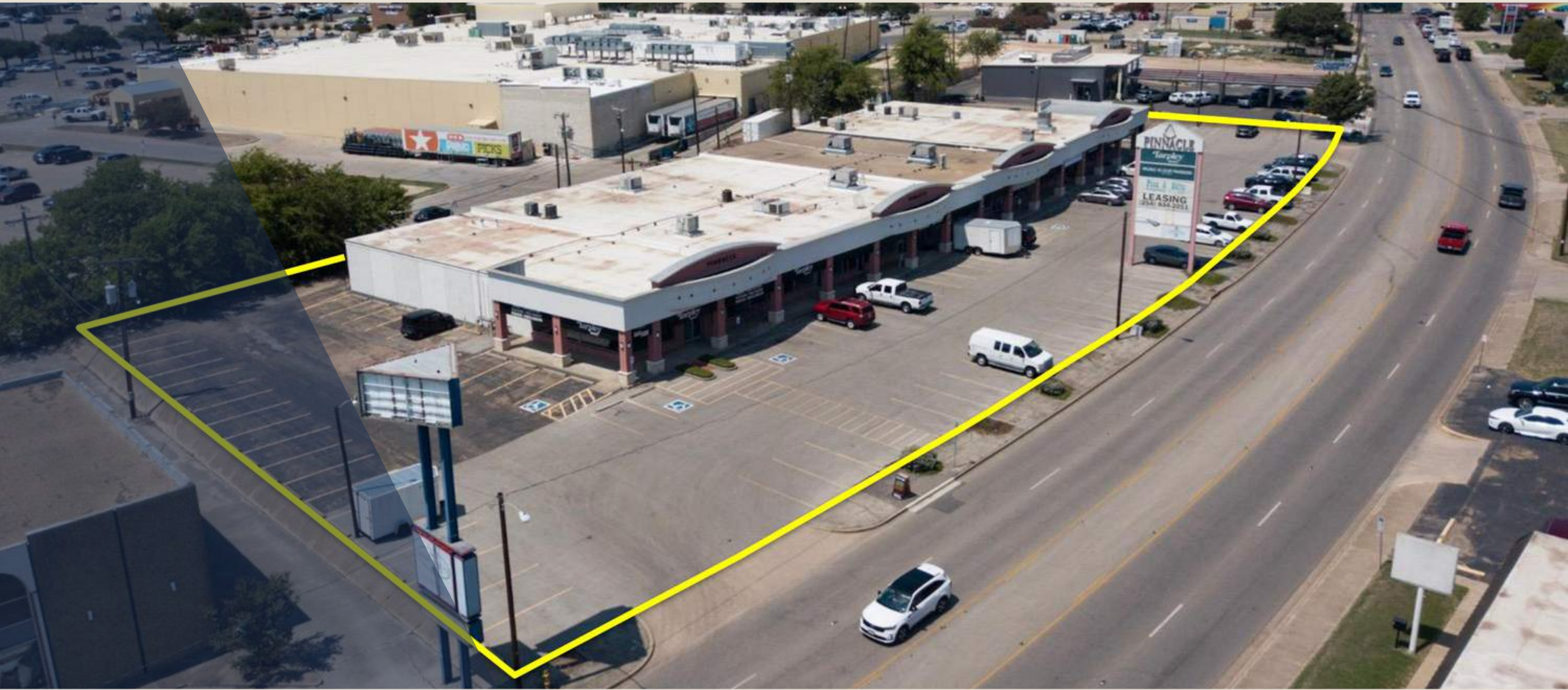


# PINNACLE STRIP CENTER AT 1300 LAKE AIR DRIVE IN WACO, TEXAS 76710



**Brad Harrell, CCIM**  
Associate Broker  
254.870.0050  
[brad@OnwardRET.com](mailto:brad@OnwardRET.com)

**Adam Voight**  
Director of Commercial Operations  
254.870.1421  
[adam@OnwardRET.com](mailto:adam@OnwardRET.com)

**Xavier Rosas**  
Commercial Specialist  
254.870.1426  
[xavier@OnwardRET.com](mailto:xavier@OnwardRET.com)

# PINNACLE STRIP CENTER AT 1300 LAKE AIR DRIVE IN WACO, TEXAS 76710

# Onward

REAL ESTATE TEAM  
— at Keller Williams

## PRESENTED BY:



Brad Harrell, CCIM  
Associate Broker  
254.870.0050  
brad@OnwardRET.com  
License #363789 (TX)



Adam Voight  
Director of Commercial Operations  
254.870.1421  
adam@OnwardRET.com  
License #650810 (TX)



Xavier Rosas  
Commercial Specialist  
254.870.1426  
xavier@OnwardRET.com  
License #794462 (TX)

Prime commercial real estate opportunity! This Prime Retail Strip Center is situated on a sprawling 2.0032-acre lot, boasting an impressive 87,259.39 square feet of space. With captivating improvements spanning 27,500 square feet, this property is a beacon of opportunity in the bustling C-3 General Commercial District. Functioning as a Retail Strip Center, this easily accessible property is located in a high-traffic area with excellent visibility for maximum exposure to potential customers in Waco. With  $\pm 428'$  of Lake Air Drive frontage and a depth of  $\pm 202'$ , this is indeed the perfect location for your retail business ventures!

According to TxDOT's latest report from 2021, Lake Air Drive sees approximately 8,200 vehicles per day – that's a lot of potential customers passing by your storefront! Furthermore, multiple businesses present in the City of Waco and in the retail strip center itself expose your space to more customers and opportunities. Additionally, within just a ten-mile radius lies an impressive population of approximately 213,301 residents – ensuring that your business will have access to a substantial customer base.

Don't miss your chance to claim your stake in this thriving commercial landscape where dreams can flourish and businesses can thrive amidst the constant flow of eager patrons.



# ABOUT WACO, TEXAS

## City Overview

Waco is in central McLennan County about seventy miles south of Dallas near the confluence of the Brazos and Bosque rivers. The city's transportation links include Interstate Highway 35, U.S. highways 84 and 77, State Highway 6, the Missouri Pacific Railroad, and the St. Louis Southwestern Railway.

Waco's population in 2023 is estimated to be 141,997, covers a city area of 101.15 sq mi (261.98 sq km), and ranks the twenty-fourth largest city in Texas State, two-hundredth city in the United States. Waco's population as per the 2020 census is 138,486 compared to the 2010 population is 124,805, with an increase number of 13,681 people growth of 11%.

The city of Waco is situated within a relatively short drive of most of the major cities of Texas: 89 mi north to Fort Worth, 95 mi north-northeast to Dallas, 104 mi southwest to Austin, and 185 mi southeast to Houston.

## HISTORY AT A GLANCE:

In 1849, Shapley Ross built the first cabin in Waco overlooking the springs, where his daughter, Kate Ross, was later born. Many consider Ross the founder of the town, with Kate as the first settler child to be born there. In the following decades, Ross's cabin was joined by many others, helped along by the growth of the railway system, until by 1866 Waco had taken shape into a true frontier town. It was founded in 1849 on the site of a Waco (Hueco) Indian village near a Texas Ranger fort (1837) in a farming and plantation area.

## THE ATHENS OF TEXAS:

Even as Waco became an increasingly important commercial center, during the late nineteenth century the city also attracted a number of educational institutions and in some circles was known as the "Athens of Texas." Waco Classical School, established in 1860, became Waco University in 1861 and in 1887 merged with Baylor University. In 1872 the African Methodist Episcopal Church opened Paul Quinn College. Sacred Heart Academy was founded by the Sisters of St. Mary of Namur in 1873.

## PARKS & RECREATIONAL:

Waco is the site of a municipal zoo, the popular Texas Sports Hall of Fame (1992), and the Texas Ranger Hall of Fame and Museum (1976). Other notable attractions include the Dr. Pepper Museum (where the soft drink was first bottled) and Baylor's Mayborn Museum Complex, which includes a natural history museum and a historic village. Lake Waco, formed in 1923 by damming the Bosque River, is a recreational spot just west of the city.

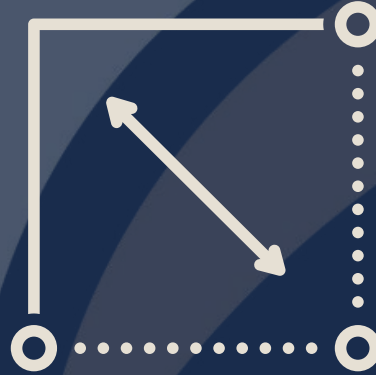
# PROPERTY OVERVIEW

## SALES PRICE

**\$2,650,000.00**

### Highlights:

- Lot Size: 2.0032 Acres (87,259.39 SF)
- Improvements: 27,500 SF
- C-3: General Commercial District
- Lake Air Drive Frontage:  $\pm$  428'
- Property Depth:  $\pm$  202'
- Easily Accessible
- High Traffic Area
- Great Retail Opportunity
- Excellent Visibility
- Lake Air Drive: 8,200+ Vehicles/Day (TxDOT: 2021)
- 2021 Taxes: \$48,405.25



### LOT SIZE

2.0032 Acres (87,259.39 SF)



### FRONTAGE

Lake Air Drive:  $\pm$  428'



### ZONING

C-3: General Commercial District



### DEMOGRAPHICS

1 Mile Radius: 11,617 Residents  
5 Mile Radius: 132,574 Residents  
10 Mile Radius: 213,301 Residents



### UTILITIES

City Water  
City Sewer



### TRAFFIC COUNTS

Lake Air Drive: 8,200+ Vehicles/Day (TxDOT: 2021)



# PROPERTY PHOTOS



**Onward**  
REAL ESTATE TEAM  
at Keller Williams

Brad Harrell, CCIM  
254.870.0050  
brad@OnwardRET.com

Adam Voight  
254.870.1421  
adam@OnwardRET.com

Xavier Rosas  
254.870.1426  
xavier@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





**Onward**  
 REAL ESTATE TEAM  
 at Keller Williams

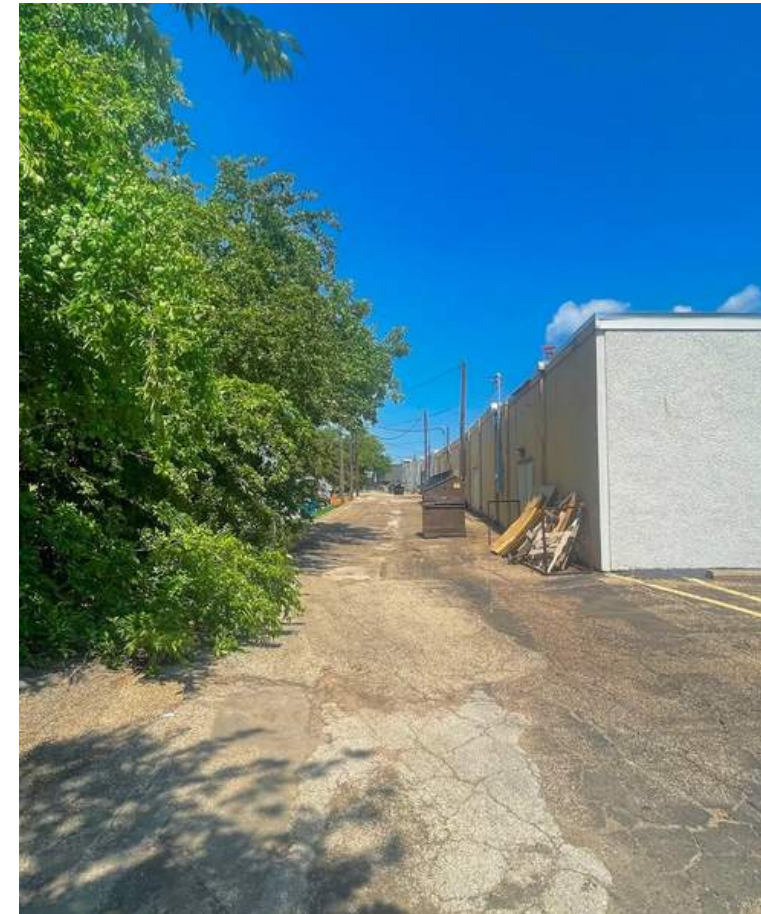
**Brad Harrell, CCIM**  
 254.870.0050  
 brad@OnwardRET.com

**Adam Voight**  
 254.870.1421  
 adam@OnwardRET.com

**Xavier Rosas**  
 254.870.1426  
 xavier@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





**Onward**  
REAL ESTATE TEAM  
at Keller Williams

**Brad Harrell, CCIM**  
254.870.0050  
brad@OnwardRET.com

**Adam Voight**  
254.870.1421  
adam@OnwardRET.com

**Xavier Rosas**  
254.870.1426  
xavier@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# SURROUNDING AREA



**Onward**  
REAL ESTATE TEAM  
at Keller Williams

Brad Harrell, CCIM  
254.870.0050  
brad@OnwardRET.com

Adam Voight  
254.870.1421  
adam@OnwardRET.com

Xavier Rosas  
254.870.1426  
xavier@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# PROPERTY BOUNDARY



**NOTE: This is not a survey. Boundary lines and measurements are approximate.**



**Onward**  
REAL ESTATE TEAM  
at Keller Williams

Brad Harrell, CCIM  
254.870.0050  
brad@OnwardRET.com

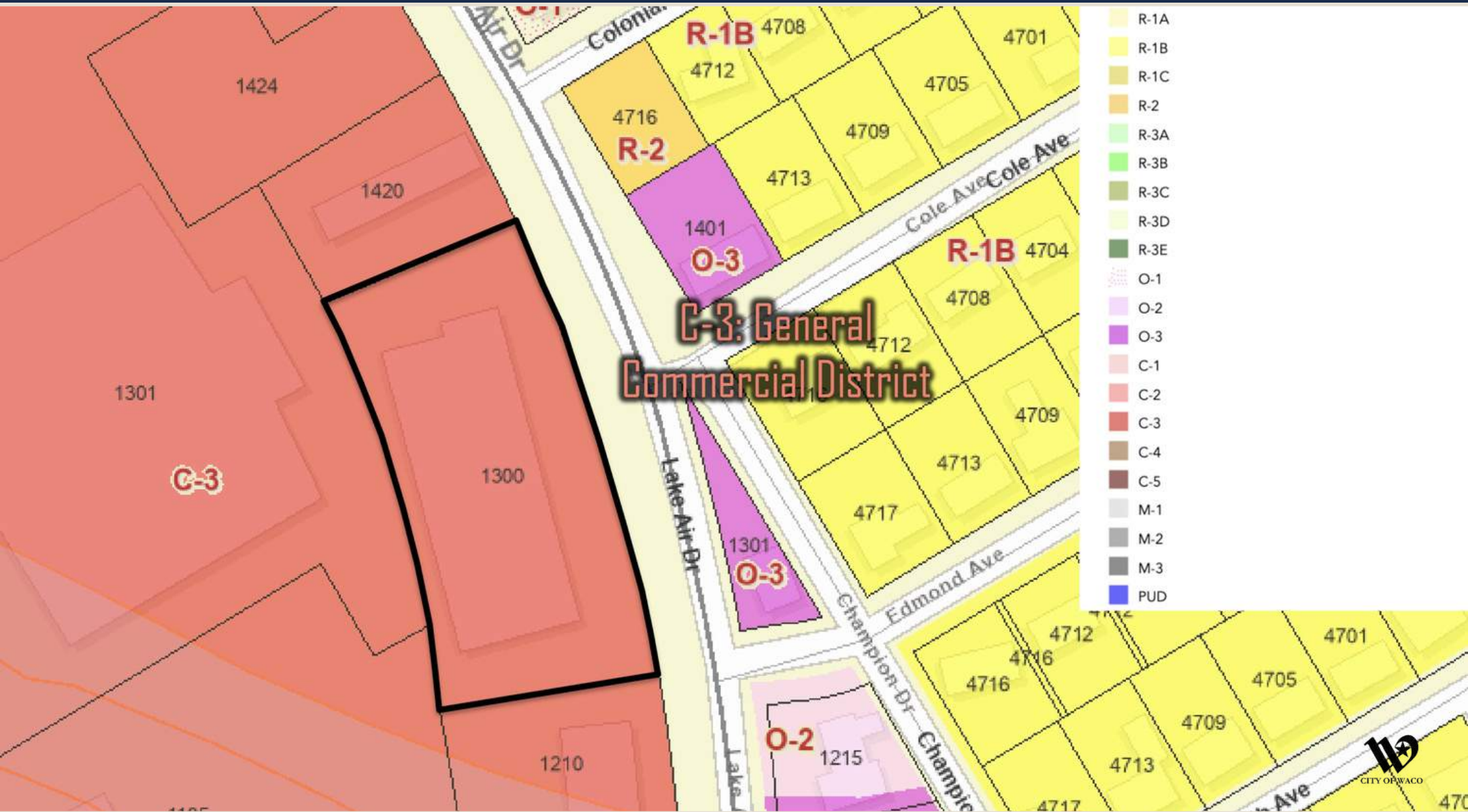
Adam Voight  
254.870.1421  
adam@OnwardRET.com

Xavier Rosas  
254.870.1426  
xavier@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# ZONING MAP





# TXDOT TRAFFIC COUNTS



**Onward**  
REAL ESTATE TEAM  
at Keller Williams

**Brad Harrell, CCIM**  
254.870.0050  
brad@OnwardRET.com

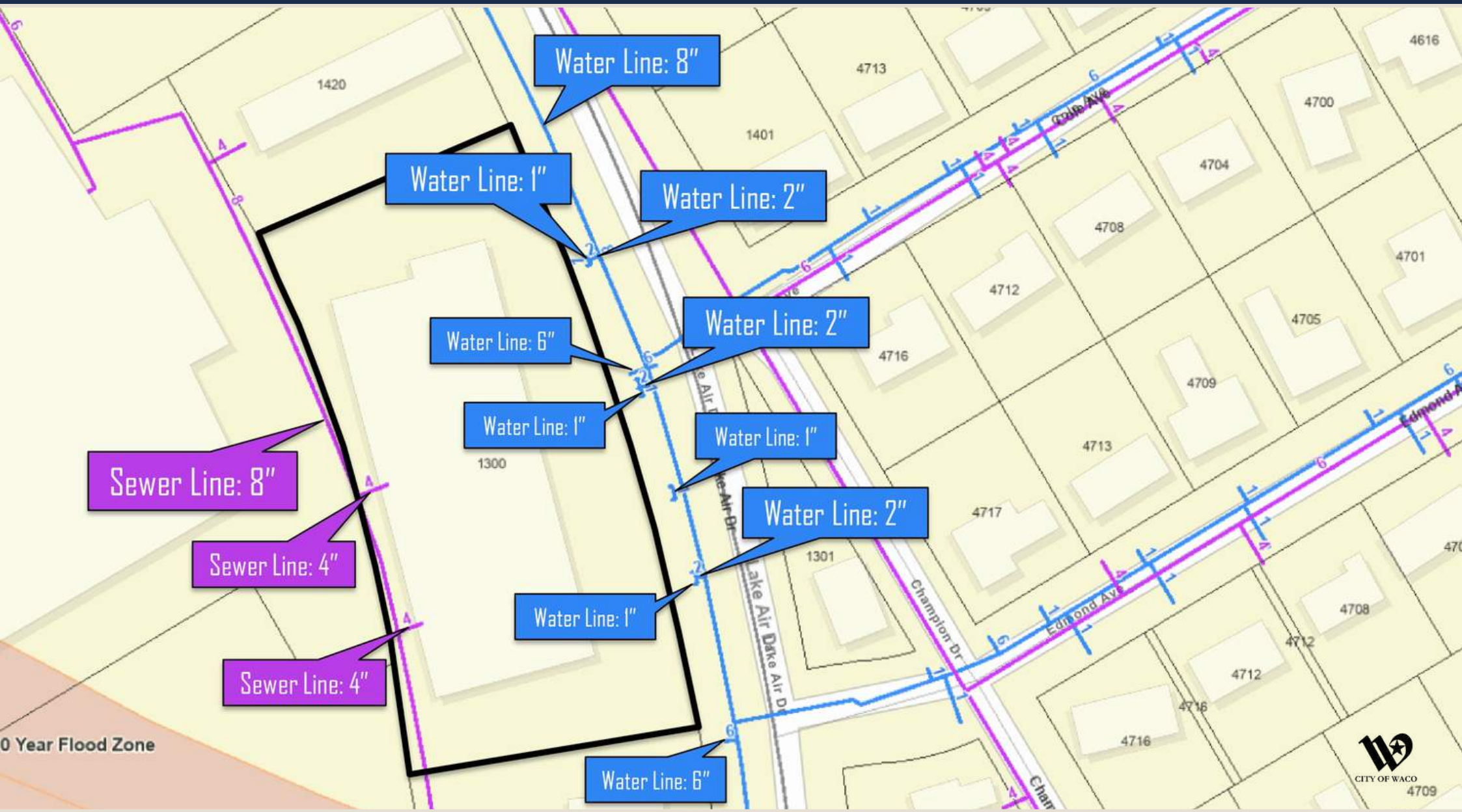
**Adam Voight**  
254.870.1421  
adam@OnwardRET.com

**Xavier Rosas**  
254.870.1426  
xavier@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# UTILITIES MAP



10 Year Flood Zone



**Onward**  
REAL ESTATE TEAM  
at Keller Williams

Brad Harrell, CCIM  
254.870.0050  
brad@OnwardRET.com

Adam Voight  
254.870.1421  
adam@OnwardRET.com

Xavier Rosas  
254.870.1426  
xavier@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# FEMA FLOOD MAP



Not In  
FEMA Flood Zone



**Onward**  
REAL ESTATE TEAM  
at Keller Williams

Brad Harrell, CCIM  
254.870.0050  
brad@OnwardRET.com

Adam Voight  
254.870.1421  
adam@OnwardRET.com

Xavier Rosas  
254.870.1426  
xavier@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





# 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.

11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential 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.

_____	_____	_____	_____
<u>Keller Williams Advantage</u>	<u>9003002</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
<u>Al Rincon</u>	<u>525285</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
<u>Kerri Humble</u>	<u>693930</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
<u>Brad Harrell</u>	<u>363789</u>	<u>brad@OnwardRET.com</u>	<u>254.870.9769</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date