

# BOSQUE VALLEY CHILDREN'S SERVICES BUILDING AT 2124 N 25TH STREET IN WACO, TEXAS 76708



**Onward**  
REAL ESTATE TEAM  
— at Keller Williams

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

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

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





## PROPERTY OVERVIEW

- Currently Operating as Bosque Valley Children's Services Building
- Business Also Available
- Across from Bishop Louis Reicher Catholic High School
- Ample Parking
- Fenced Yard Space
- Multiple Offices
- Full Kitchen on Site

### LOCATION

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2124 N 25th St Waco, Texas 76708

### LOT SIZE

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0.5767 Acres (25,121.052 SF)

### IMPROVEMENTS

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7,545 SF

### YEAR BUILT

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1980

### ZONING

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C-3: General Commercial

### TRAFFIC COUNTS (2022)

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North 25th Street: 8,200+ VPD

### SALES PRICE

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\$579,900.00





# DEMOGRAPHIC SUMMARY

2124 N 25th St, Waco, Texas, 76708

Drive time of 15 minutes



## KEY FACTS

128,246

Population



48,932

Households

31.1

Median Age

\$38,308

Median Disposable Income

## EDUCATION

16.2%

No High School Diploma



30.0%

High School Graduate



29.1%

Some College/ Associate's Degree



24.6%

Bachelor's/Grad/ Prof Degree

## INCOME



\$44,169

Median Household Income



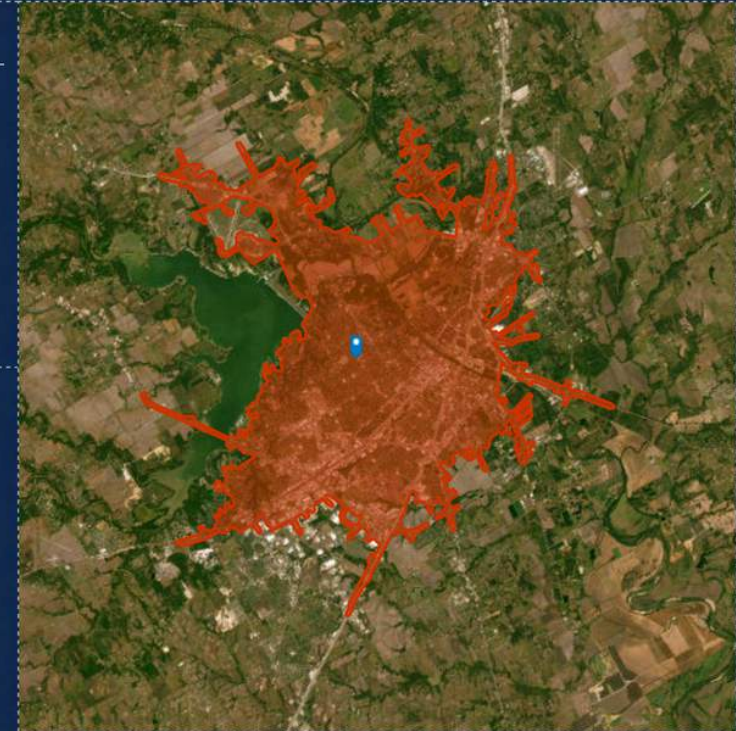
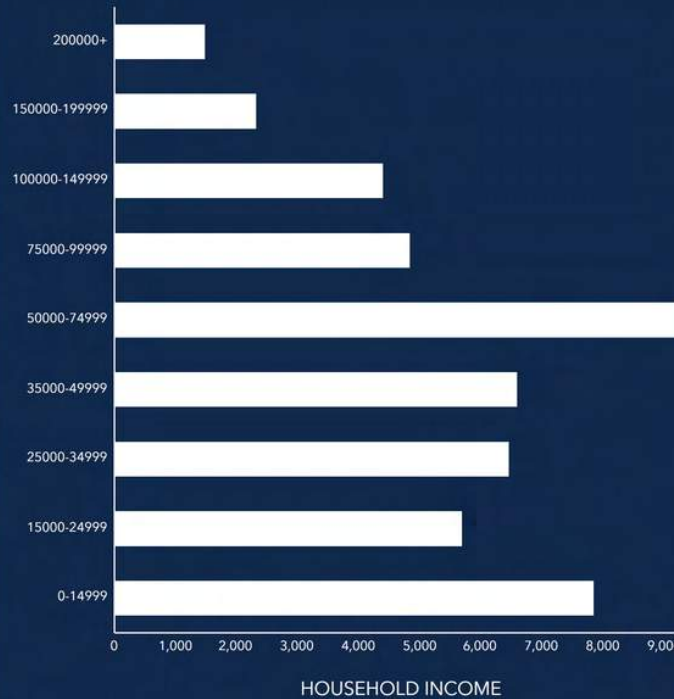
\$25,216

Per Capita Income



\$32,369

Median Net Worth



## EMPLOYMENT



54.2%

White Collar



28.0%

Blue Collar



22.0%

Services

4.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri





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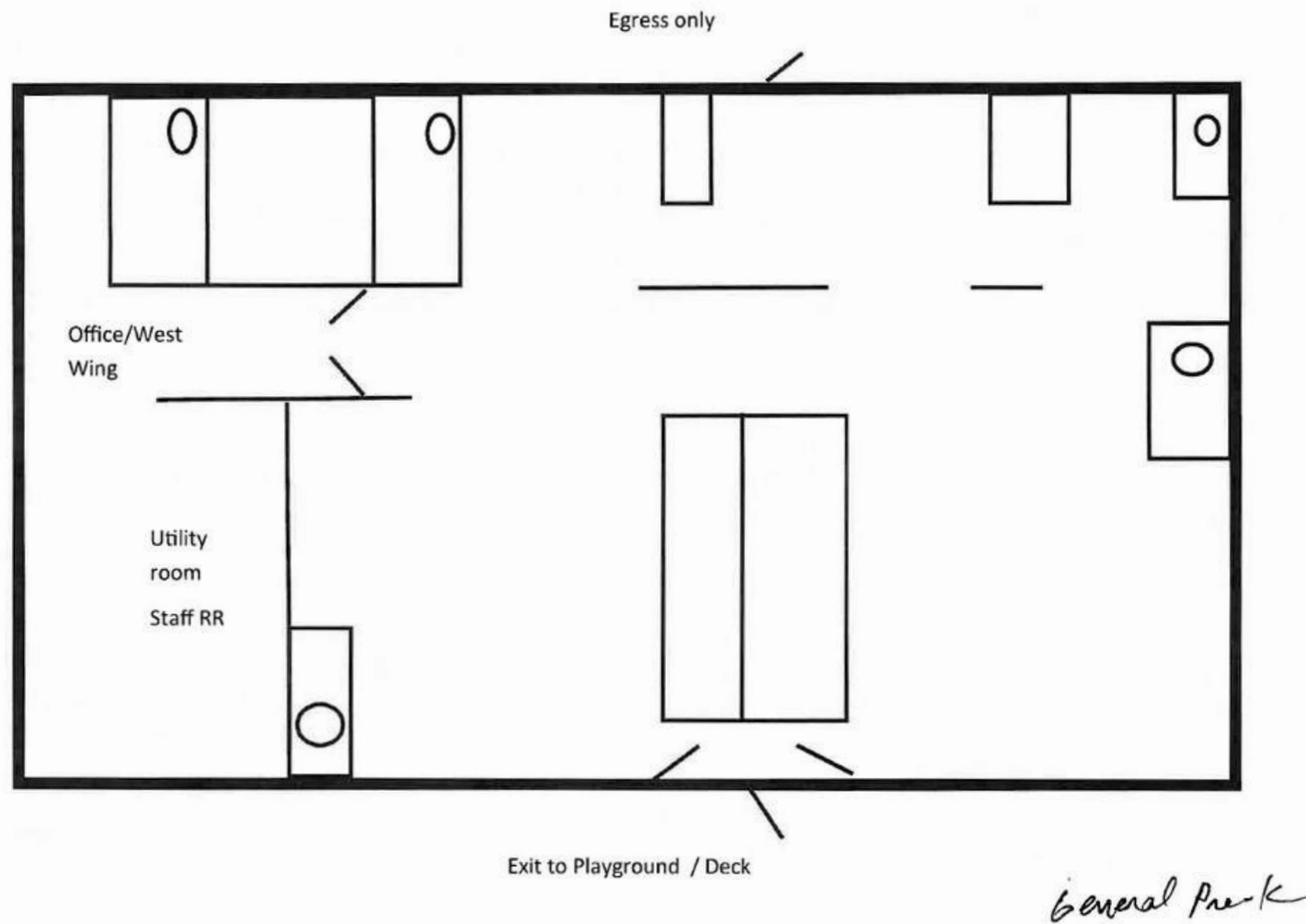
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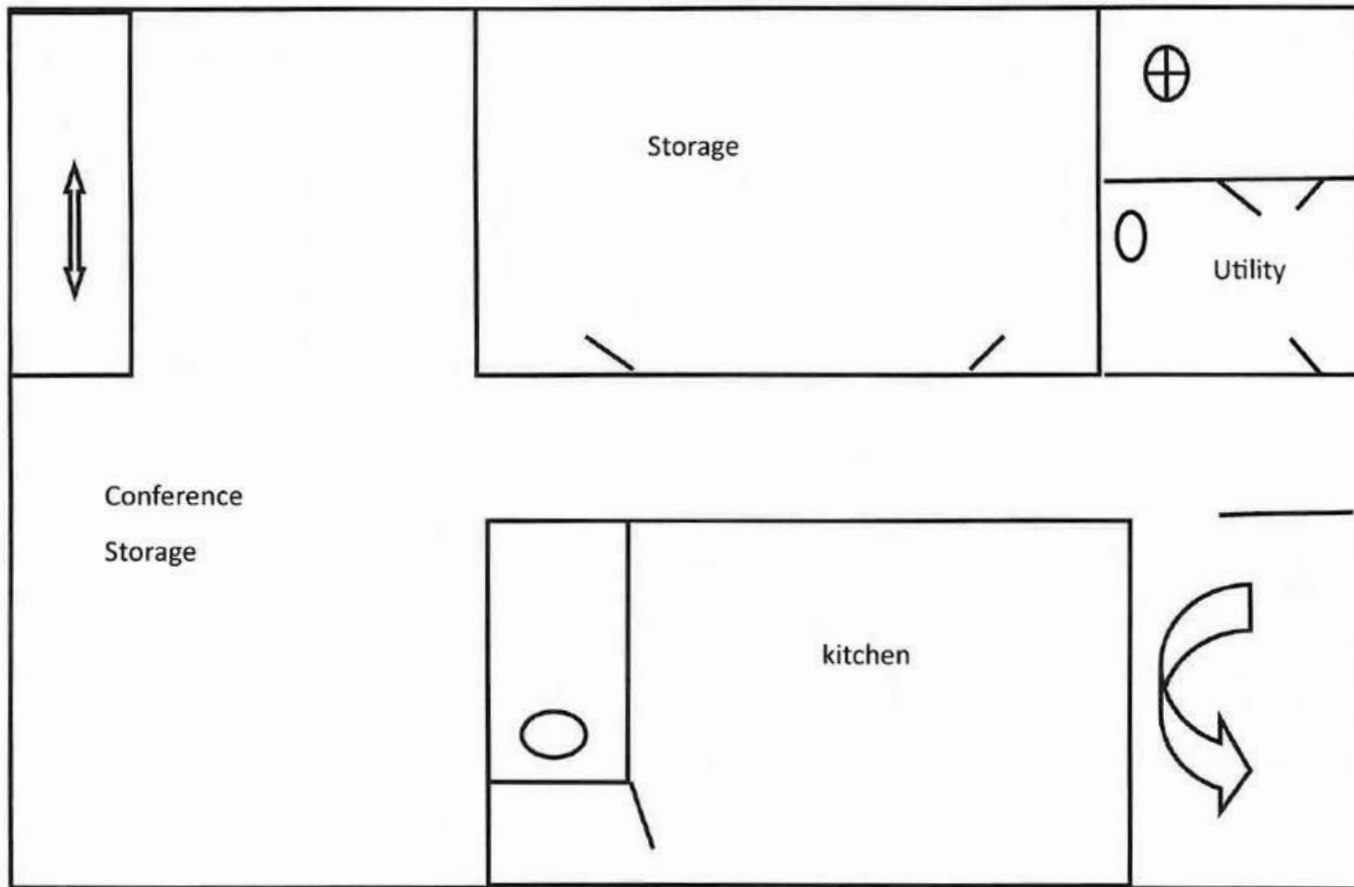


# FLOOR PLAN (1ST FLOOR)





# FLOOR PLAN (2ND FLOOR)



*2nd Floor*



# PROPERTY BOUNDARY



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



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# SURROUNDING RETAIL & TRAFFIC COUNTS



Emmanuel United  
Anglican Church



Fresh and Fast  
**CONOCO**

 J.J. Kearns  
Stadium

  
North 25<sup>th</sup> Street  
8,200+ VPD



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# PRESENTED BY:



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Director of Commercial Operations  
254.870.1421  
avoight@OnwardRET.com  
License #650810 (TX)



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



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



OnwardCRE.com



