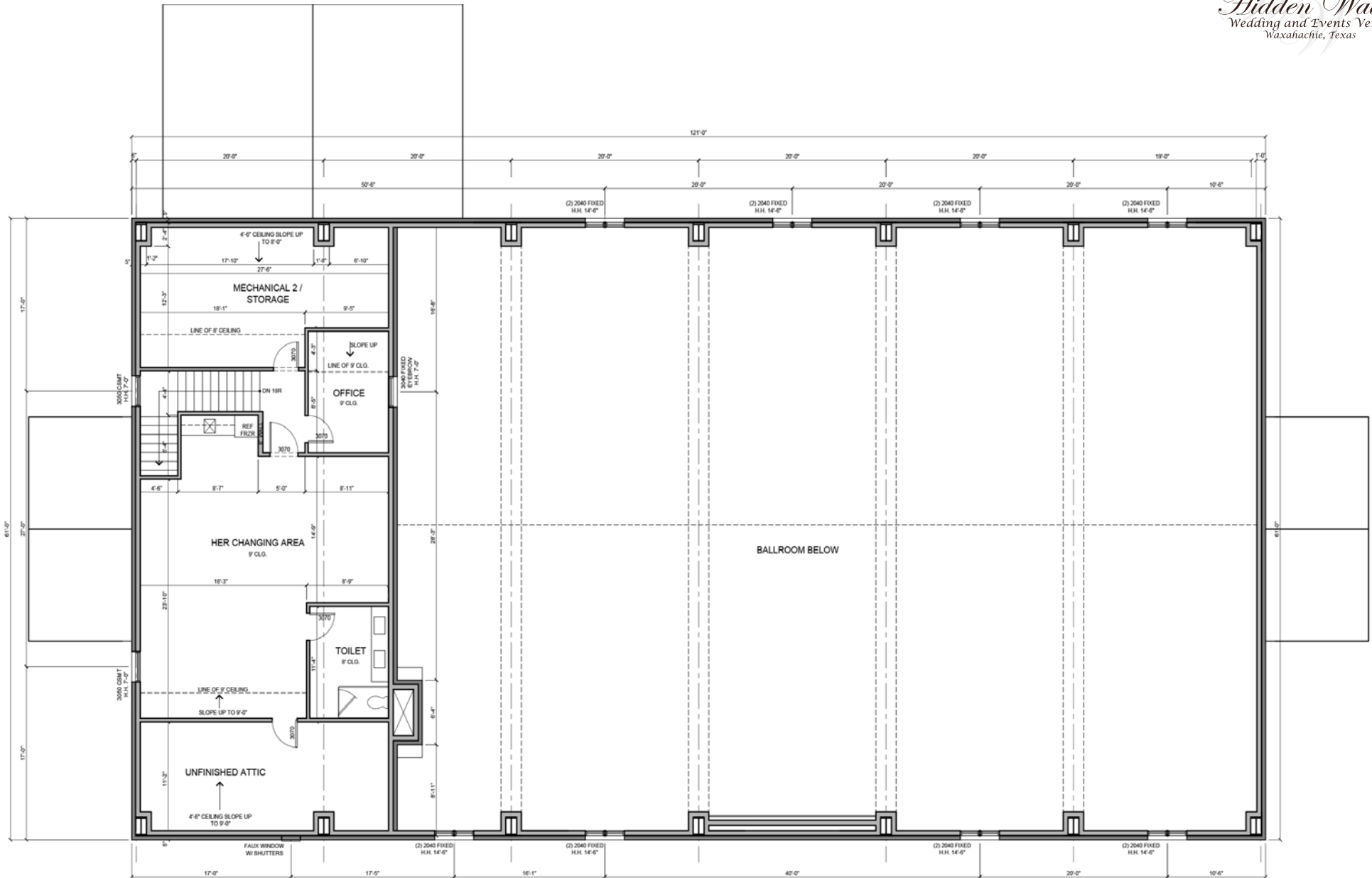
Robert B. Powell, CCIM
214.908.3488
Robert.Powell@PowellRealtyAdvisors.com
PowellRealtyAdvisors.com



DOOR NOTES:
SMDH = SINGLE MOTION DOOR
HARDWARE

SQUARE FOOTAGES	
LOWER LEVEL A/C	7,861 S.F.
UPPER LEVEL A/C	932 S.F.
TOTAL A/C	8,793 S.F.
COVERED OUTDOOR AREA	520 S.F.
TOTAL	9,313 S.F.

1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Powell Realty Advisors, LLC	9003152	Robert.Powell@PowellRealtyAdvisors.com	214-908-3488
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert B. Powell	265365	Robert.Powell@PowellRealtyAdvisors.com	214-908-3488
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

UNLTD Providential Realty Partners	544213	karcher@providentialrp.com	817-488-9188
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kevin Archer	447949	karcher@providentialrp.com	817-488-9188
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Maximilian Schwartzstein	583793	max@providentialrp.com	817-488-9188
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date