

358 SF OFFICE SPACE FOR LEASE AT 209 N OLD HEWITT RD SUITE 2 IN WACO, TEXAS 76712



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Onward

REAL ESTATE TEAM
— at Keller Williams

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Prime commercial opportunity awaits with this expansive property located on a generous lot size of 0.438 acres (19,079 SF). Boasting a total of 4,766 SF of impressive improvements, including a spacious 358 SF office space for lease, this property is perfectly suited for any discerning entrepreneur.

With Old Hewitt Road frontage spanning approximately 125 feet and an inviting property depth of around 135 feet, the possibilities are endless. Zoned as O-2: Office-Residence District, this versatile property offers flexibility in its potential uses. City water and sewer services provide convenience and ease of operation for any business venture.

The strategic location also benefits from high traffic volume with Old Hewitt Road witnessing over 2,400 vehicles per day (TxDOT 2022) while Central Park Drive sees over 2,800 vehicles per day (TxDOT 2022). This remarkable commercial offering presents an exceptional investment opportunity in a thriving area. Don't miss out on the chance to secure your future success — seize it 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:

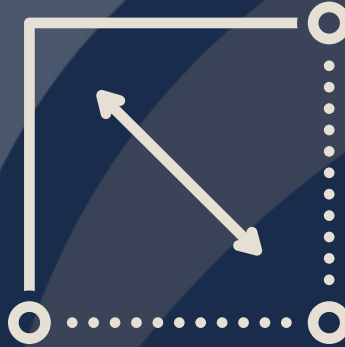
Waco is the site of a municipal zoo, the popular Texas Sports Hall of Fame (1992), and the Texas Ranger Hall of Fame and Museum (1976). Other notable attractions include the Dr. Pepper Museum (where the soft drink was first bottled) and Baylor's Mayborn Museum Complex, which includes a natural history 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:
\$1.95/SF/MO
FULL SERVICE

Highlights:

- Lot Size: 0.438 Acres (19,079 SF)
- Total Improvements: 4,766 SF
 - 358 SF Office Space
- Frontage: Old Hewitt Road: ± 125'
- Property Depth: ± 135'
- Zoned: O-2: Office-Residence District
- City Water
- City Sewer
- Old Hewitt Road: 2,400+ Vehicles/Day (TxDOT 2022)
- Central Park Drive: 2,800+ Vehicles/Day (TxDOT 2022)
- 2022 Taxes: \$10,920.14 (Please Verify)



LOT SIZE

0.438 Acres (19,079 SF)



FRONTAGE

Old Hewitt Road: ± 125'



ZONING

O-2: Office-Residence District



DEMOGRAPHICS

1 Mile Radius: 5,950 Residents
5 Mile Radius: 103,577 Residents
10 Mile Radius: 205,517 Residents



UTILITIES

City Water
City Sewer



TRAFFIC COUNTS

Old Hewitt Road: 2,400+ Vehicles/Day (TxDOT 2022)
Central Park Drive: 2,800+ Vehicles/Day (TxDOT 2022)

PROPERTY PHOTOS



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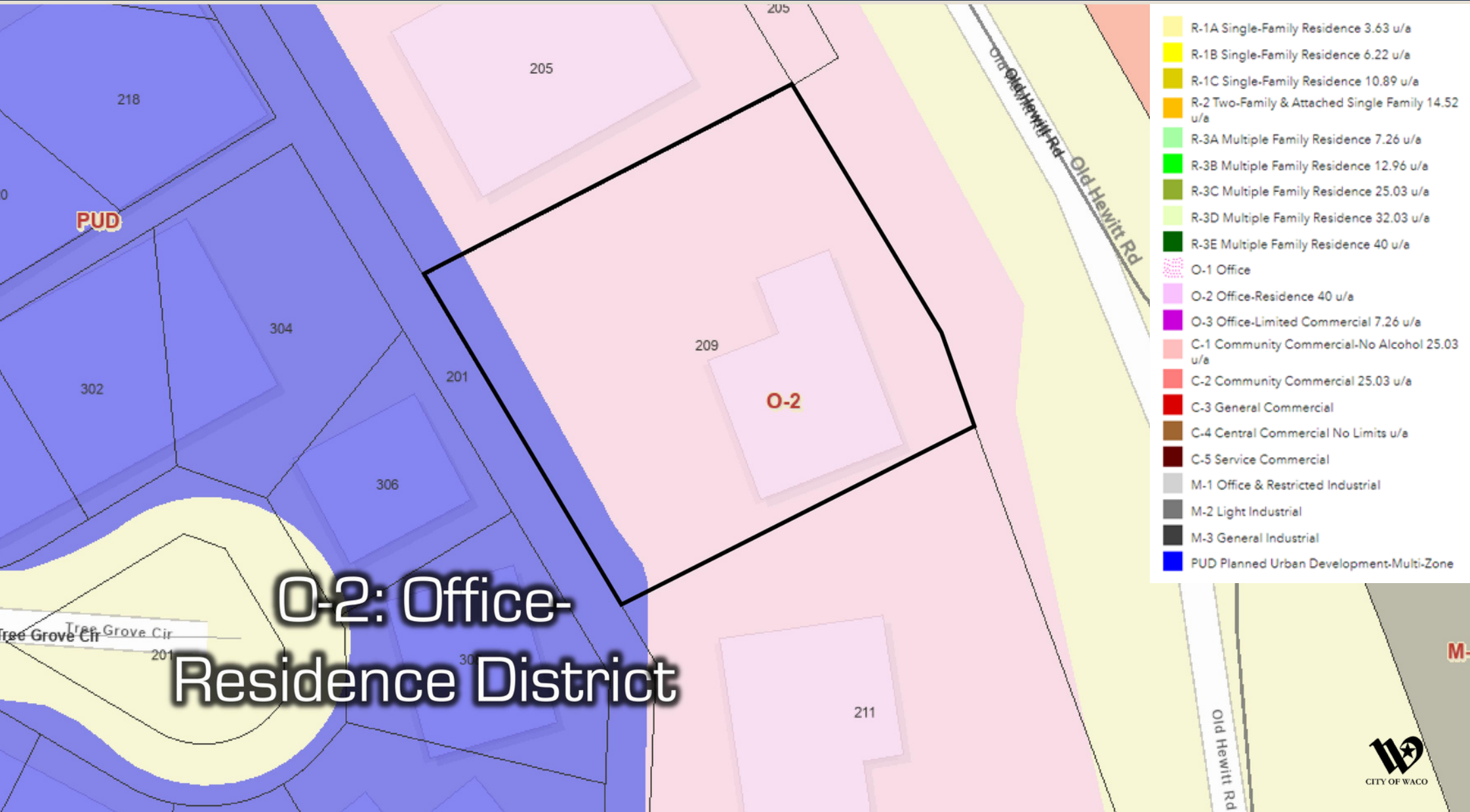
PROPERTY BOUNDARY



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



ZONING MAP



O-2: Office-Residence District



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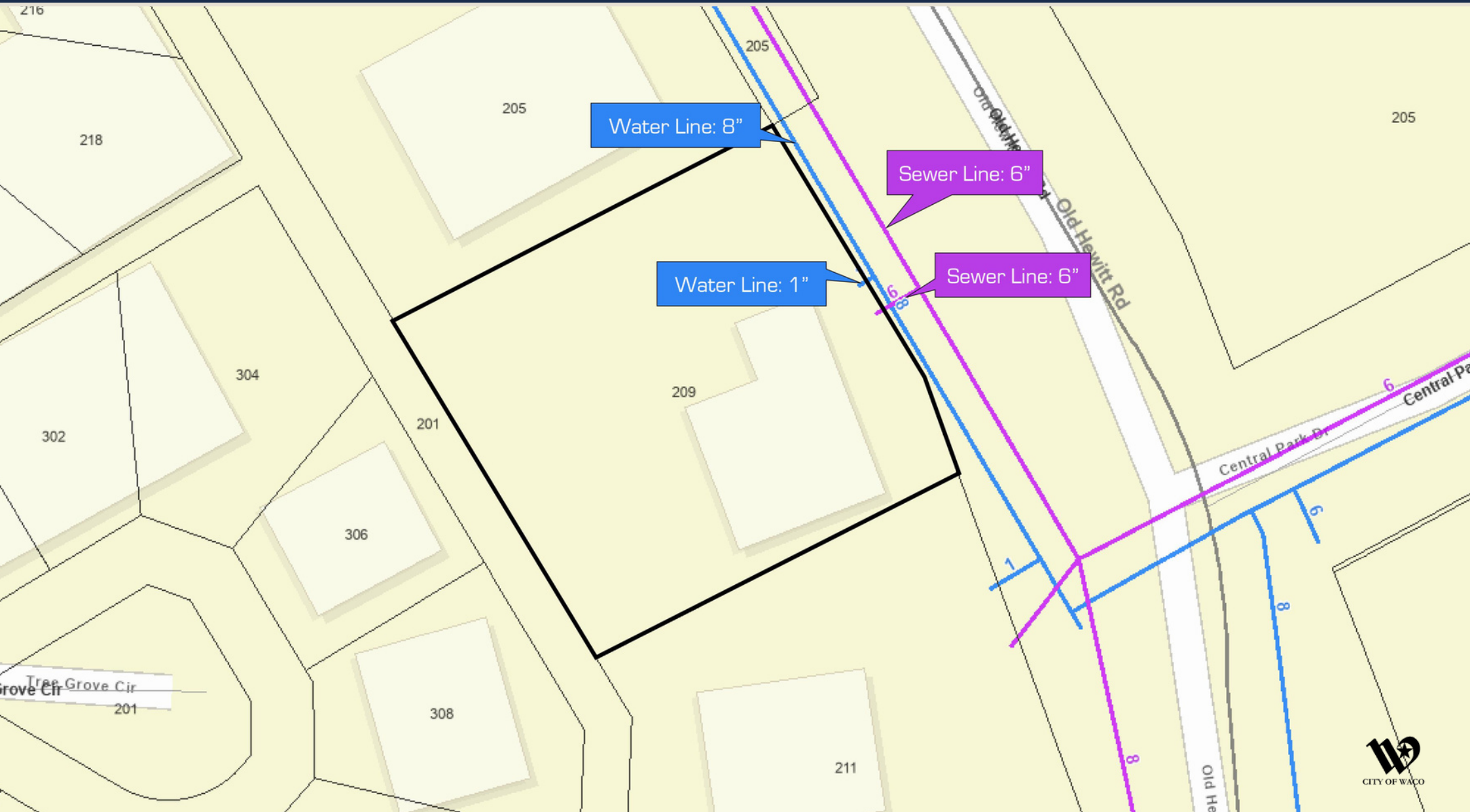
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UTILITIES MAP



TXDOT TRAFFIC COUNTS




Old Hewitt Drive
2,400+ VPD


Central Park Drive
2,800+ VPD



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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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Designated Broker of Firm	License No.	Email	Phone
<u>James Tripp</u>	<u>770773</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date