

1,704 SF OFFICE FOR SALE AT 6403 COBBS DRIVE IN WACO, TEXAS 76710



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Onward

REAL ESTATE TEAM
at Keller Williams

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Attention Investors and Business Owners! The Onward Real Estate Team at KW Commercial is proud to present this exceptional commercial real estate property for sale. Prime Commercial Opportunity in a high traffic area! This expansive property in Waco, Texas boasts a generous lot size of 0.2945 Acres (12,828.42 SF), offering ample office space for your business endeavors. With an available space of 1,704.0 SF and a property depth of $\pm 131'$, the possibilities are endless for creating the perfect commercial setting. Currently leased through November 2023, this turnkey opportunity presents itself as an attractive option for savvy investors looking to add another asset to their portfolio or business owners searching for their next headquarters.

Moreover, the property is zoned O-1: Office District by the City of Waco. It comes equipped with all necessary utilities including city water and sewer services. Situated in an easily accessible location, this prime property enjoys excellent visibility that will attract customers from near and far. Cobbs Drive sees over 5,500 vehicles per day (TxDOT's 2021), guaranteeing a steady flow of potential patrons. Not only does this property offer exceptional exposure, but it also benefits from its strategic placement within a thriving community. Within a 10-mile radius, there are approximately 212,066 residents who could become loyal customers or clients. There are multiple businesses around the area that can bring more exposure to you and undeniably make it a good investment opportunity and commercial property.

Don't miss out on this golden opportunity to establish your business in a sought-after location with high growth potential. Act now to secure your place in this bustling commercial landscape!

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:

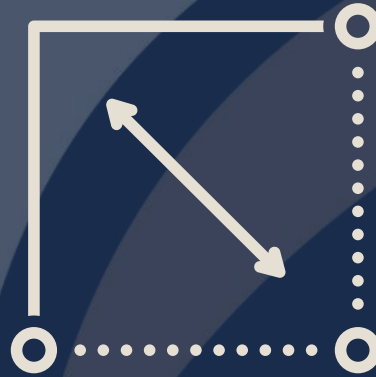
Waco is the site of a municipal zoo, the popular Texas Sports Hall of Fame (1992), and the Texas Ranger Hall of Fame and Museum (1976). Other notable attractions include the Dr. Pepper Museum (where the soft drink was first bottled) and Baylor's Mayborn Museum Complex, which includes a natural history 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:
\$375,000.00

Highlights:

- Lot Size: 0.2945 Acres (12,828.42 SF approx.)
- Available Space: 1,704.0 SF
- Property Depth: ± 131'
- Currently Leased Through November 2023
- City Water
- City Sewer
- Easily Accessible
- High Traffic Area
- Excellent Visibility
- Cobbs Drive: 5,500+ Vehicles/Day (TxDOT: 2021)
- 2022 Taxes: \$5,445.92



LOT SIZE
0.2945 Acres
(12,828.42 SF approx.)



FRONTAGE
No Frontage



ZONING
O-1: Office District



DEMOGRAPHICS
1 Mile Radius: 9,352 Residents
5 Mile Radius: 118,829 Residents
10 Mile Radius: 212,066 Residents



UTILITIES
City Water
City Sewer



TRAFFIC COUNTS
Cobbs Drive: 5,500+
Vehicles/Day (TxDOT 2021)

PROPERTY PHOTOS



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PROPERTY BOUNDARY



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



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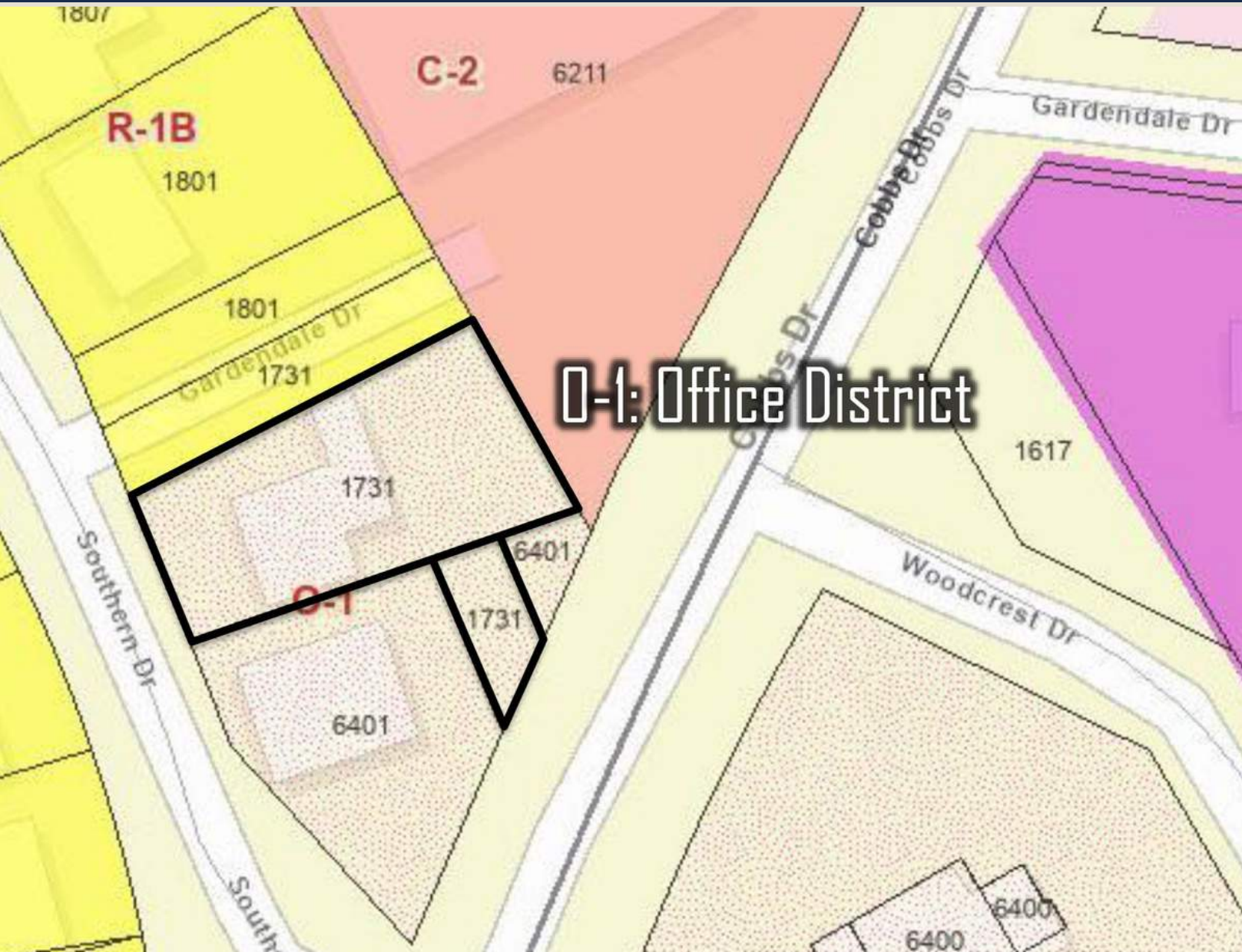
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ZONING MAP



- R-1A
- R-1B
- R-1C
- R-2
- R-3A
- R-3B
- R-3C
- R-3D
- R-3E
- O-1
- O-2
- O-3
- C-1
- C-2
- C-3
- C-4
- C-5
- M-1
- M-2
- M-3
- PUD



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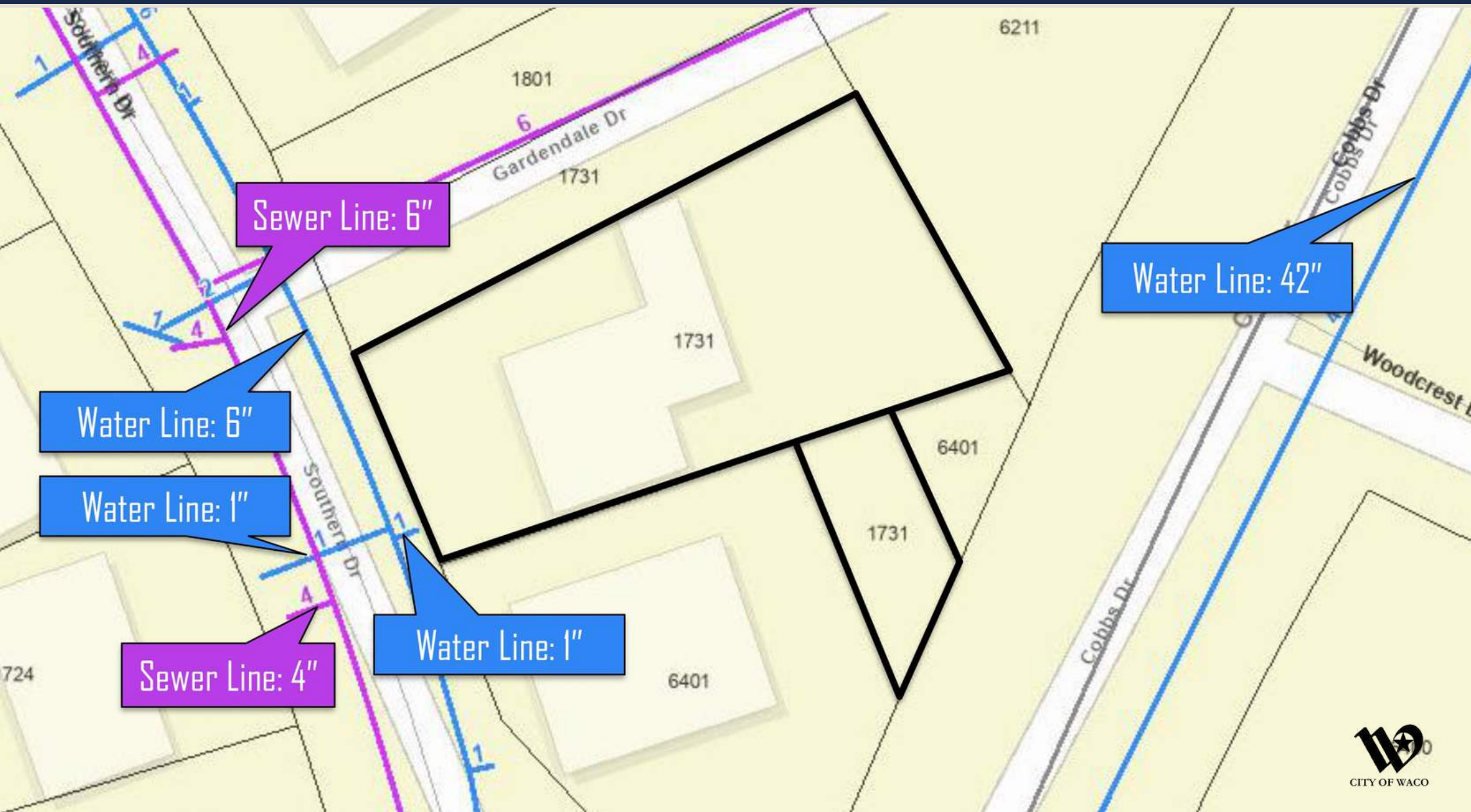
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UTILITIES MAP



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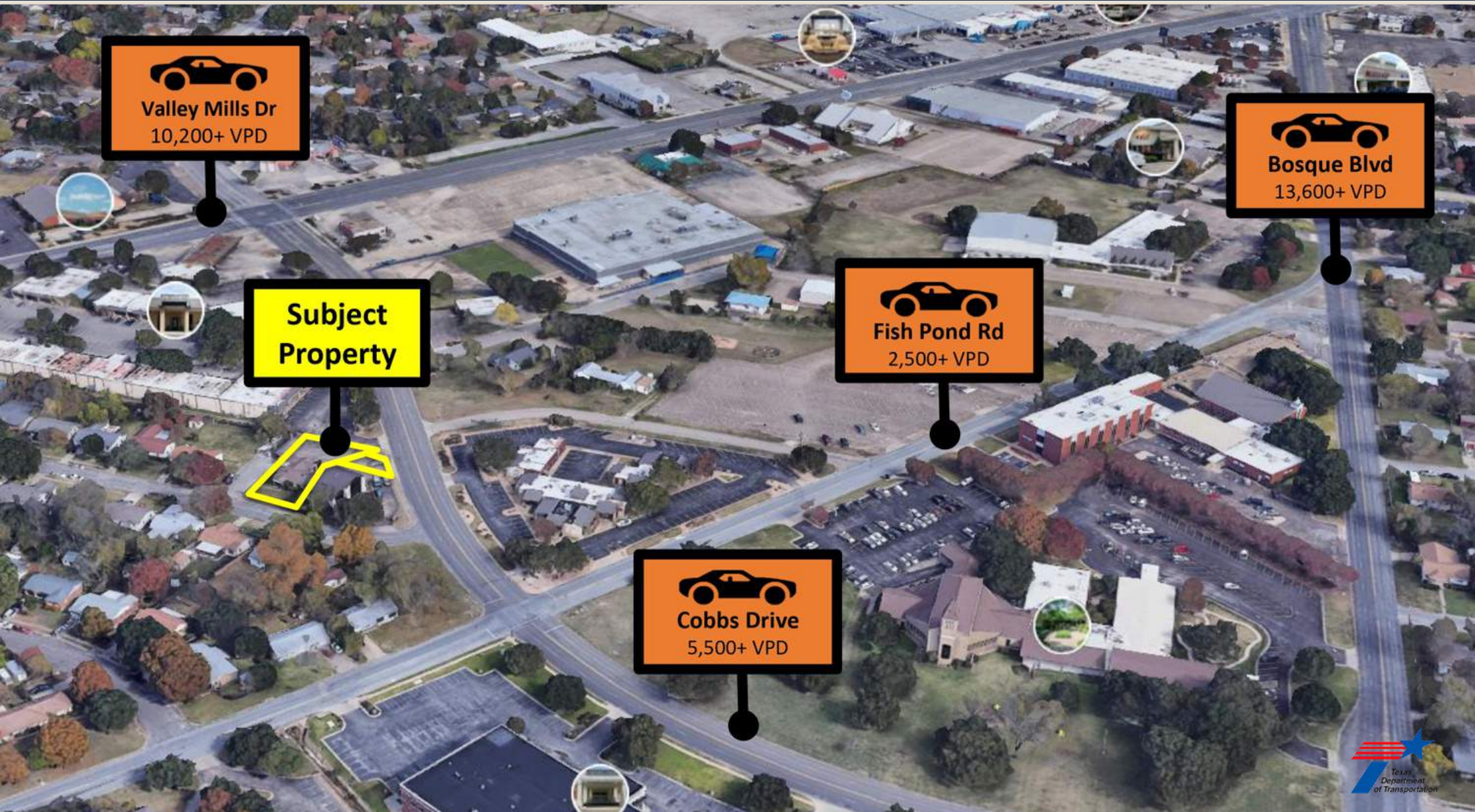
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TXDOT TRAFFIC COUNTS



FEMA FLOOD MAP



Not In
FEMA Flood Zone



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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