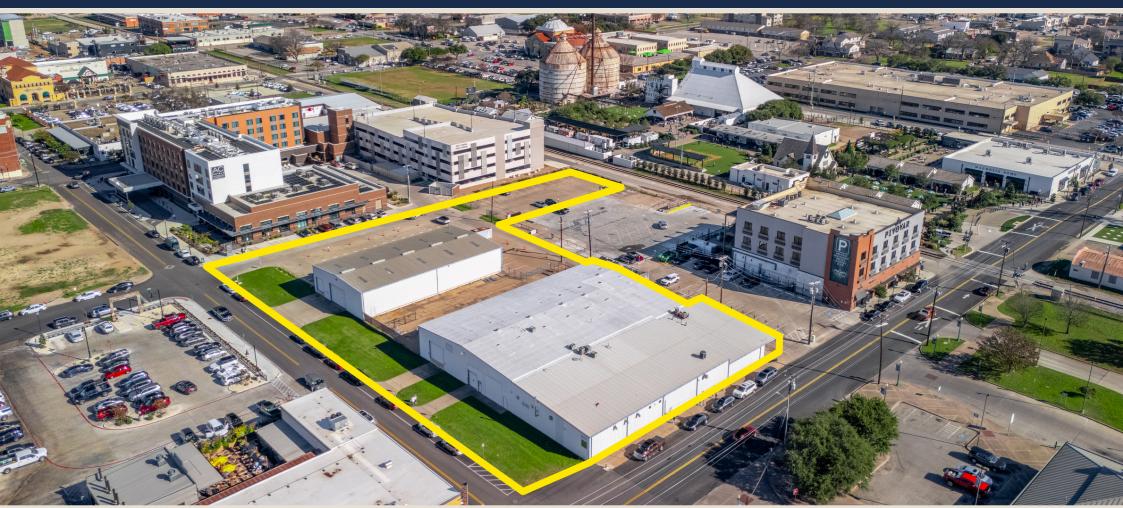
## DEVELOPMENT OPPORTUNITY PACKAGE DOWNTOWN WACO, TEXAS





Xavier Rosas Commercial Specialist 254.870.1426 xrosas@OnwardRET.com Adam Voight Director of Commercial Operations 254.870.1421 avoight@OnwardRET.com Brad Harrell, CCIM Associate Broker 254.870.0050 bharrell@OnwardRET.com



## **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 I,700+ VPD

#### SALES PRICE

See Pricing Exhibit



## PRICING EXHIBIT



Conward REAL ESTATE TEAM \_\_\_\_\_\_at Keller Williams

Xavier Rosas 254.870.1426 xrosas@OnwardRET.com Adam Voight 254.870.1421 avoight@OnwardRET.com Brad Harrell, CCIM 254.870.0050 bharrell@OnwardRET.com

## PROPERTY BOUNDARY - 314 SOUTH 8TH STREET



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## **PROPERTY BOUNDARY - TBD MARY AVENUE**



Conward REAL ESTATE TEAM \_\_\_\_\_\_at Keller Williams

Xavier Rosas 254.870.1426 xrosas@OnwardRET.com Adam Voight 254.870.1421 avoight@OnwardRET.com

Brad Harrell, CCIM 254.870.0050 bharrell@OnwardRET.com

## **PROPERTY BOUNDARY - TBD JACKSON AVENUE**

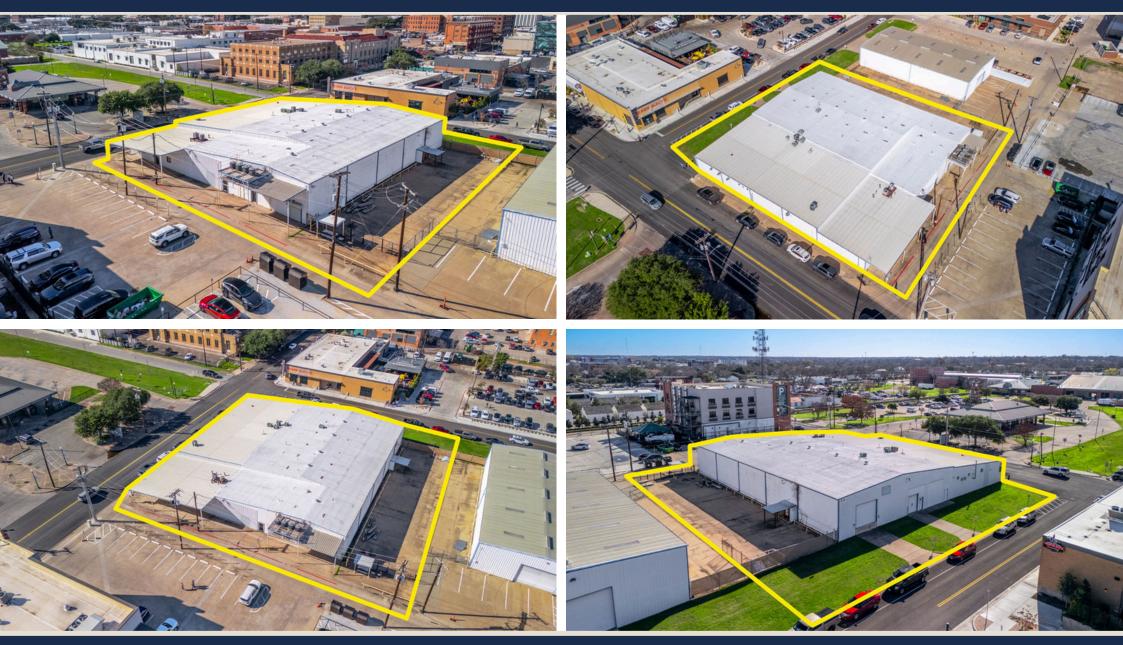


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Brad Harrell, CCIM 254.870.0050 bharrell@OnwardRET.com

## PROPERTY PHOTOS - 314 SOUTH 8TH STREET



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## PROPERTY PHOTOS - TBD MARY AVENUE





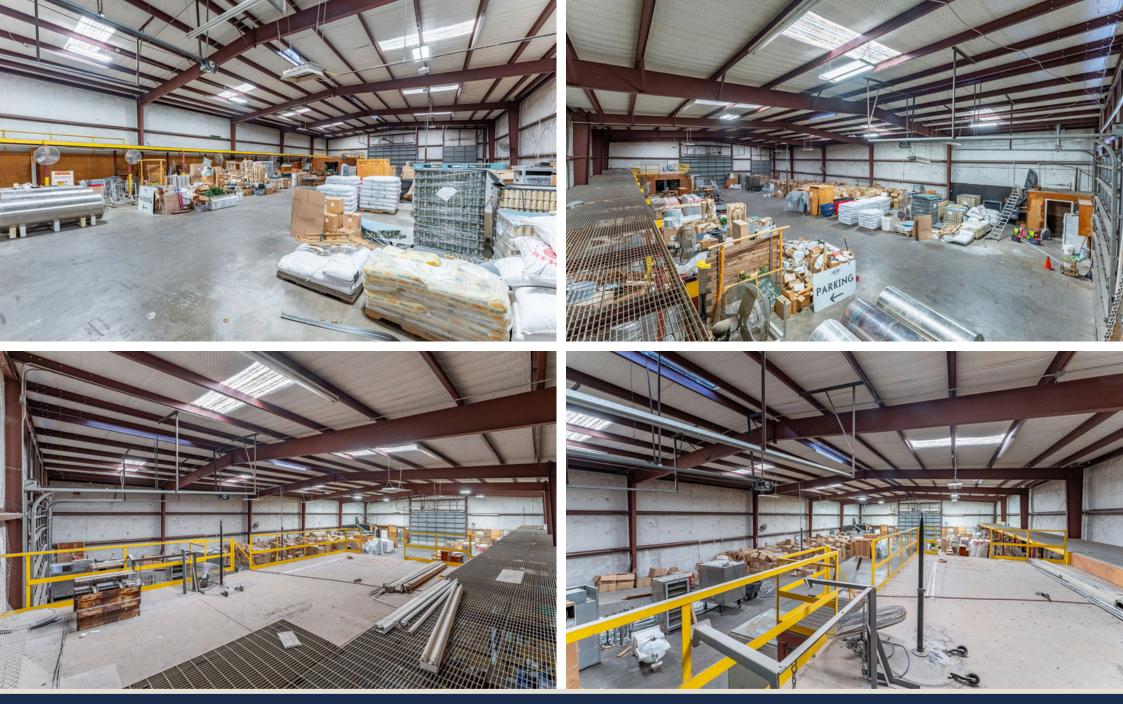




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## **PROPERTY PHOTOS - TBD JACKSON AVENUE**









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Brad Harrell, CCIM 254.870.0050 bharrell@OnwardRET.com

# ZONING MAP



Conward 2 REAL ESTATE TEAM x

Xavier Rosas 254.870.1426 xrosas@OnwardRET.com Adam Voight 254.870.1421 avoight@OnwardRET.com Brad Harrell, CCIM 254.870.0050 bharrell@OnwardRET.com

# SURROUNDING AREA



Conward REAL ESTATE TEAM \_\_\_\_\_\_at Keller Williams

Xavier Rosas 254.870.1426 xrosas@OnwardRET.com Adam Voight 254.870.1421 avoight@OnwardRET.com

Brad Harrell, CCIM 254.870.0050 bharrell@OnwardRET.com

# FEMA FLOOD MAP



Conward REAL ESTATE TEAM \_\_\_\_\_\_at Keller Williams

Xavier Rosas 254.870.1426 xrosas@OnwardRET.com Adam Voight 254.870.1421 avoight@OnwardRET.com

Brad Harrell, CCIM 254.870.0050 bharrell@OnwardRET.com

# **PRESENTED BY:**



Adam Voight Director of Commercial Operations 254.870.1421 avoight@OnwardRET.com License #650810 (TX) Brad Harrell, CCIM Associate Broker 254.870.0050 bharrell@OnwardRET.com License #363789 (TX) Xavier Rosas Commercial Specialist 254.870.1426 xrosas@OnwardRET.com License #794462 (TX)





#### **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 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.

Keller Williams Advantage	9003002	klrw553@kw.com	254.751.7900
icensed 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
icensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Brad Harrell	363789	bharrell@OnwardRET.com	254.870.9769
Sales Agent/Associate's Name	License No.	Email	Phone

Date