

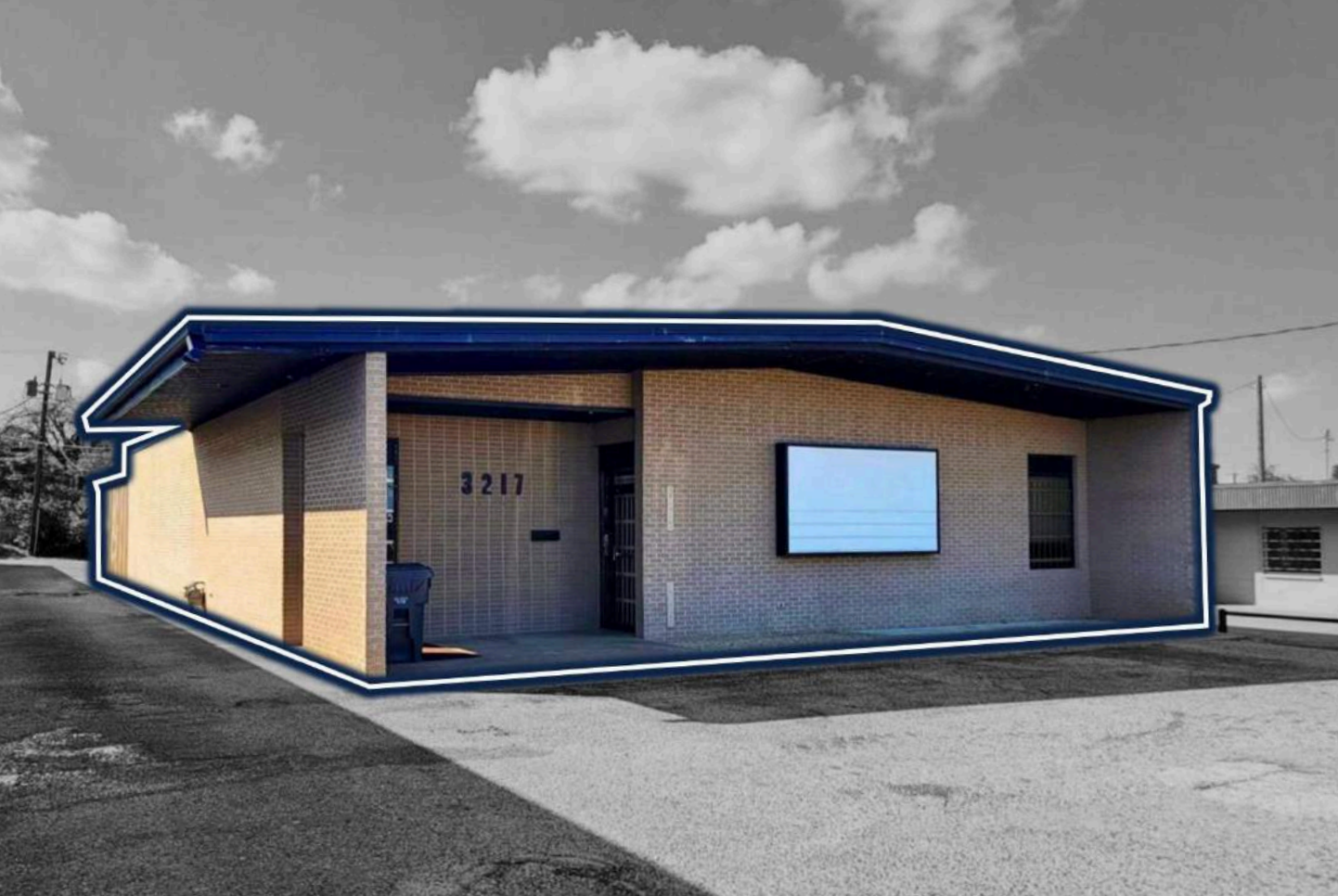
3,135 SF OFFICE/WAREHOUSE FOR LEASE 3217 FRANKLIN AVENUE IN WACO, TEXAS 76710



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PROPERTY OVERVIEW

- Warehouse area to be opened up
- Minimum office and small showroom planned
- 3-Phase Power Available
- Franklin Avenue thoroughfare growth planned
- Connects to Floyd Casey Stadium Redevelopment via South 32nd Street
- Minutes away from Interstate Highway 35

LOCATION

3217 Franklin Ave Waco, Texas 76710

RSF

3,135 SF

LOT SIZE

0.2008 Acres (8,746.848 SF)

ZONING

M-2: Light Industrial

TRAFFIC COUNTS (2022)

Franklin Ave: 24,400+ VPD

LEASE RATE

\$12.00/SF/YR NNN

NNN ESTIMATE

\$4.11/SF/YR



DEMOGRAPHIC SUMMARY

3209 Franklin Ave, Waco, Texas, 76710

Drive time of 15 minutes



KEY FACTS

188,258

Population



70,844

Households

33.5

Median Age

\$45,527

Median Disposable Income

EDUCATION

13.2%

No High School Diploma



26.4%

High School Graduate



29.8%

Some College/
Associate's Degree



30.6%

Bachelor's/Grad/ Prof Degree

INCOME



\$53,179

Median Household Income



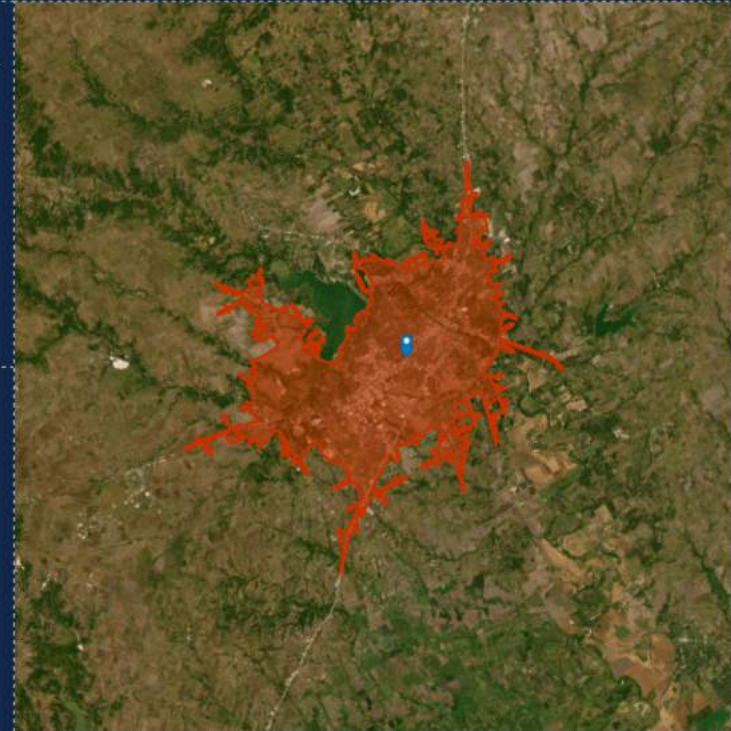
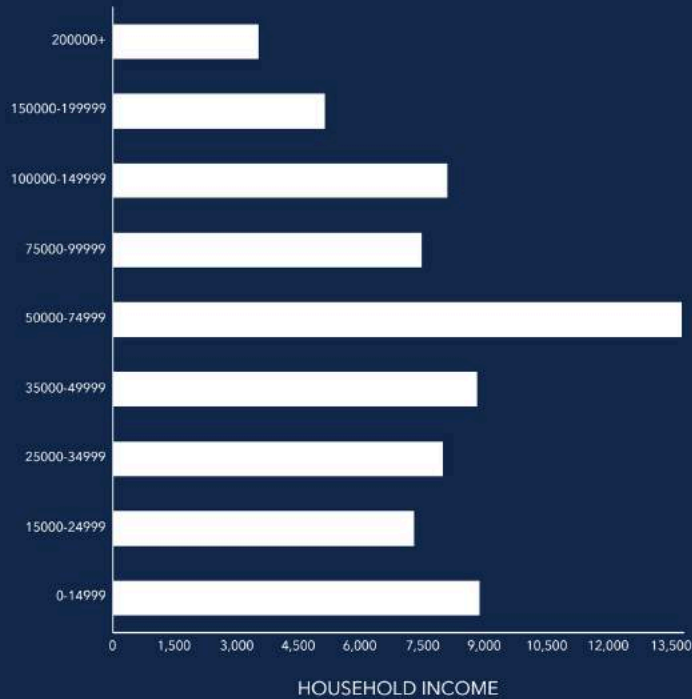
\$30,116

Per Capita Income



\$73,641

Median Net Worth



EMPLOYMENT

59.1%

White Collar

25.3%

Blue Collar

19.3%

Services

4.5%

Unemployment Rate

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



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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



FLOYD CASEY STADIUM REDEVELOPMENT



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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.

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

Buyer/Tenant/Seller/Landlord Initials

Date