# 11,622 SF OFFICE/WAREHOUSE AT 155 ELK ROAD SPUR WACO, TEXAS 76705

Onward
REAL ESTATE TEAM
at Keller Williams


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## PRESENTED BY:

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The Onward Real Estate Team at KW Commercial would like to present this commercial real estate property for lease and sale.

The property at 155 Elk Road Spur in Waco, Texas consists of a 7,840 SF warehouse, adjacent 3,782 SF office space, sitting on 6.05 acres of land. The property has property width of ± 500′, a property depth of ± 700′, and is zoned both R-1B Single-Family Residence District, and Waco ETJ, by the City of Waco . Utilities on the property include city water, electricity, and septic. Its location off Loop 340 allows for easy accessibility, and sees over 16,400 vehicles per day according to a 2021 TxDOT Study.

This property is located in the city limits of Waco, Texas just outside of Waco. The Waco Metropolitan Statistical Area has a population of over 270,000 people. The City of Waco is located approximately 90 miles south of the Dallas/Fort Worth area and about 100 minutes north of Austin, Texas. For more information on this property, or any of our other properties, please contact The Onward Real Estate Team at KW Commercial!

# PROPERTY OVERVIEW

## LEASE PRICE: $4,500/MO GROSS

### Highlights:

- Sales Price: $895,000.00
- 6.05 Acres
- 7,840 SF Warehouse
- 3,782 SF Office
- Zoning: RI-B: Single-Family Residence District
- Zoning: Waco ETJ
- Property Width: ± 500'
- Property Depth: ± 700'
- Easily Accessible
- Excellent Visibility
- Central Park Drive: ± 16,400+ Vehicles/Day (TxDOT 2021)
- 2021 Taxes: $3,879.70

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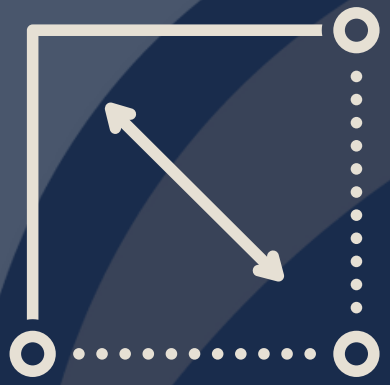


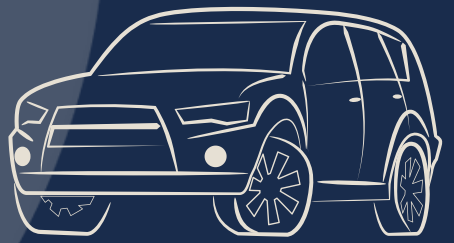
**LOT SIZE**
6.05 Acres
(263,538 SF approx.)

**WIDTH**
±500'

**ZONING**
R-1B: Single-Family Residence District & Waco ETJ

**DEMOGRAPHICS**
1 Mile Radius: 604 Residents
5 Mile Radius: 58,974 Residents
10 Mile Radius: 162,185 Residents

**UTILITIES**
City Water
Electricity
Septic



**TRAFFIC COUNTS**
Loop 340: 16,400+ Vehicles/Day (TxDOT 2021)

# PROPERTY PHOTOS

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# PROPERTY BOUNDARY

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# ZONING MAP

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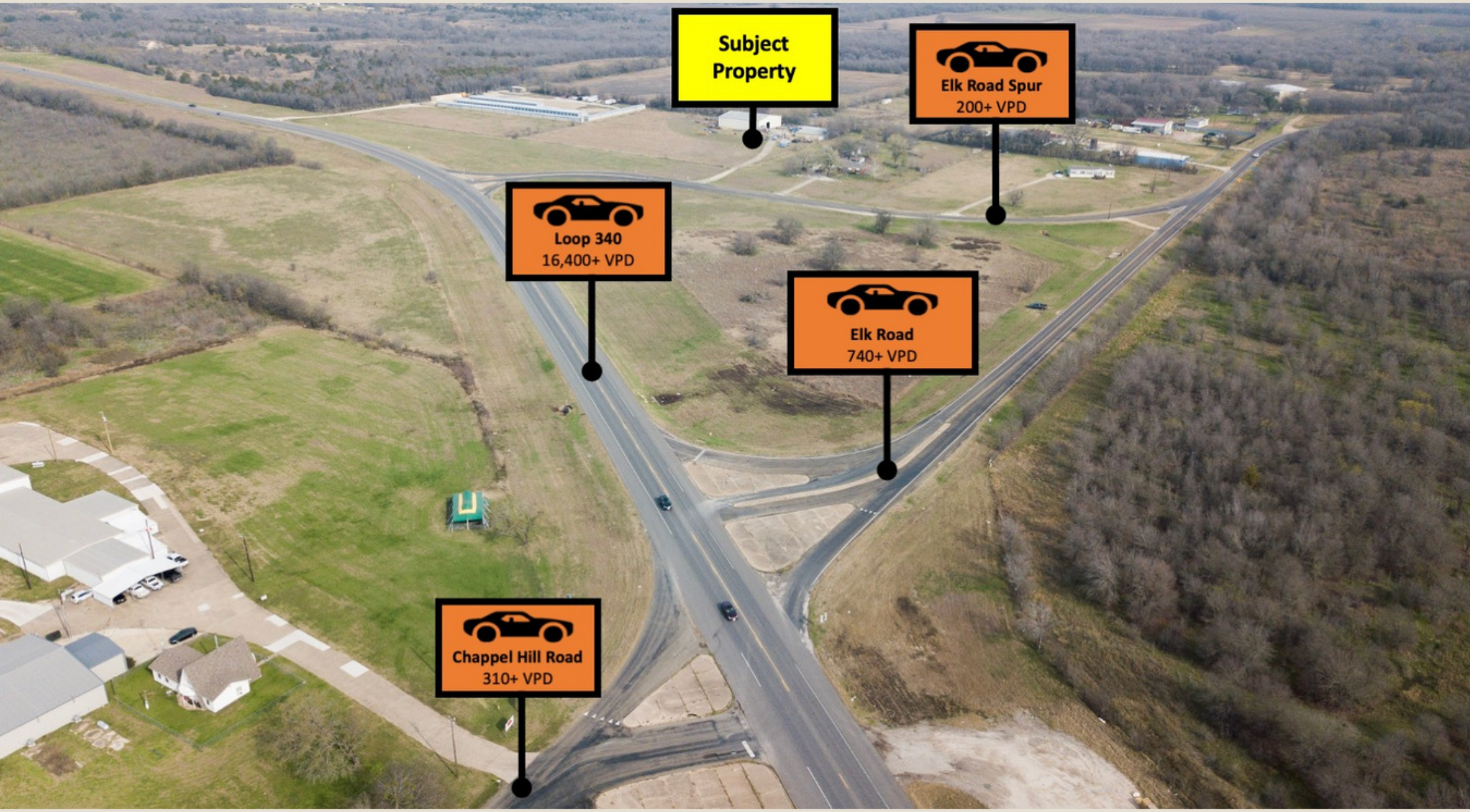
# TXDOT TRAFFIC MAP

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# UTILITIES MAP

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# FEMA FLOOD MAP

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# Information About Brokerage Services

11-2-2015

*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 on 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 on 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 on 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 on 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 specially 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 con den al information or any other information on 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 on 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 on 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.

| | | | |
|---|---|---|---|
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| Brad Harrell | 363789 | brad@OnwardRET.com | 254.870.9769 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date