

# DEVELOPMENT OPPORTUNITY PACKAGE DOWNTOWN WACO, TEXAS



**Onward**  
REAL ESTATE TEAM  
at Keller Williams

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## PROPERTY OVERVIEW

- Located in Waco's Downtown District
- 22,200 SF Office/Warehouse:
  - Ceiling Height: 24' | Clear Height: 22' | Column Spacing: 20' x 20'
  - Multiple Offices
  - Kitchenette
  - Separate Section for Manufacturing with Mezzanine
- 7,800 SF Office/Warehouse:
  - Ceiling Height: 22' | Clear Height: 20' (Peak)
  - 3 Grade Level Doors: 14' x 12' (2) | 10' x 10' (1)
  - Small Office Buildout

## LOCATION

Downtown Waco, Texas

## IMPROVEMENTS

- 22,200 SF Office/Warehouse
- 7,800 SF Office/Warehouse

## TOTAL LOT SIZE

± 2.01 Acres (87,555.60 SF)

## UTILITIES

Water & Sewer (City of Waco)  
Electricity Available

## ZONING

C-4: Central Commercial District

## TRAFFIC COUNTS (2023)

South 8th Street 1,700+ VPD

## SALES PRICE

See Pricing Exhibit

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# PRICING EXHIBIT



For All: \$8,500,000.00

\$6,000,000.00

\$950,000.00

\$2,500,000.00



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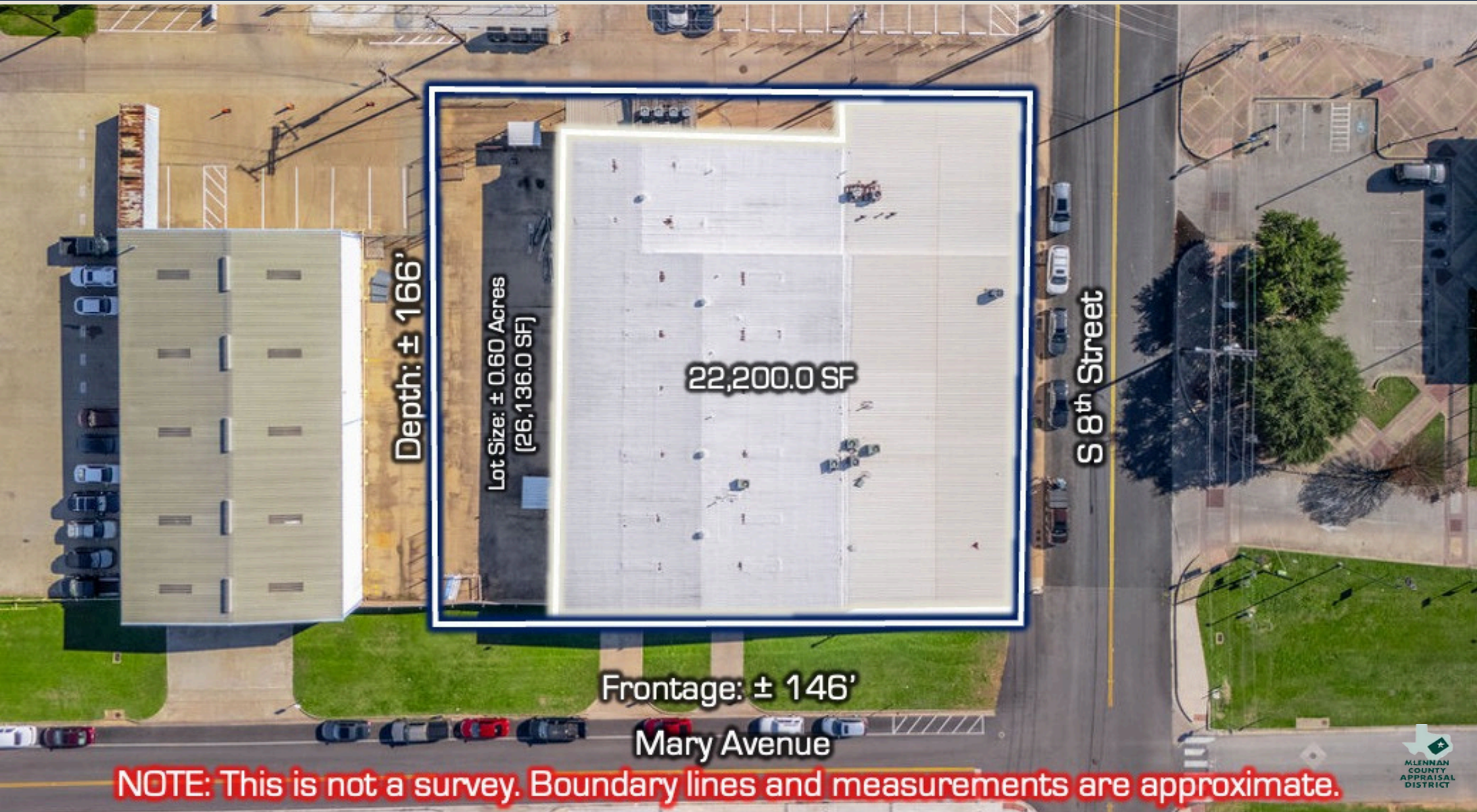
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# PROPERTY BOUNDARY - 314 SOUTH 8TH STREET





# PROPERTY BOUNDARY - TBD MARY AVENUE





# PROPERTY BOUNDARY - TBD JACKSON AVENUE



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



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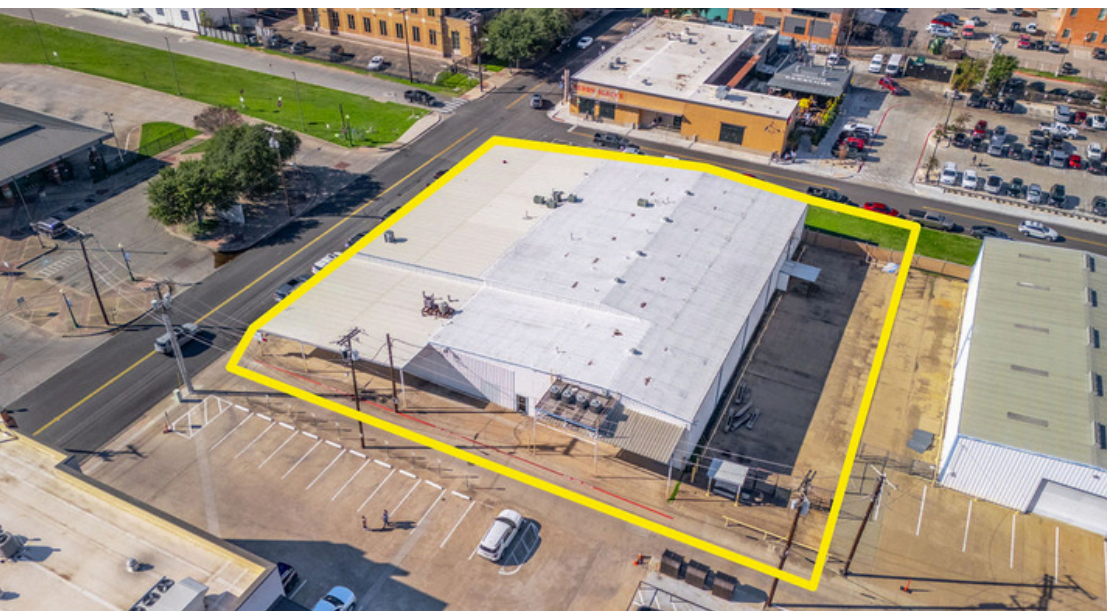
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# PROPERTY PHOTOS - 314 SOUTH 8TH STREET



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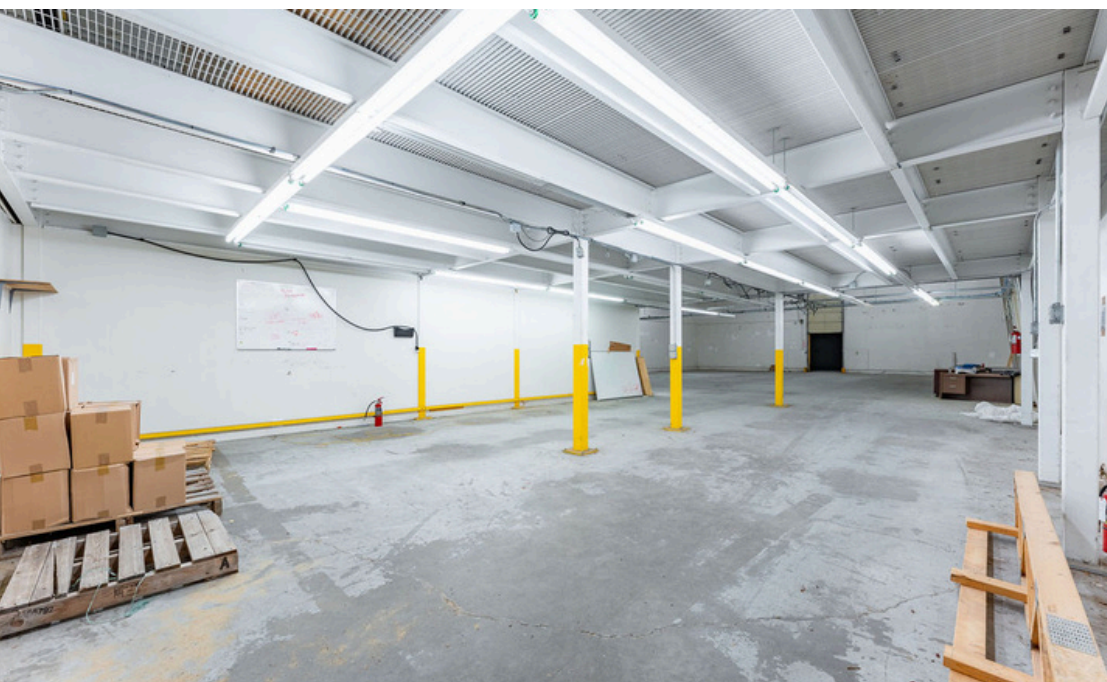
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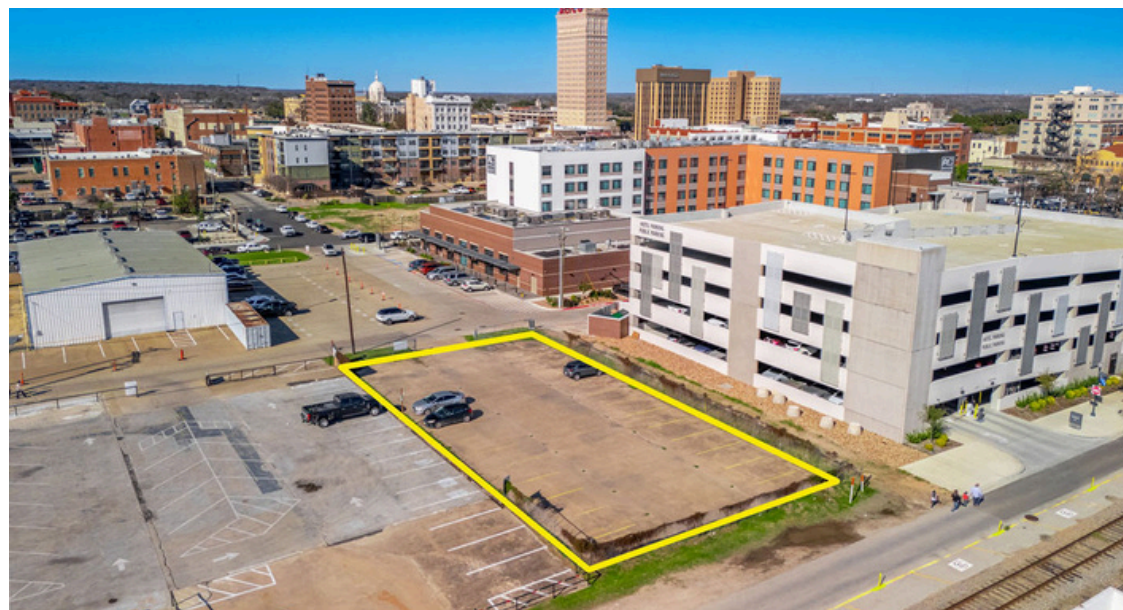
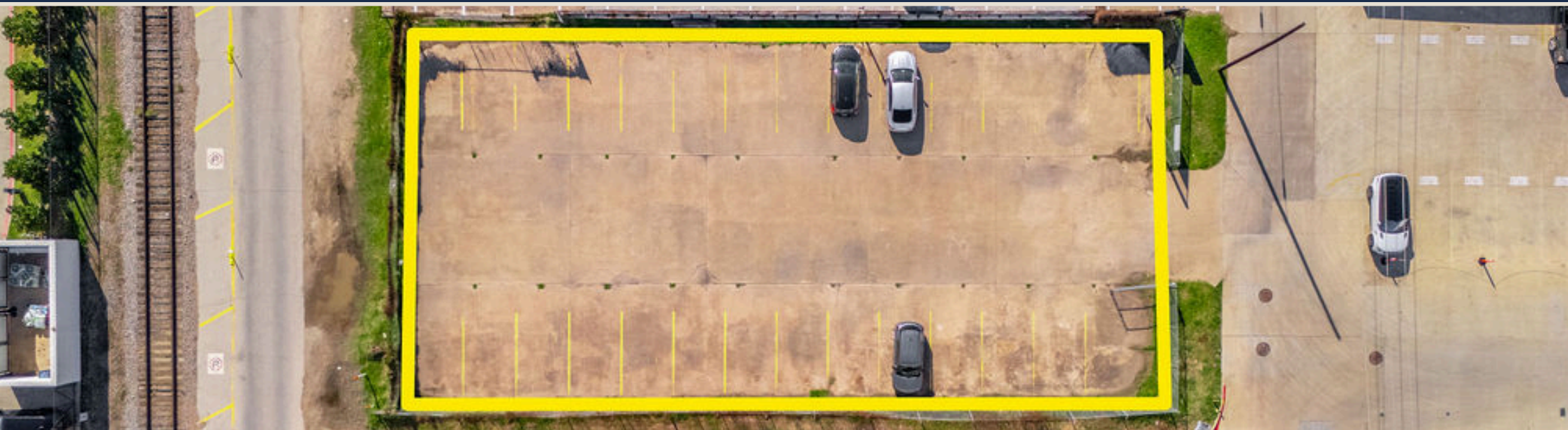
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# ZONING MAP



|  |      |
|--|------|
|  | R-1A |
|  | R-1B |
|  | R-1C |
|  | R-2  |
|  | R-3A |
|  | R-3B |
|  | R-3C |
|  | R-3D |
|  | R-3E |
|  | O-1  |
|  | O-2  |
|  | O-3  |
|  | C-1  |
|  | C-2  |
|  | C-3  |
|  | C-4  |
|  | C-5  |
|  | M-1  |
|  | M-2  |
|  | M-3  |
|  | PUD  |



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# SURROUNDING AREA





# FEMA FLOOD MAP



Waco, City of  
480461

4830 0367D  
eff. 12/20/2019

LOMR 22-06-0249P  
eff. 8/3/2022

Not in  
FEMA Flood Zone  
3-2238P  
eff. 6/12/2023



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# PRESENTED BY:



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