

1700 W. WACO DRIVE. Waco, Texas | Building for Lease

1,700 SF – 10,587 SF of Lease Space

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Site Acquisition | Advisory Services | Tenant Representation

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1700 W. WACO DRIVE. Waco, Texas | Overview

Space	1,700 SF – 10,587 SF
Highlights	- High Density Area - Excellent Visibility - At Signalized Intersection
Access	- Waco Drive / Barnard Street / N 17th Street. 5 Points of Access
Traffic Counts	35,000+ VPD
Zoning	C-3 (General Commercial)
Parking	50 Parking Spaces
Electricity	Single Phase (3-phase nearby)
Lighting	Dark shell, Per tenant specs.
Utilities	- Water - City of Waco - Sewer - City of Waco
Height	15 feet of Clear Height.
Building	1963 Construction.
Rate	Contact Listing Broker.

Demographic Snapshot	1 mile	3 miles	5 miles
Total Population	11,435	87,487	130,498
Daytime Population	17,130	98,818	159,303
Median HH Income	\$53,473	\$52,648	\$62,123

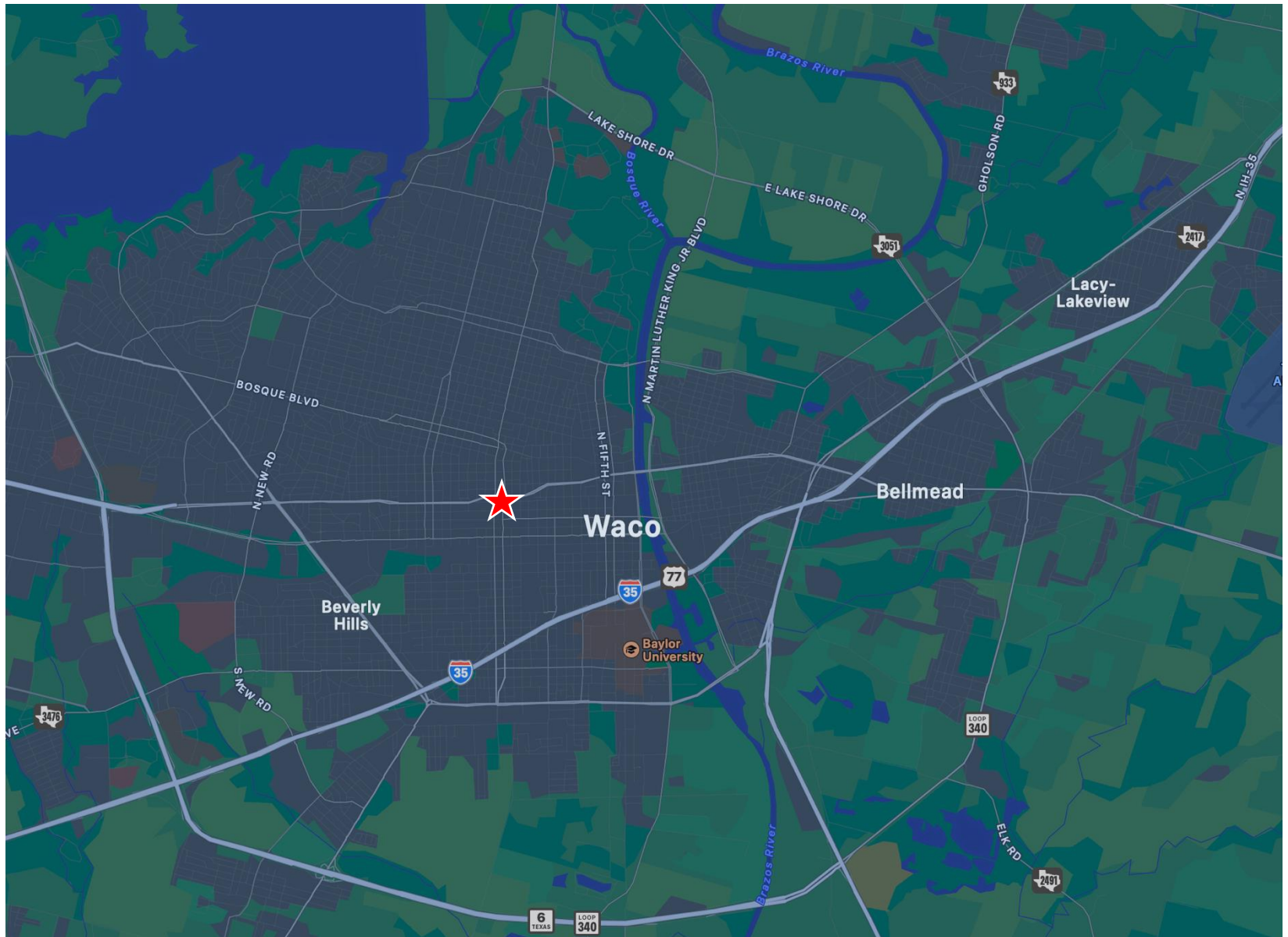


1700 W. WACO DRIVE. Waco, Texas | Property Highlights

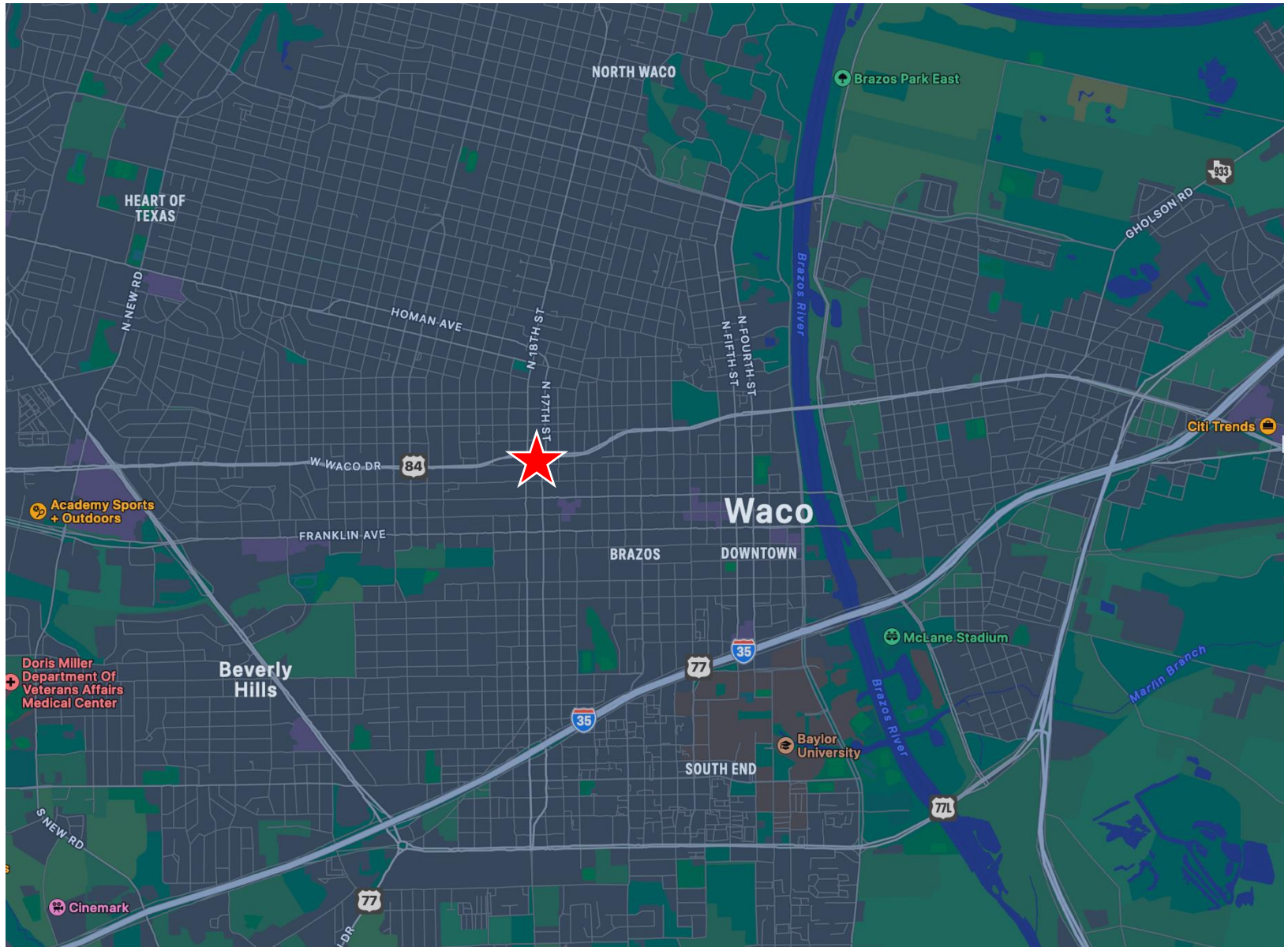


Located close to downtown Waco, this full brick building offers 1,700 - 10,587 SF of leasable space. Established at the corner of a signalized intersection, this commercially zoned property is perfect for a coffee, food service, fuel or general retail user. With 35,000+ VPD the building boasts great visibility and high density with daytime populations reaching up to 159,000 within 5-miles. The site has 5 points of access along 3 city streets and 60 parking spaces. Waco is home to Baylor University and Magnolia Market.

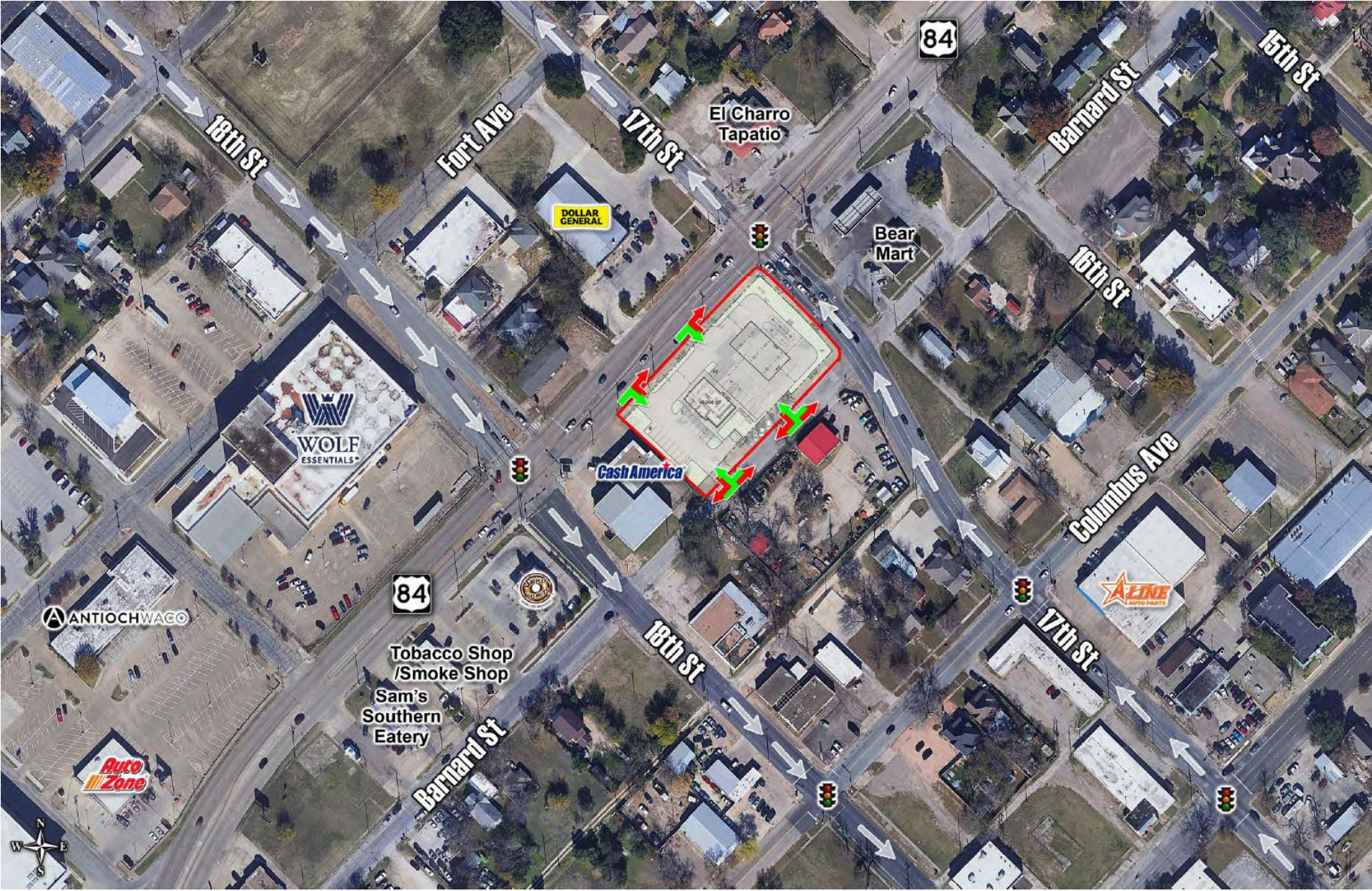
1700 W. WACO DRIVE. Waco, Texas | City Map



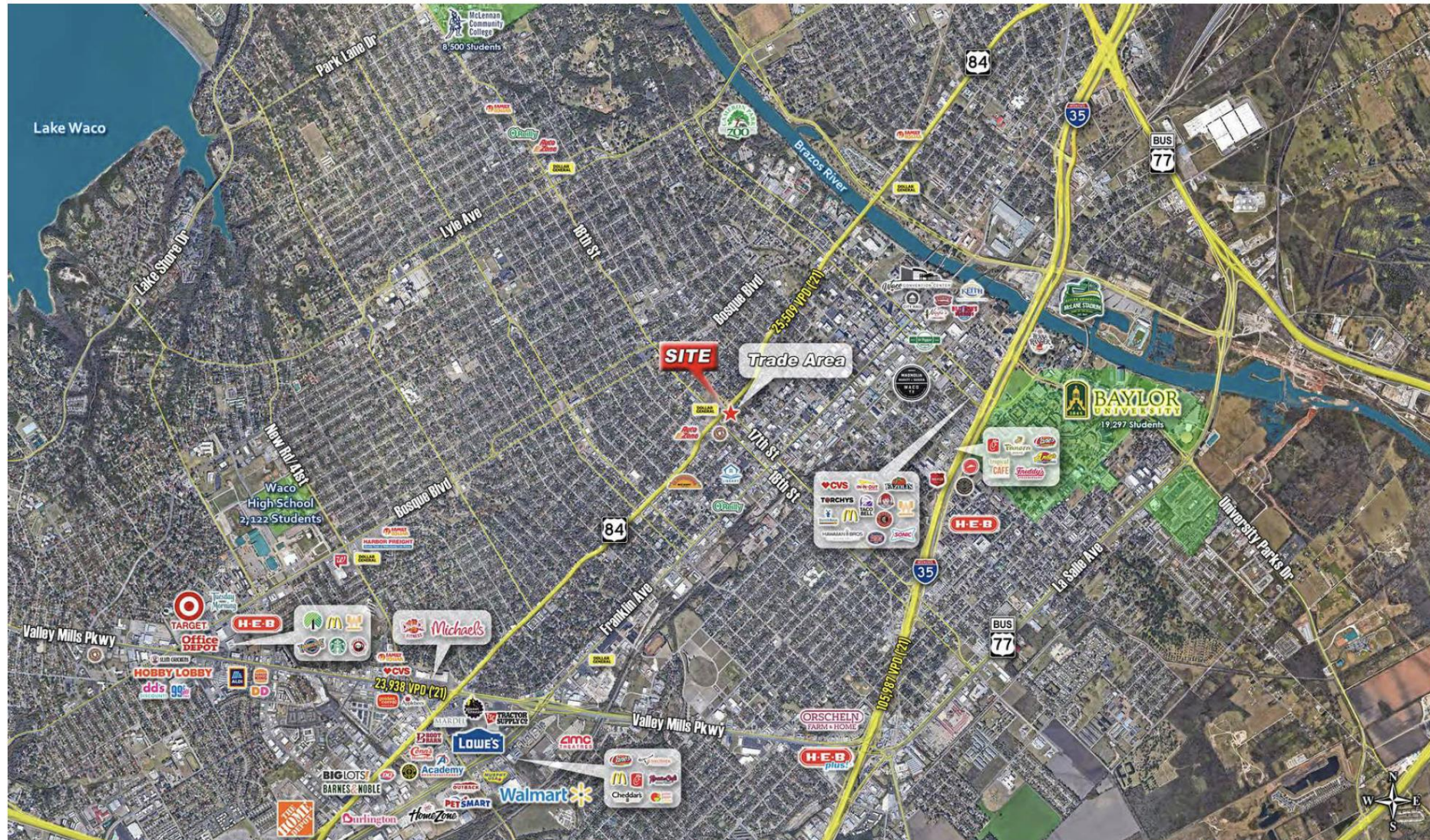
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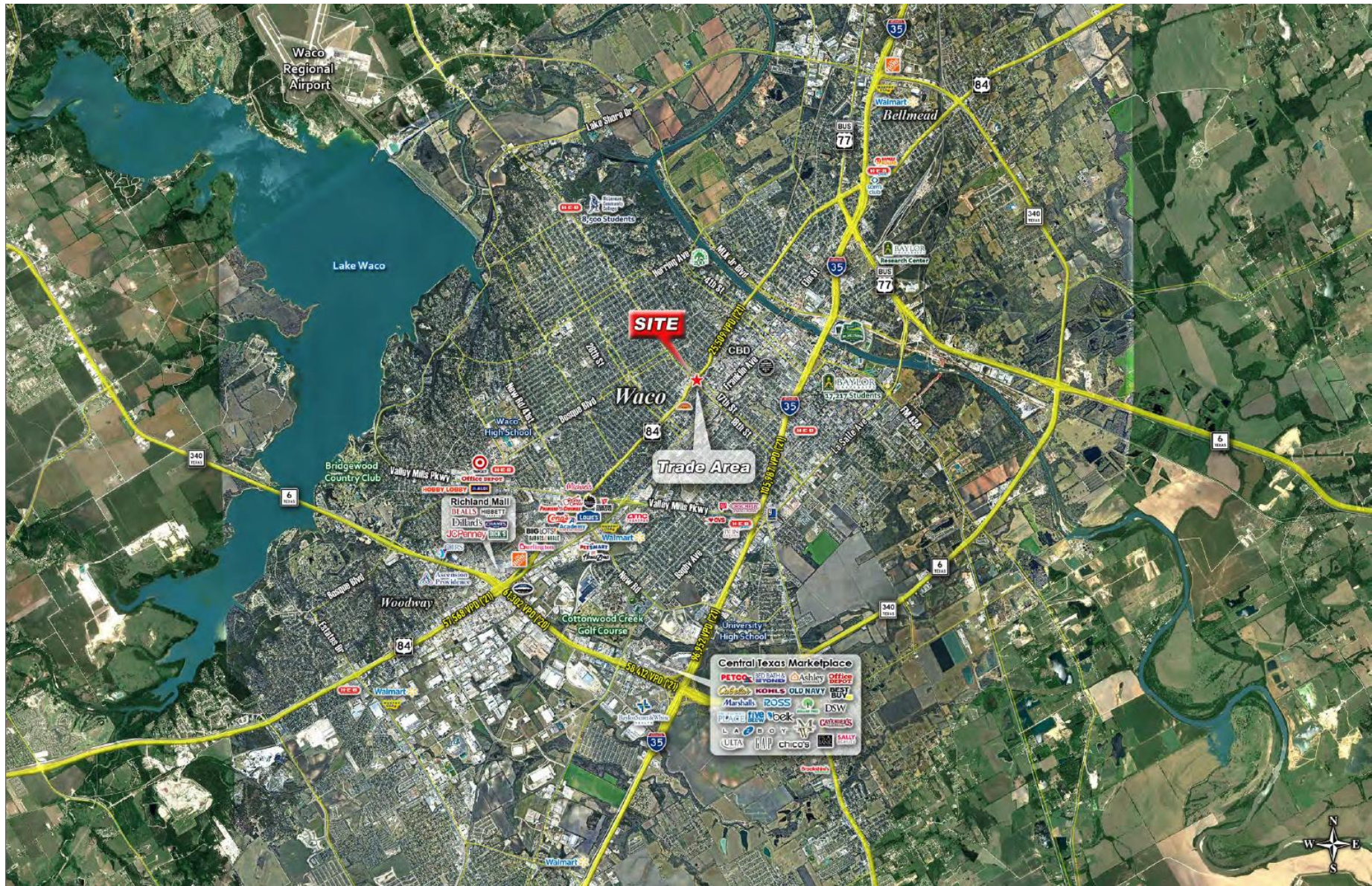
1700 W. WACO DRIVE. Waco, Texas | Submarket Aerial



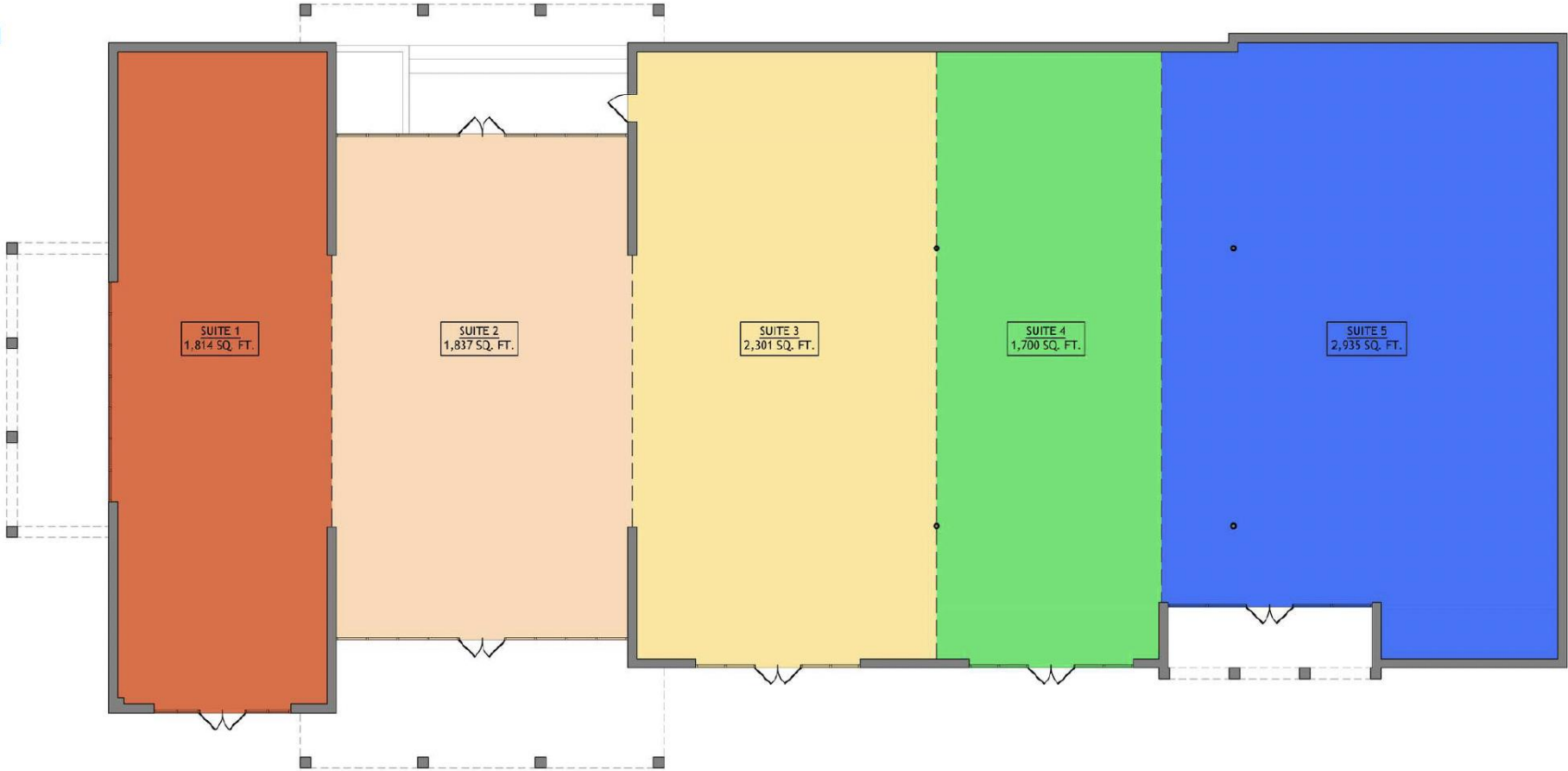
1700 W. WACO DRIVE. Waco, Texas | Market Aerial



1700 W. WACO DRIVE. Waco, Texas | Trade Area Aerial



1700 W. WACO DRIVE. Waco, Texas | Building Floor Plan



1 FLOOR PLAN
1/8" = 1'-0"

1700 W. WACO DRIVE. Waco, Texas | Remodel Renderings



1700 W. WACO DRIVE. Waco, Texas | Illustrative Site Plan



1700 W. WACO DRIVE. Waco, Texas | Access + Traffic Counts



1700 W. WACO DRIVE. Waco, Texas | Exterior Images



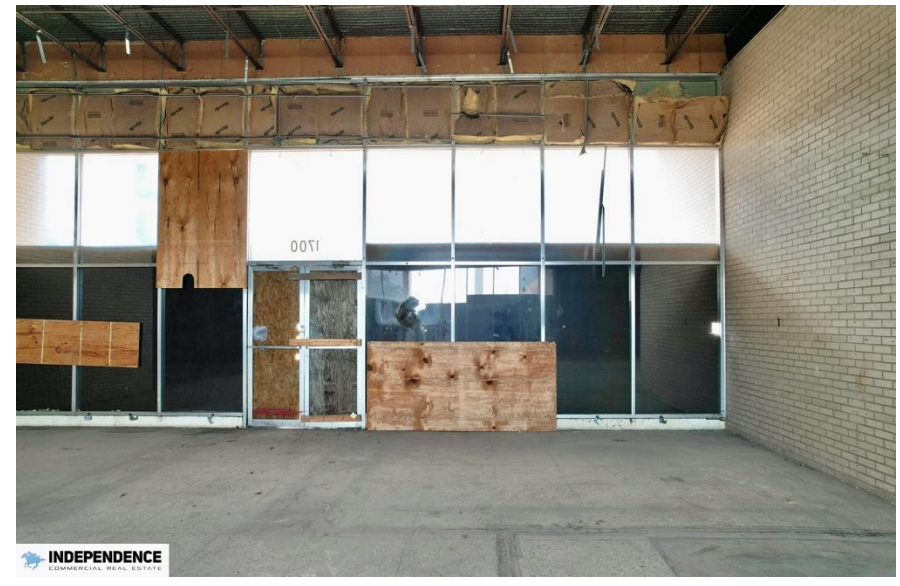
1700 W. WACO DRIVE. Waco, Texas | Exterior Images



1700 W. WACO DRIVE. Waco, Texas | Exterior Images



1700 W. WACO DRIVE. Waco, Texas | Interior Images



1700 W. WACO DRIVE. Waco, Texas | Interior Images



1700 W. WACO DRIVE. Waco, Texas | Interior Images



Disclaimer



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Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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 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 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 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 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 specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information 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 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 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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

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