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





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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

2124 N 25th St Waco, Texas 76708

LOT SIZE

0.5767 Acres (25,121.052 SF)

IMPROVEMENTS

7,545 SF

YEAR BUILT

1980

ZONING

C-3: General Commercial

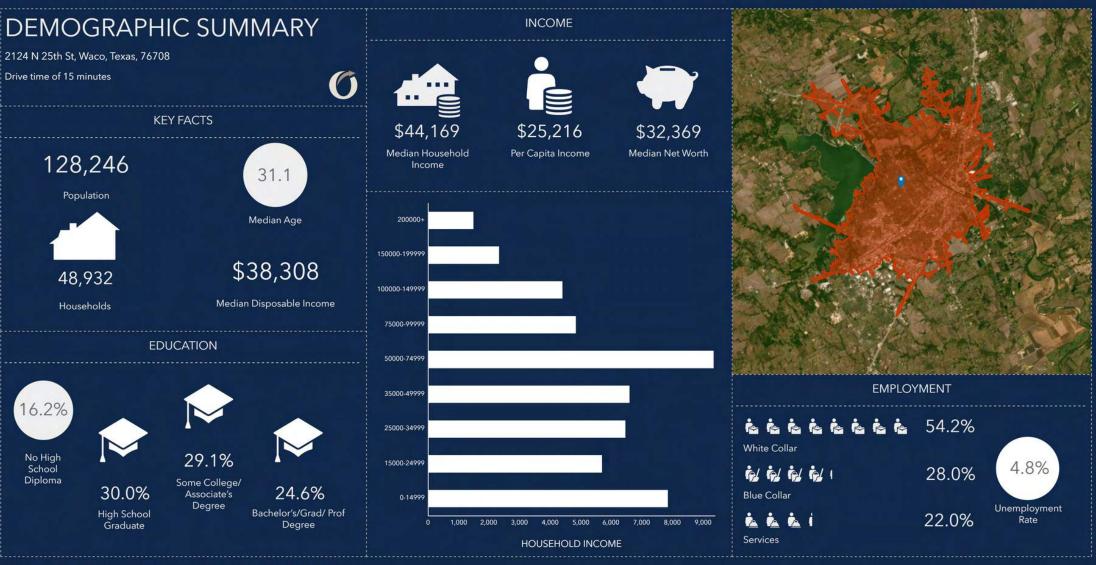
TRAFFIC COUNTS (2022)

North 25th Street: 8,200+ VPD

SALES PRICE

\$579,900.00

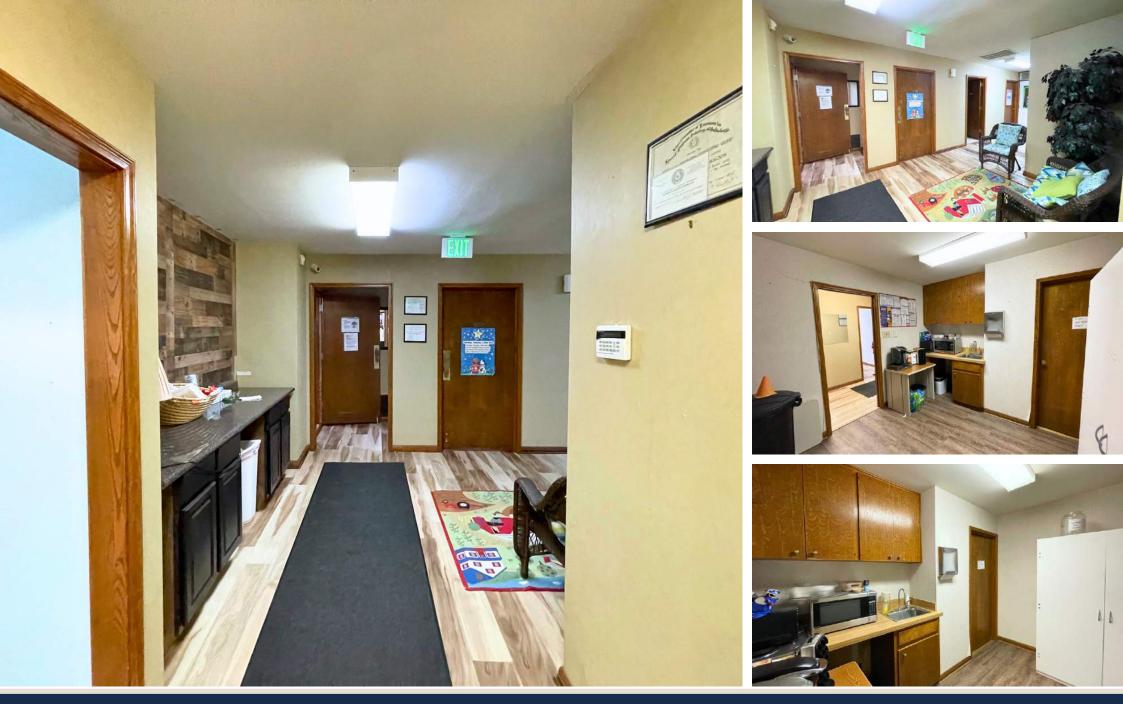




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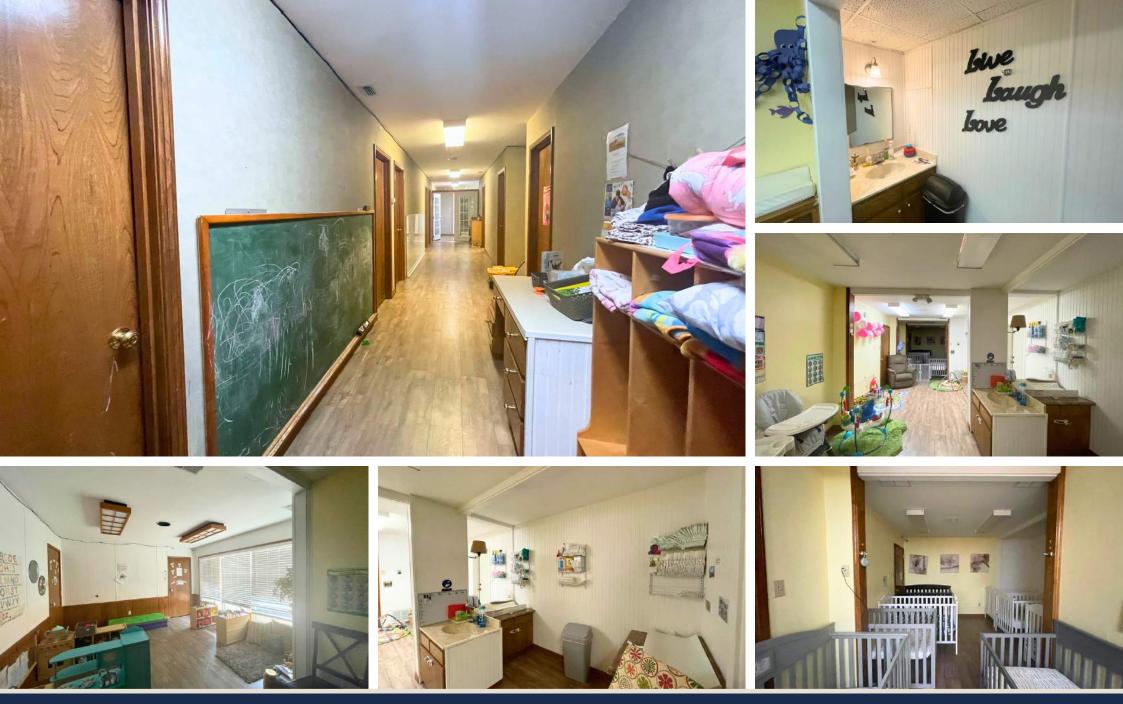




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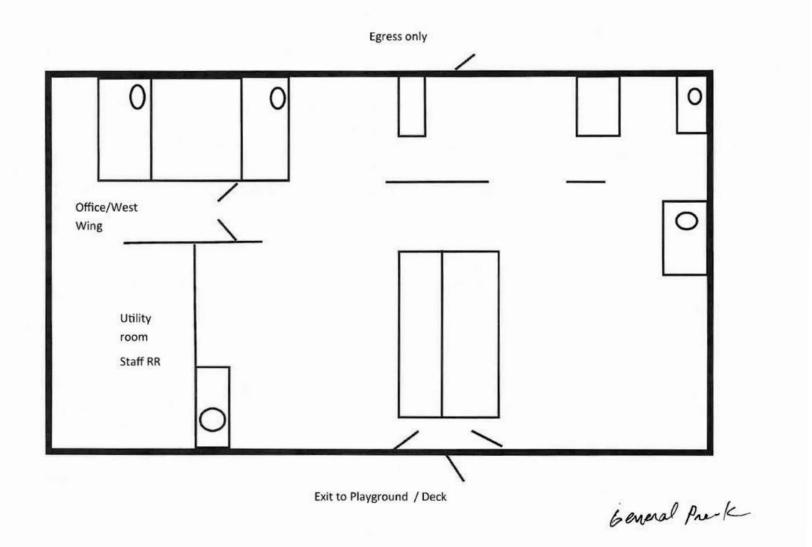




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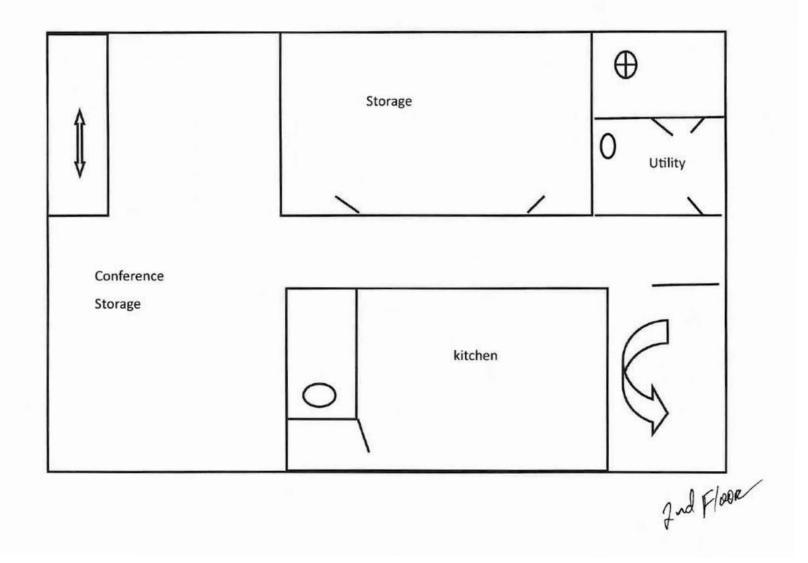
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FLOOR PLAN (IST FLOOR)





FLOOR PLAN (2ND FLOOR)



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PROPERTY BOUNDARY

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

0.5767 Acres 0.5767 Acres 125,121.052 SFI 125,121.052 SFI Depth: ± 157 Depth: ± 157

7,545 SF

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N 25th St

* 4160

ned the information above from sources we believe to be relia fied its accuracy and make no augrantee, warranty or rep the possibility of errors, omissions, change of price, rental or other ns or estimates for example only, and they may not uture performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction

SURROUNDING RETAIL & TRAFFIC COUNTS



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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.



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 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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Sales Agent/Associate's Name	License No.	Email	Phone

Date