

1,500+ SF FLEX SPACE AT 1516 E WACO DRIVE IN WACO, TEXAS 76704



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PROPERTY OVERVIEW

- Former Auto Mechanic Shop
- Easily Accessible
- High Visibility
- Ample Yard Space
- 10' x 10' Roll-Up Doors (4)
- Ceiling Height - 14'
- Clear Height - 12'
- Single Restroom & Office

LOCATION

1516 E Waco Drive Waco, Texas 76704

IMPROVEMENTS

1,581 SF

LOT SIZE

0.31 Acres (13,503.6 SF)

ZONING

C-3: General Commercial

TRAFFIC COUNTS (2022)

Interstate Highway 35: 99,000+ VPD

US 77: 7,600+ VPD

US 84: 10,000+ VPD

SALES PRICE

\$185,000.00

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DEMOGRAPHIC SUMMARY

1516 E Waco Dr, Waco, Texas, 76704

Drive time of 15 minutes



KEY FACTS

163,455

Population



61,559

Households

32.1

Median Age

\$44,027

Median Disposable Income

EDUCATION

14.5%

No High School Diploma



29.7%

High School Graduate



31.3%

Some College/ Associate's Degree



24.5%

Bachelor's/Grad/ Prof Degree

INCOME



\$51,391

Median Household Income



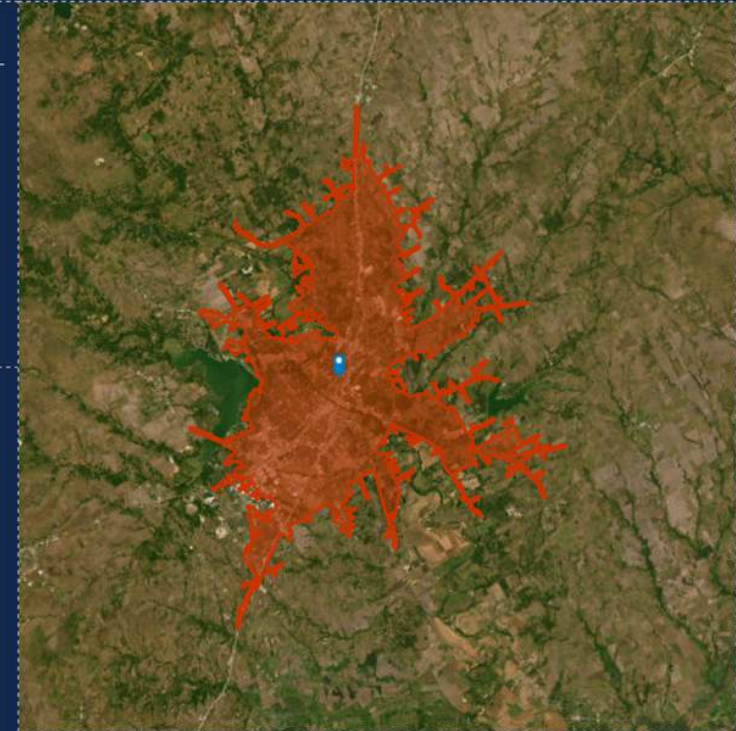
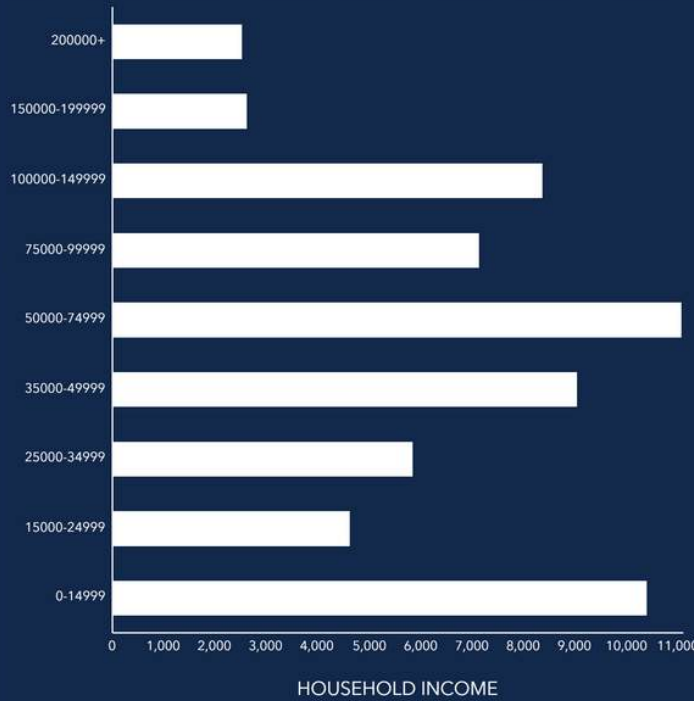
\$27,073

Per Capita Income



\$58,700

Median Net Worth



EMPLOYMENT

55.5%

White Collar

28.1%

Blue Collar

20.4%

Services

4.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri



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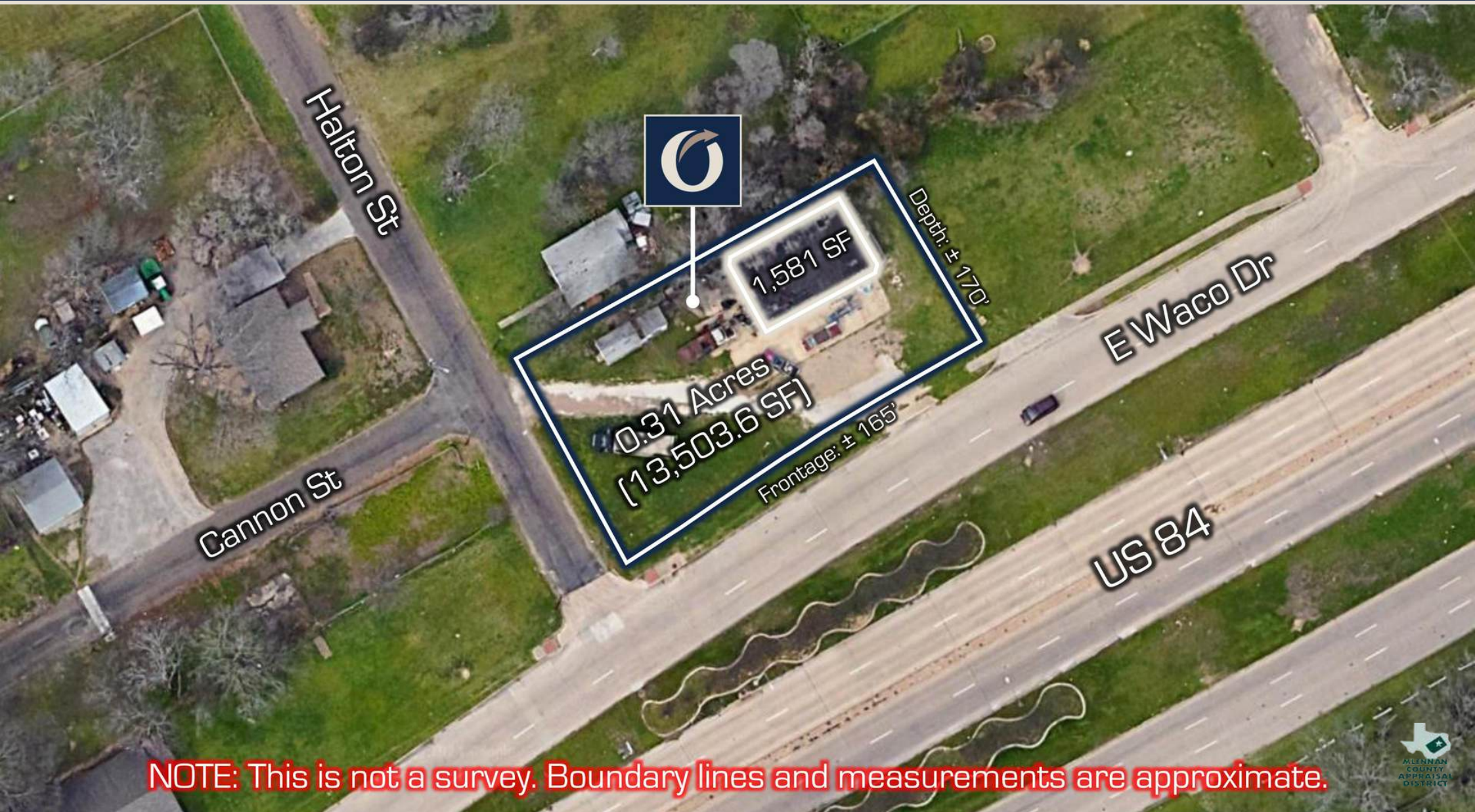
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PROPERTY BOUNDARY



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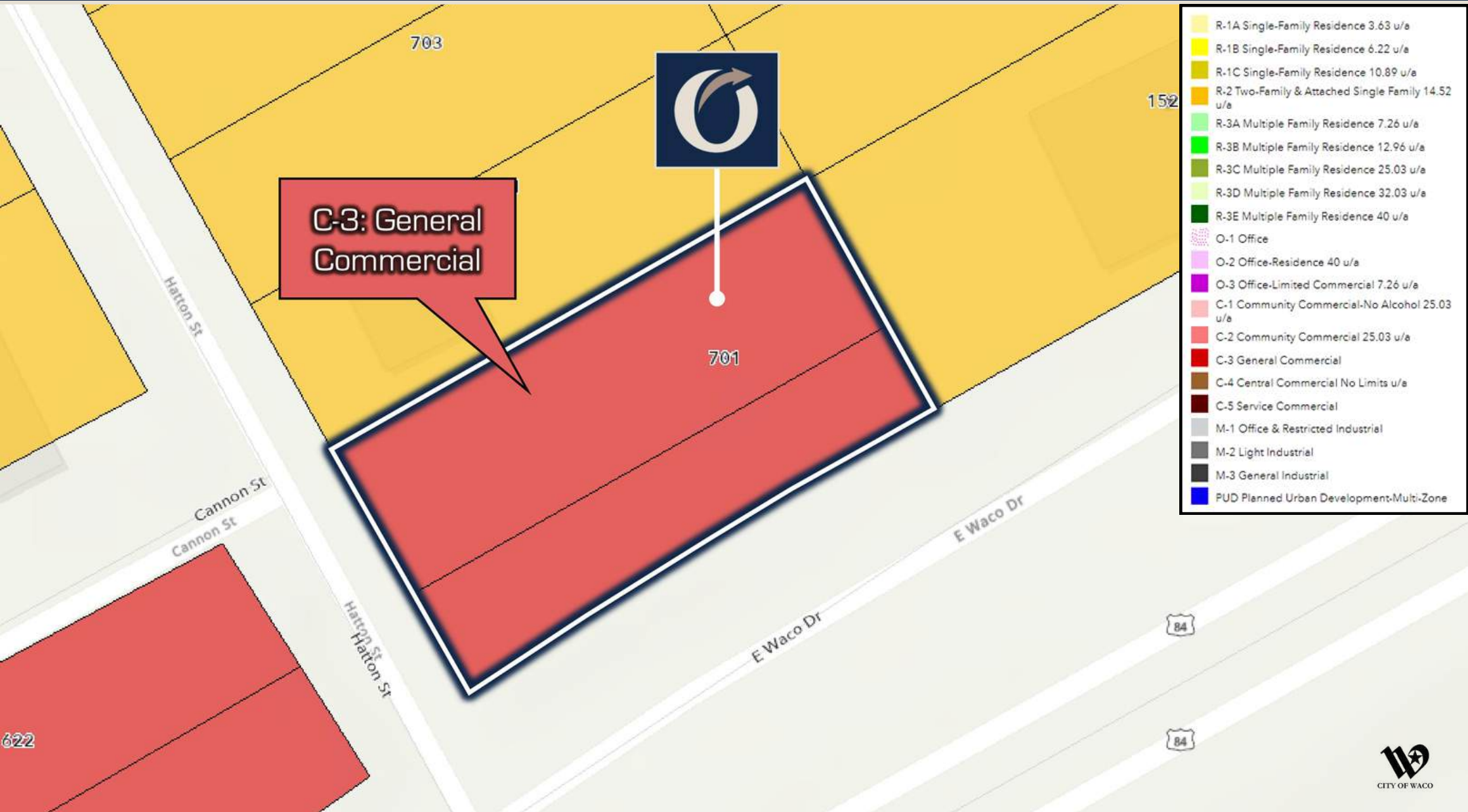
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ZONING MAP



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SURROUNDING RETAIL & TRAFFIC COUNTS



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FEMA FLOOD MAP



Not In
FEMA Flood Zone

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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.

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Designated Broker of Firm	License No.	Email	Phone
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<u>Brad Harrell</u>	<u>363789</u>	<u>bharrell@OnwardRET.com</u>	<u>254.870.9769</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date