

# WACO BAHA'I FAITH CENTER AT 2500 BOSQUE BLVD IN WACO, TEXAS 76707



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# Onward

REAL ESTATE TEAM  
— at Keller Williams

## PRESENTED BY:



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Attention business owners! This is your chance to lease a fantastic commercial property in an unbeatable location.

Built in 1960, the 2,756 SF building boasts a lot size of 0.2640 acres. The newly replaced roof on the building on December 2022 ensures that you'll have peace of mind for years to come.

**Zoned C-3: General Commercial District with Bosque Boulevard frontage of ± 100' and North 25th Street frontage of ± 123', the property offers excellent visibility and accessibility for your business needs. With North 25th Street seeing over 5,400 vehicles per day (TxDOT 2022) and Bosque Boulevard seeing over 6,200 vehicles per day (TxDOT), your brand will be exposed to countless potential customers each day.**

Don't miss out on this incredible leasing opportunity - schedule a showing today!

# 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:

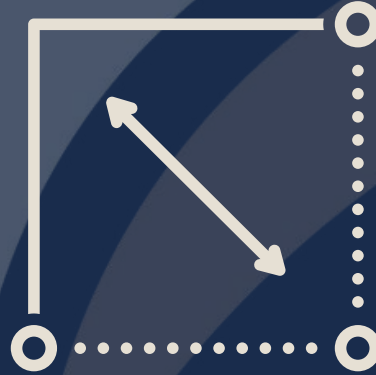
Waco is the site of a municipal zoo, the popular Texas Sports Hall of Fame (1992), and the Texas Ranger Hall of Fame and Museum (1976). Other notable attractions include the Dr. Pepper Museum (where the soft drink was first bottled) and Baylor's Mayborn Museum Complex, which includes a natural history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

**LEASE PRICE:**  
**\$9.00/SF/YR NNN**

## Highlights:

- Lot Size: 0.2640 Acres (11,499.84 SF)
- Total Improvements: 2,756 SF
- Year Built: 1960
- Newly Replaced Roof (December 2022)
- Zoned: C-3: General Commercial District
- Bosque Boulevard Frontage:  $\pm 100'$
- North 25th Street Frontage:  $\pm 123'$
- Easily Accessible & Excellent Visibility
- North 25th Street: 5,400+ Vehicles/Day (TxDOT 2022)
- Bosque Boulevard: 6,200+ Vehicles/Day (TxDOT 2022)
- 2022 Taxes: \$4,608.67 (Please Verify)



### LOT SIZE

0.2640 Acres (11,499.84 SF)



### FRONTAGE

Bosque Boulevard:  $\pm 100'$   
North 25th Street:  $\pm 123'$



### ZONING

C-3: General Commercial District



### DEMOGRAPHICS

1 Mile Radius: 15,198 Residents  
5 Mile Radius: 130,558 Residents  
10 Mile Radius: 216,231 Residents



### UTILITIES

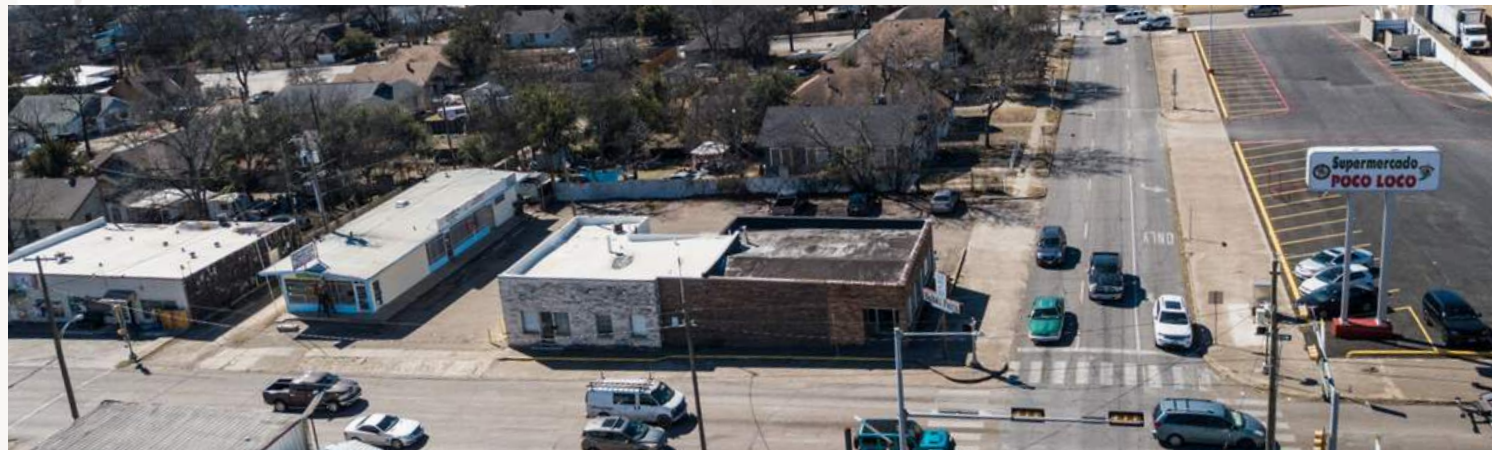
City Water  
City Sewer



### TRAFFIC COUNTS

North 25th Street: 5,400+  
Bosque Boulevard: 6,200+  
Vehicles/Day (TxDOT 2022)

# PROPERTY PHOTOS



**Onward**  
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# SURROUNDING AREA



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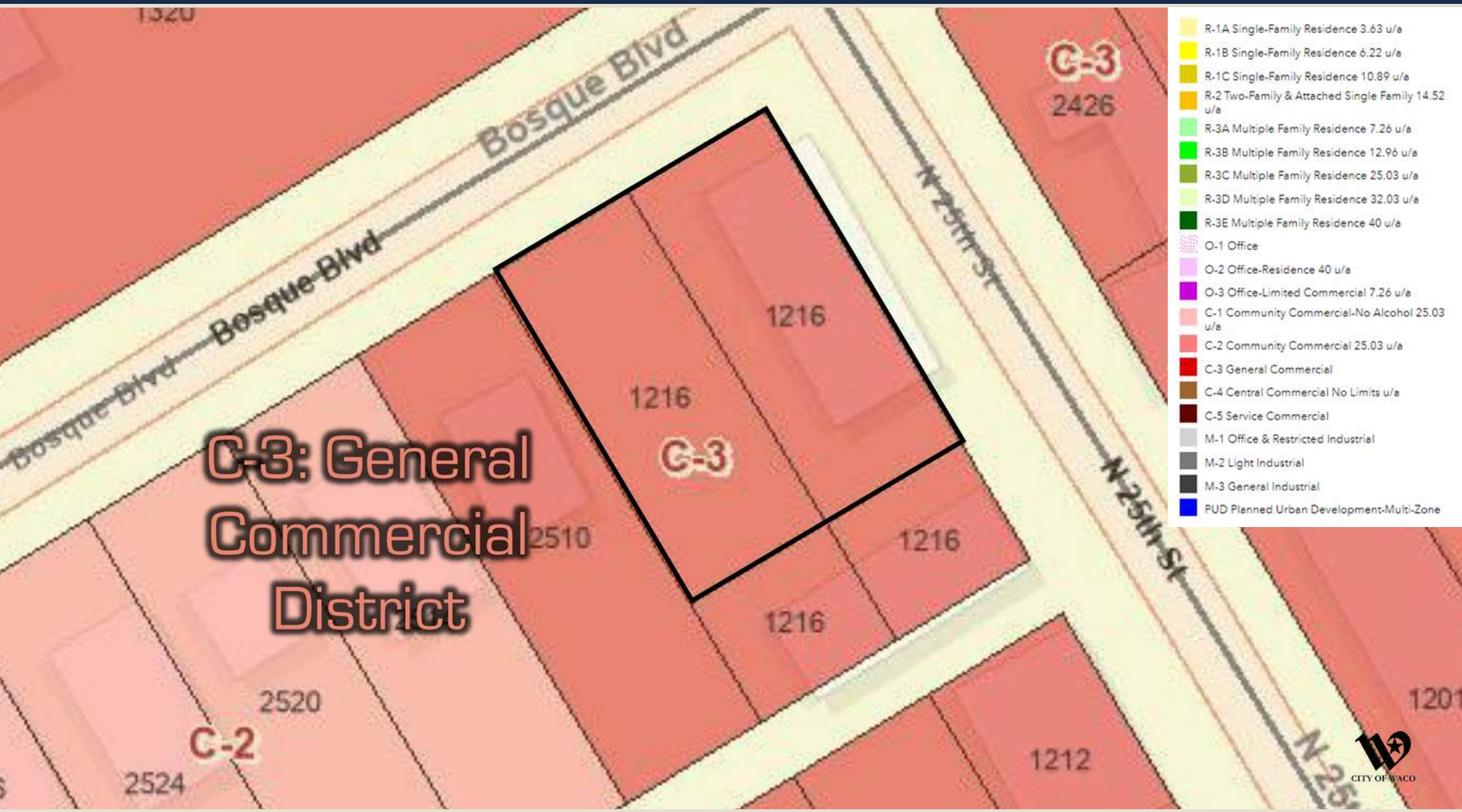
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# PROPERTY BOUNDARY



# ZONING MAP



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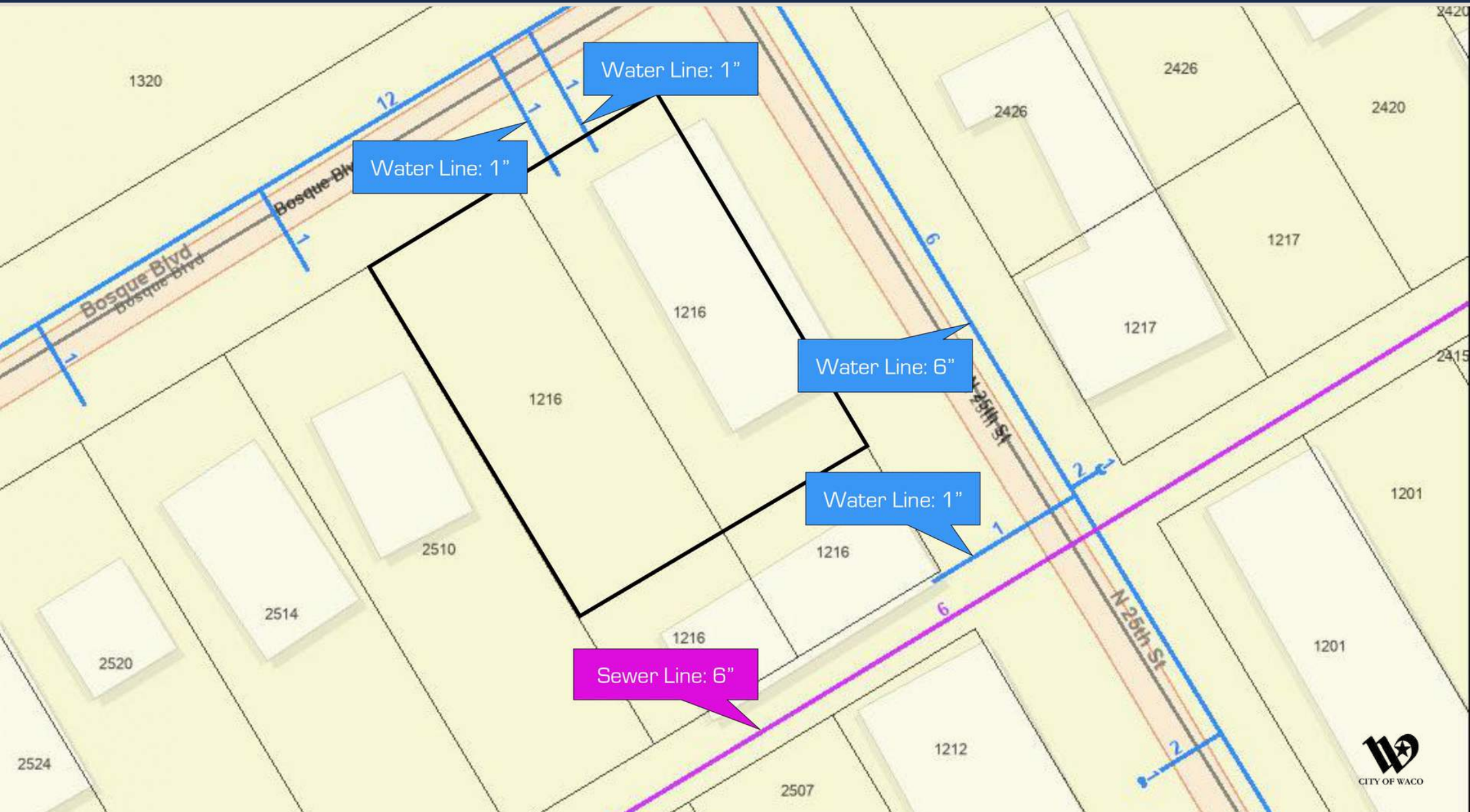
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# UTILITIES MAP



# TXDOT TRAFFIC COUNTS



  
**Bosque Boulevard**  
6,200+ VPD

  
**North 25<sup>th</sup> Street**  
5,400+ VPD



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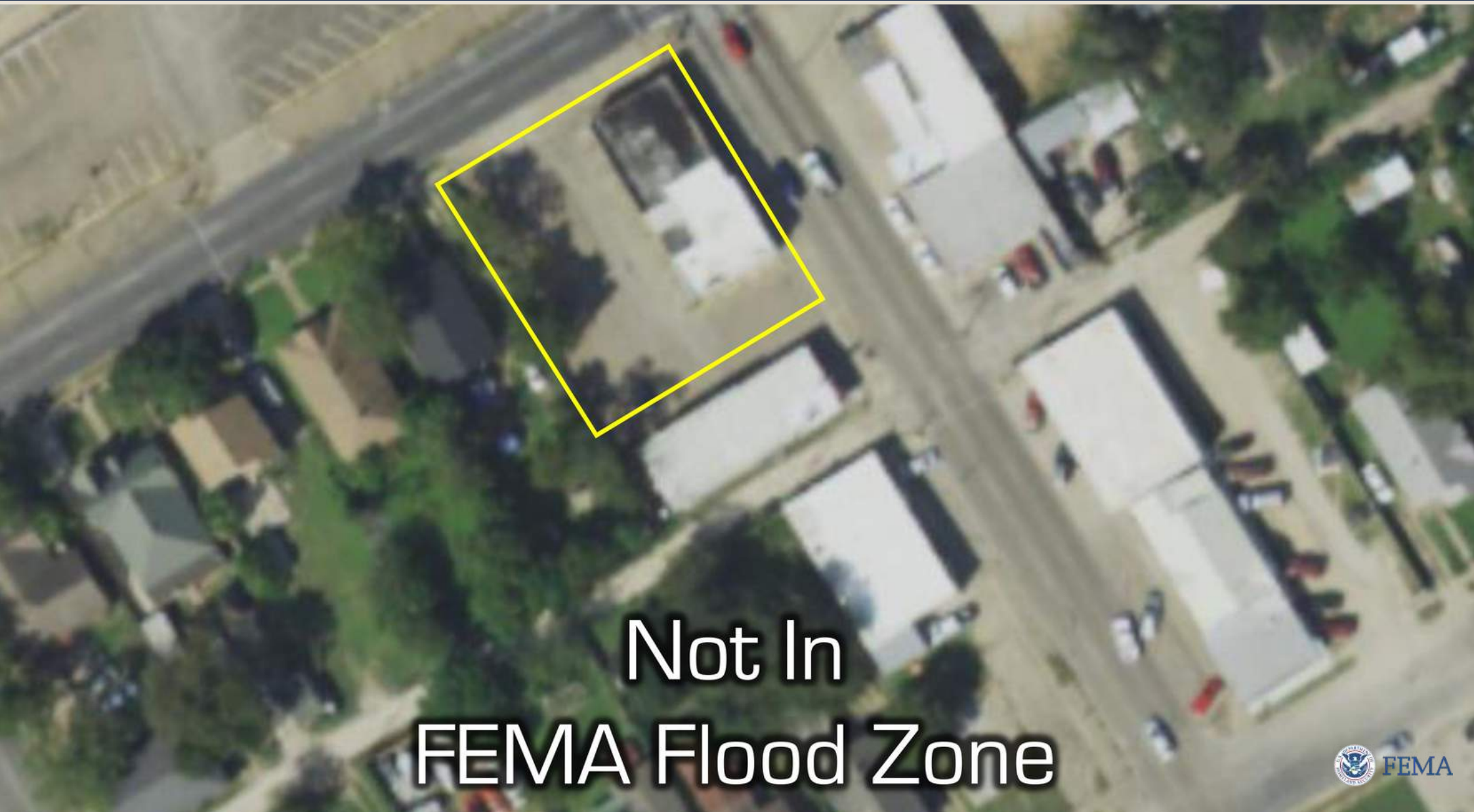
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# FEMA FLOOD MAP



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.

_____	_____	_____	_____
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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Kerri Humble	693930	klrw553@kw.com	254.751.7900
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Brad Harrell	363789	brad@OnwardRET.com	254.870.9769
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date