

± 1,800 SF OFFICE/RETAIL AT 407 LAKE AIR DRIVE IN WACO, TEXAS 76710



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PROPERTY OVERVIEW

- Located on Busy Lake Air Drive
- Minutes from State Highway 6
- Great Office or Retail Opportunity
- High Visibility
- Ample Parking

LOCATION

407 Lake Air Drive Waco, Texas 76710

TOTAL IMPROVEMENTS

1,862 SF

LOT SIZE

0.1722 Acres (7,501.032 SF)

ZONING

C-2: Community Commercial District

TRAFFIC COUNTS (2022)

Lake Air Drive: 14,000 - 15,000 VPD
(TxDOT 2022)

LEASE RATE

\$9.60/SF/YR NNN

NNN ESTIMATE

\$3.54/SF/YR

SALES PRICE

\$465,000.00

DEMOGRAPHIC SUMMARY

407 Lake Air Dr, Waco, Texas, 76710

Drive time of 15 minutes



KEY FACTS

179,771

Population



67,673

Households

33.8

Median Age

\$47,269

Median Disposable Income

EDUCATION

12.5%

No High School Diploma



25.9%

High School Graduate



29.6%

Some College/ Associate's Degree



32.0%

Bachelor's/Grad/ Prof Degree

INCOME



\$54,681

Median Household Income



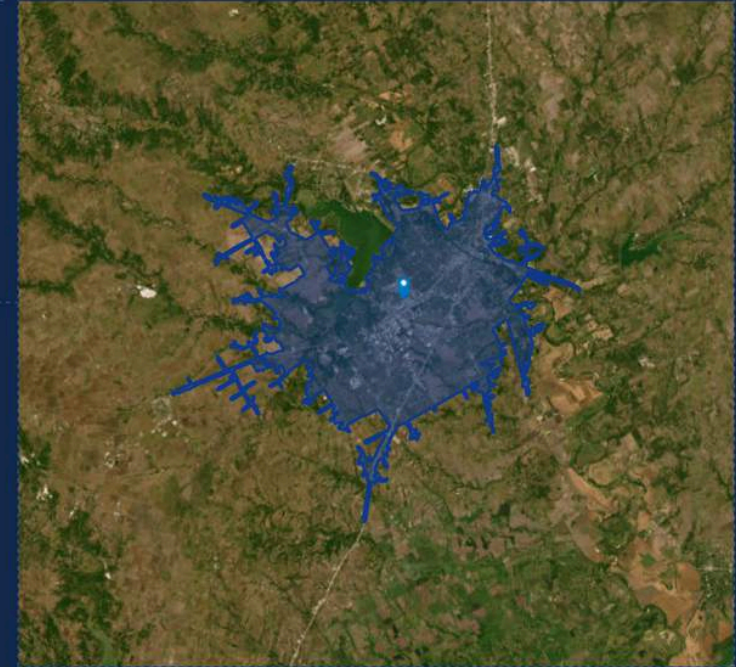
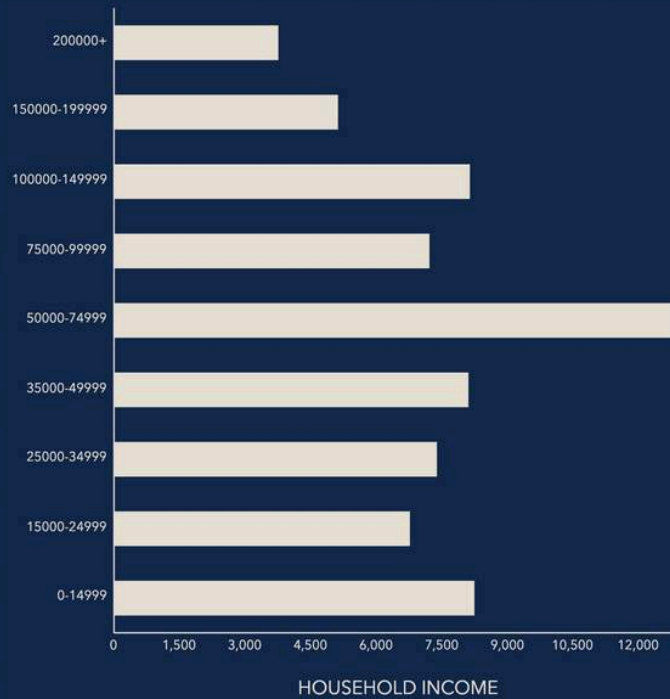
\$31,308

Per Capita Income



\$80,782

Median Net Worth



EMPLOYMENT

60.3%

White Collar

24.3%

Blue Collar

18.7%

Services

4.4%

Unemployment Rate

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



Onward
REAL ESTATE TEAM
at Keller Williams

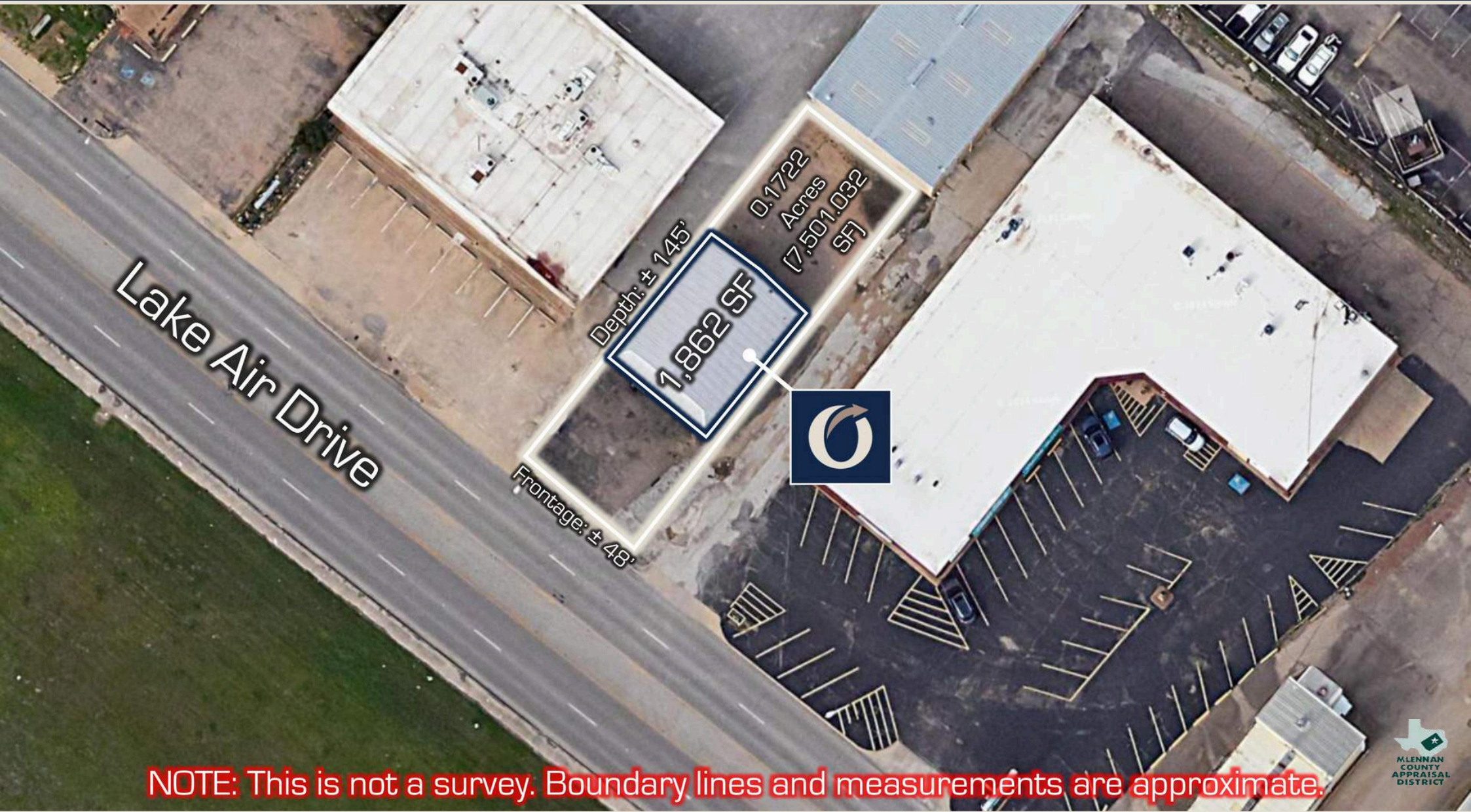
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PROPERTY BOUNDARY



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

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SURROUNDING RETAIL & TRAFFIC COUNTS




Lake Air Drive
 14,900+ VPD

PRESENTED BY:



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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 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.

_____	_____	_____	_____
Keller Williams Advantage	9003002	klrw553@kw.com	254.751.7900
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Al Rincon	525285	klrw553@kw.com	254.751.7900
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
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