



**COLDWELL  
BANKER  
COMMERCIAL**  
JIM STEWART, REALTORS®

PRESENTED BY:

**GREGG GLIME**

SIOR, CCIM

## **THE CONTAINERY**

### **ADDRESS**

319 S 4th St., Waco, TX 76701

### **AVAILABLE SPACE**

33,888 Rentable sq. ft.

Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Coldwell Banker, its agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice.

## PROPERTY OVERVIEW

This brand new development is blending a re-purposed warehouse with innovative modern construction. Offering over 33,615 sq. ft. of unrivaled retail space in the center of Waco's Downtown Entertainment District. With construction nearly complete, the development is primed for a new owner to finish construction and open the doors to booming Downtown Waco Economy.

Downtown Waco was seeing unrivaled and record setting economic activity pre-Covid and was argued to be better positioned to recover from the pandemic over any city in Texas. The Bureau of Labor Statistics recently released data that Waco was the first city in Texas to reach pre-COVID employment levels and ranked 15th in the nation. Expectations suggest visits to the Silo's will rebound to 30,000+ people per week this summer and given the explosive development in the immediate area, Waco continues to be on many regional and national retailer/restaurants expansion plans. The location and timing of The Containery is perfectly positioned to capitalize on the continued success of Downtown Waco and Baylor University.

## PROPERTY HIGHLIGHTS

- High visibility location on the corner of 4th Street & Jackson Ave.
- In the direct walking path between the Silo District and River Square District
- Mixed-use development – food & beverage, clothing, home goods, office, event space, etc.
- Great neighbors – Dr. Pepper Museum, Magnolia Silos, Hotel Indigo, Phoenix Ballroom, The Findery, Fabled Bookshop, AC Marriot Hotel, Hyatt Hotel, and more
- Priced \$1,000,000+ Below Most Recent Appraised Value
- 205 - 1,280+ sq. ft. containers available
- Customizable containers available
- 4 stories, elevator, skywalks, rooftop and more



## PROPERTY SUMMARY

### PROPERTY

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The Containery

### LOCATION

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319 S 4th St., Waco, TX 76701

### ZONING

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C-4

### ASKING PRICE

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\$6,500,000

### LOT SIZE

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24,750 sq. ft.

### YEAR BUILT

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1907 & 2021

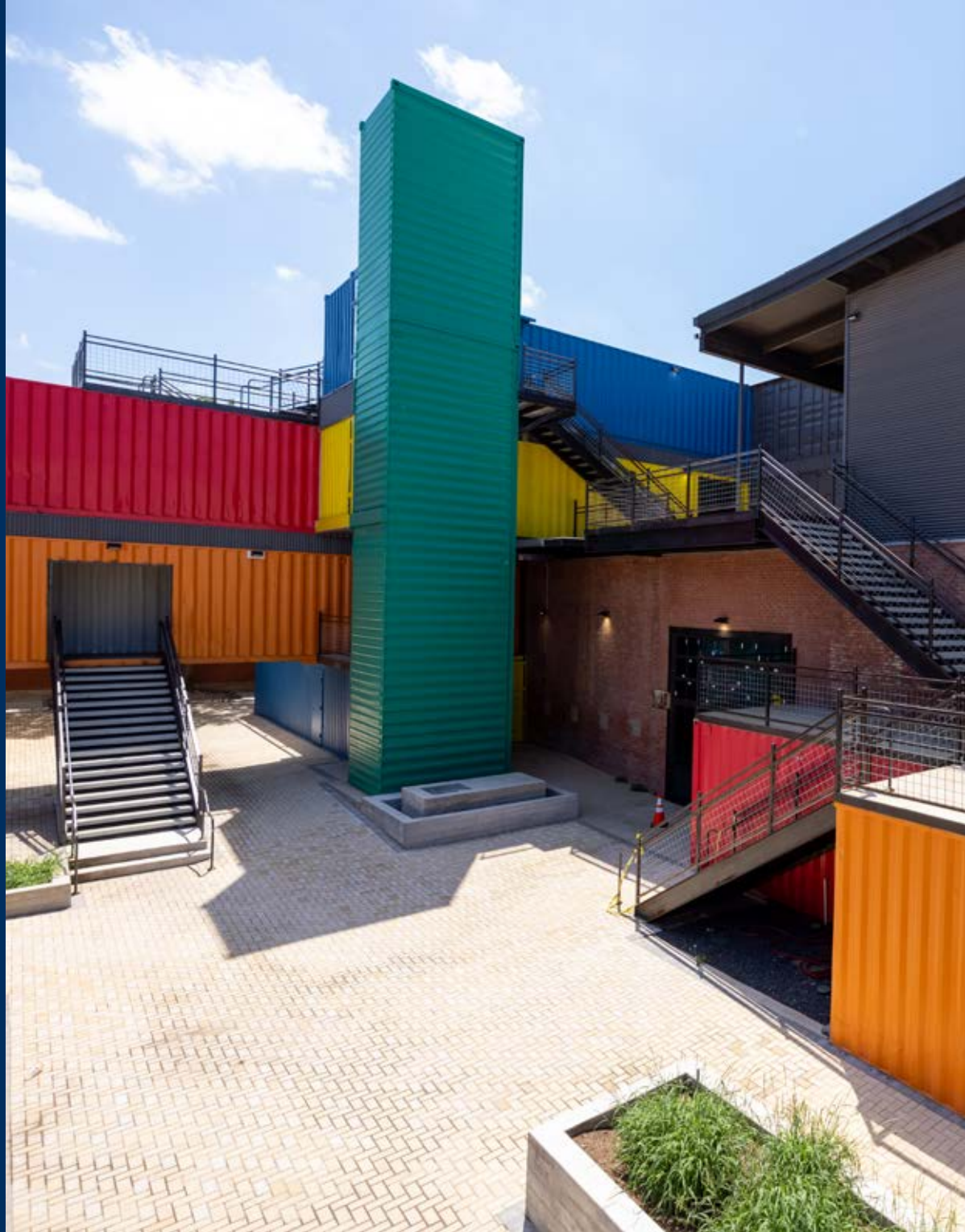
### BUILDING SIZE

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33,615 sq. ft.



# PROPERTY HIGHLIGHTS



# PHOTO GALLERY – CONTAINERS



# PHOTO GALLERY – EVENT & RETAIL



INTERIOR FOOD HALL



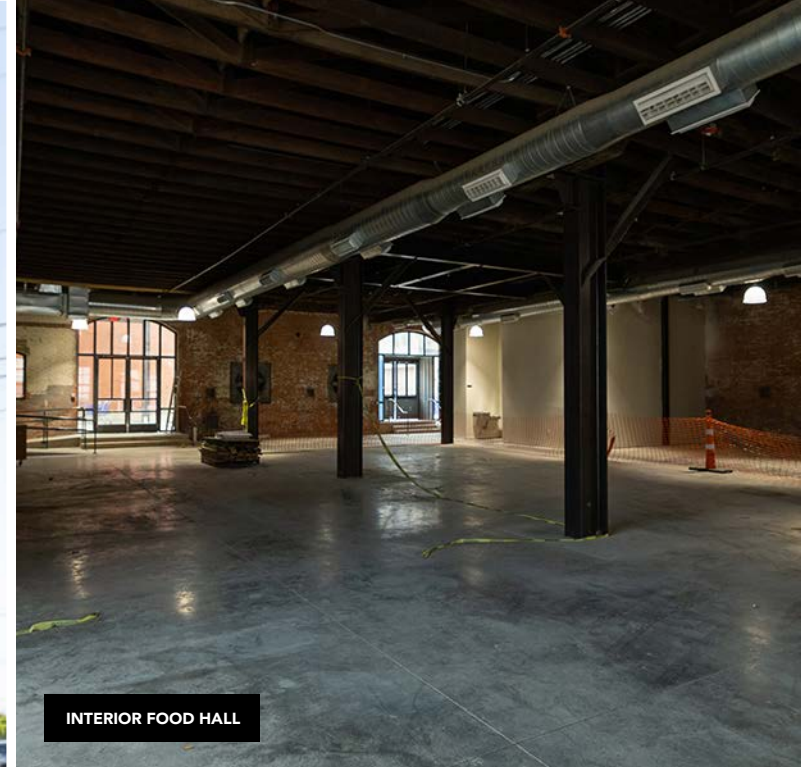
INTERIOR RETAIL SPACE



INTERIOR FOOD HALL



EXTERIOR EVENT AND FOOD SPACE



INTERIOR FOOD HALL



BATHROOM



# LEVEL 1 FLOOR PLAN

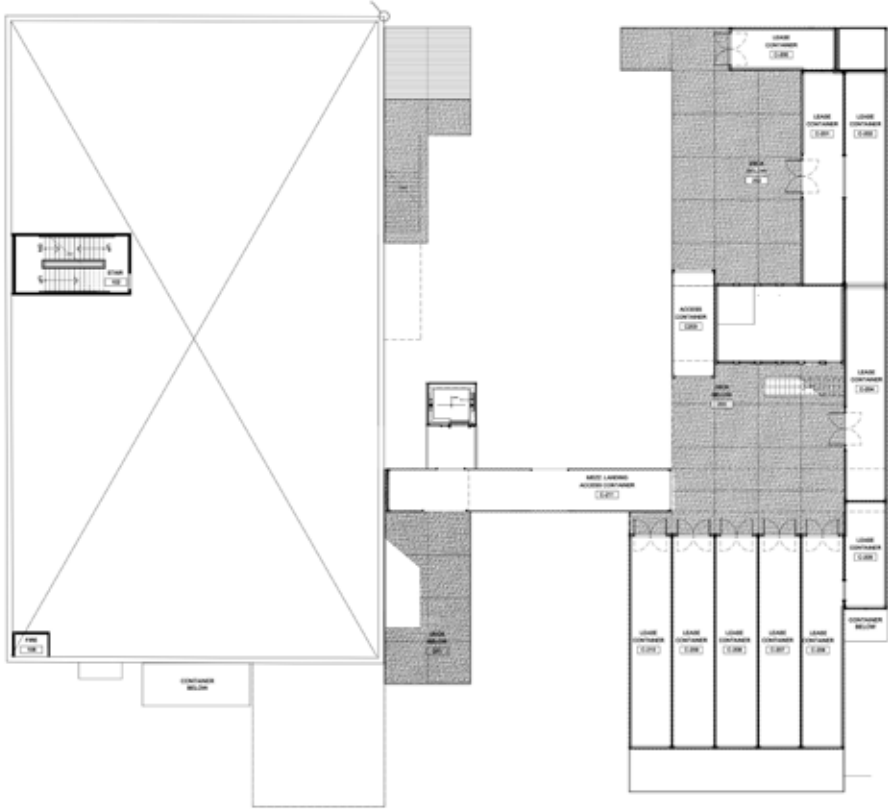


1 GRADE LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



# LEVEL 2

FLOOR PLAN

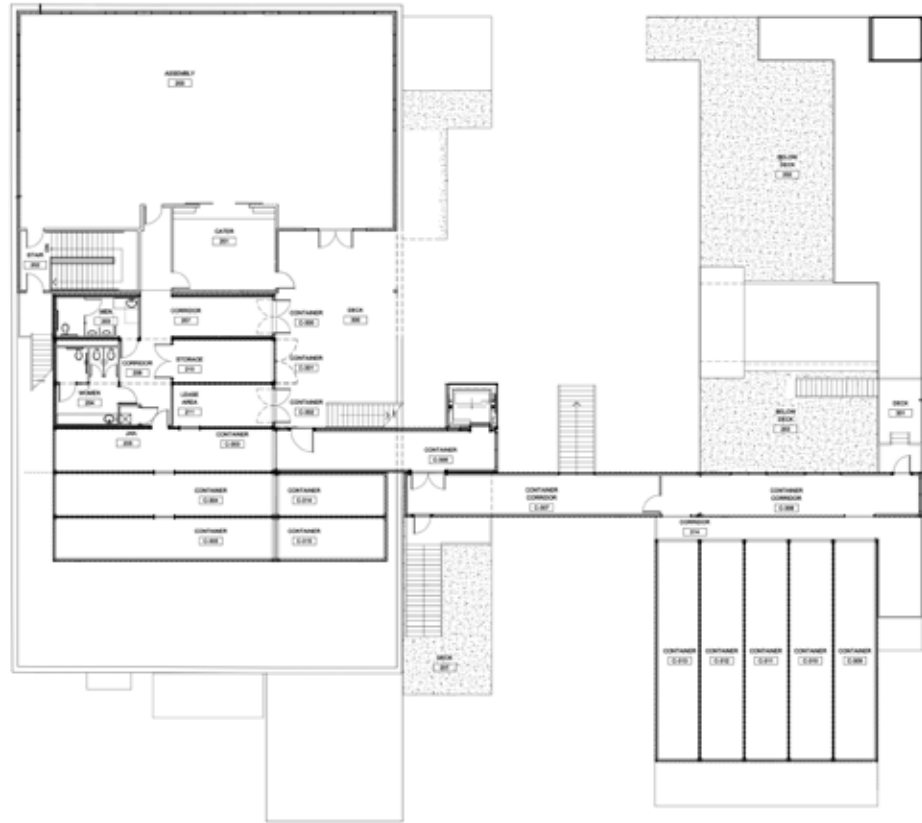


1 LEVEL 10<sup>th</sup> FLOOR PLAN  
SCALE: 1/8" = 1'-0"



# LEVEL 3

FLOOR PLAN

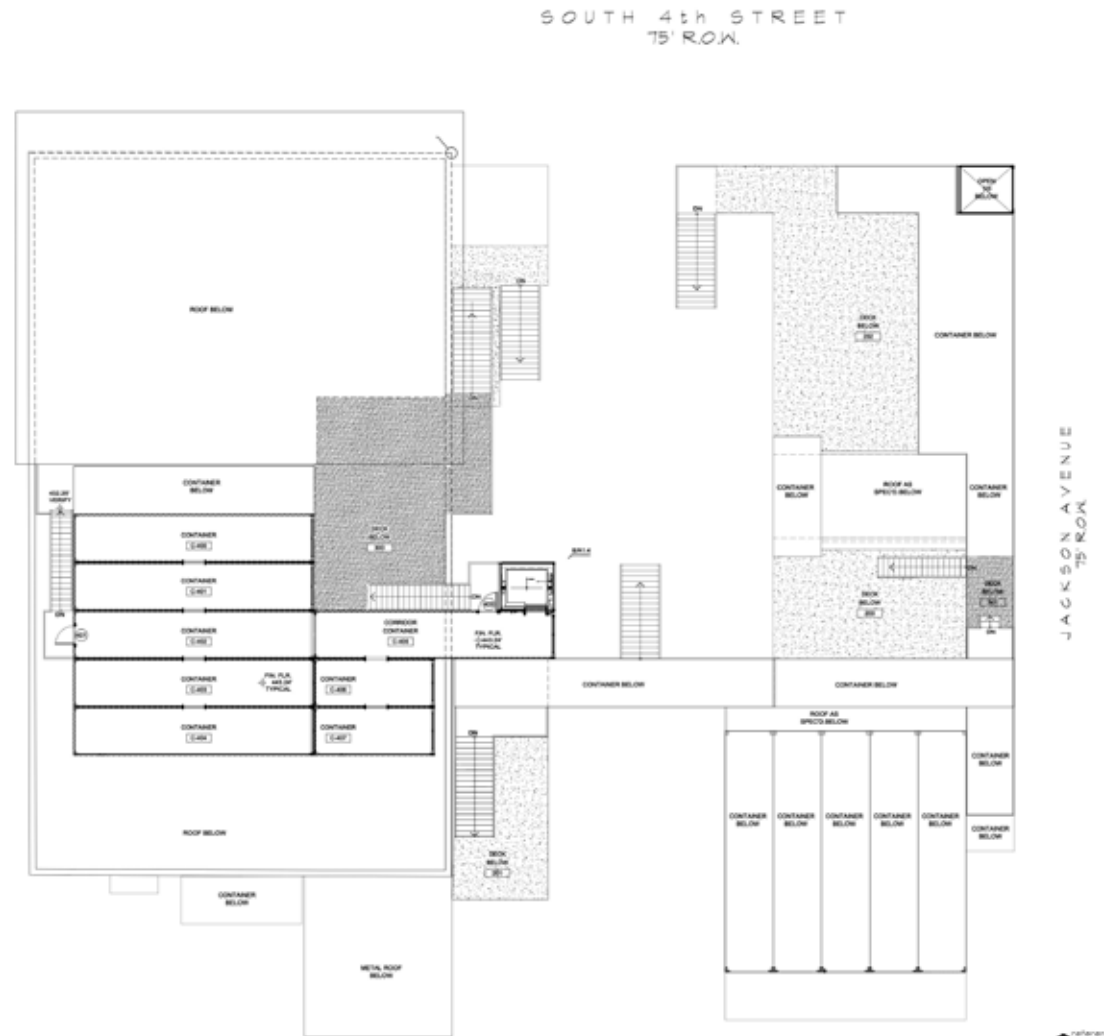


1 LEVEL 20-22' FLOOR PLAN  
SCALE: 1/8" = 1'-0"





# LEVEL 4 FLOOR PLAN



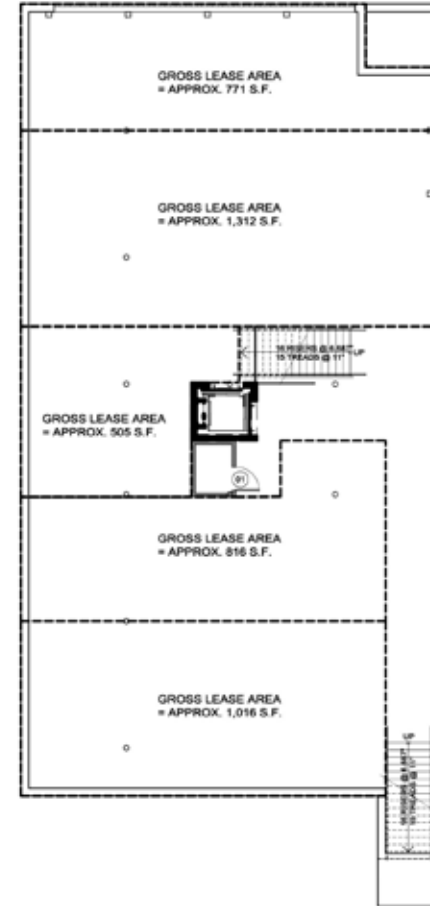
1 LEVEL 33' FLOOR PLAN  
SCALE: 1/8" = 1'-0"



# BASEMENT

FLOOR PLAN

NOTE:  
REFERENCE  
CORNER



JACKSON AVENUE  
15' ROW



**1** BASEMENT LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"





BALCONES

PIVOVAR

MAGNOLIA SILOS

MARRIOT (COMING SOON)

DR. PEPPER MUSEUM

THE CONTAINERY

**POINTS OF INTEREST**

The Containery is strategically positioned next to Magnolia Market and surrounded by new hotel and retail developments. This development is literally in the middle of everything happening downtown.





MCLANE STADIUM

I-35

SHOPS AT U PARKS

HOTEL INDIGO

SPICE VILLAGE

NINFAS

HOTEL SITE

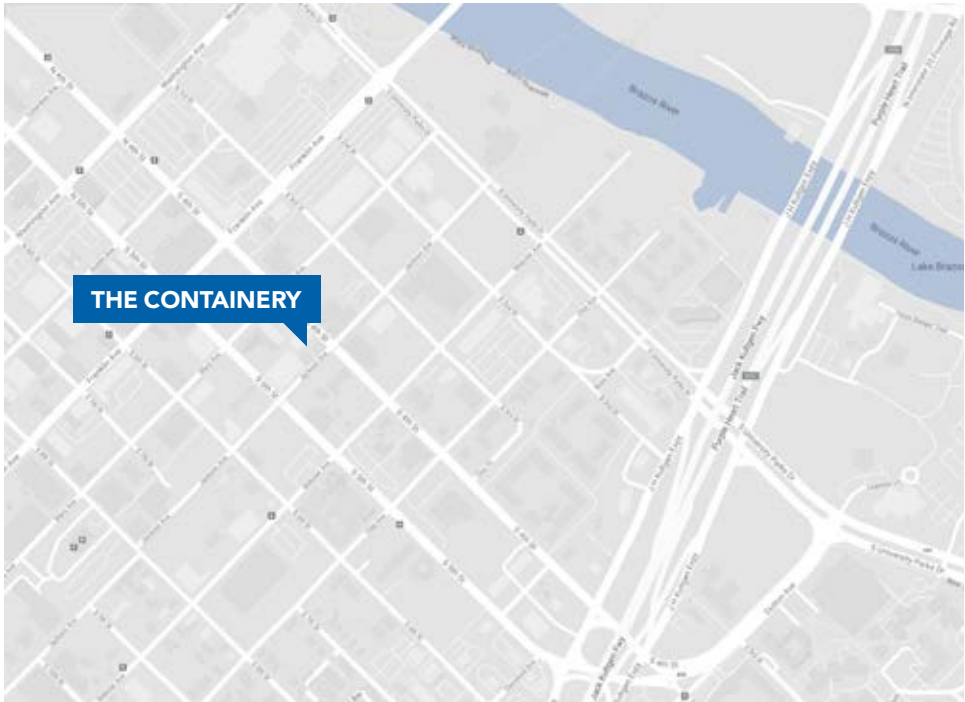
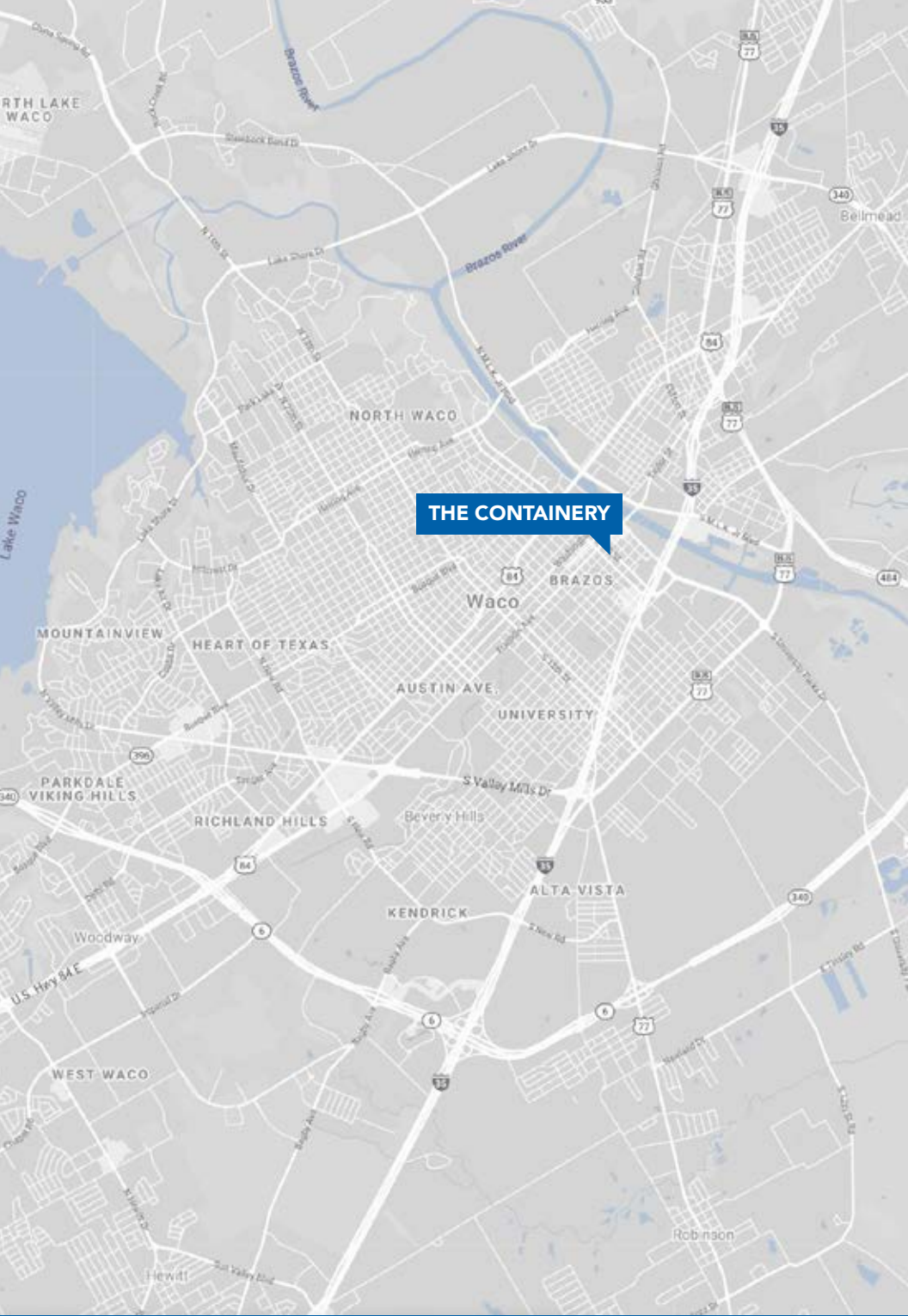
THE PHOENIX

HOTEL SITE

UNDER CONTRACT FOR DEVELOPMENT

THE CONTAINERY





# RENT ROLL

CONTAINER - LEVEL #1						CONTAINER - LEVEL #2					
Space #	SF (usable)	Base Rent/Mo	NNN Rent/Mo	Total Rent	Status	Space #	SF (usable)	Base Rent/Mo	NNN Rent/Mo	Total Rent/Mo	Status
C-101	320	\$ 1,280.00	\$ 266.66	\$ 1,546.66	AVAILABLE	C-200	160	\$ 720.00	\$ 133.33	\$ 853.33	AVAILABLE
C-102	320	\$ 1,280.00	\$ 266.66	\$ 1,546.66	AVAILABLE	C-201	320	\$ 1,040.00	\$ 266.66	\$ 1,306.66	AVAILABLE
C-103	320	\$ 1,430.00	\$ 266.66	\$ 1,696.66	AVAILABLE	C-202	320	\$ 1,040.00	\$ 266.66	\$ 1,306.66	AVAILABLE
C-104	160	\$ 940.00	\$ 133.33	\$ 1,073.33	AVAILABLE	C-204	320	\$ 1,040.00	\$ 266.66	\$ 1,306.66	AVAILABLE
C-105	320	\$ 1,580.00	\$ 266.66	\$ 1,846.66	AVAILABLE	C-205	160	\$ 920.00	\$ 133.33	\$ 1,053.33	AVAILABLE
C-106	320	\$ 1,280.00	\$ 266.66	\$ 1,546.66	AVAILABLE	C-206	320	\$ 1,040.00	\$ 266.66	\$ 1,306.66	AVAILABLE
C-107	320	\$ 1,280.00	\$ 266.66	\$ 1,546.66	AVAILABLE	C-207	320	\$ 1,040.00	\$ 266.66	\$ 1,306.66	AVAILABLE
C-108	320	\$ 1,280.00	\$ 266.66	\$ 1,546.66	AVAILABLE	C-208	320	\$ 1,040.00	\$ 266.66	\$ 1,306.66	AVAILABLE
C-109	320	\$ 1,280.00	\$ 266.66	\$ 1,546.66	AVAILABLE	C-209	320	\$ 1,040.00	\$ 266.66	\$ 1,306.66	AVAILABLE
C-110	0	\$ -	\$ -	\$ -	AVAILABLE	C-210	320	\$ 1,040.00	\$ 266.66	\$ 1,306.66	AVAILABLE
C-111	582	\$ 2,428.00	\$ 484.99	\$ 2,912.99	AVAILABLE		<b>2880</b>	<b>\$ 9,960.00</b>	<b>\$ 2,399.93</b>	<b>\$ 12,359.93</b>	
C-112	320	\$ 1,280.00	\$ 266.66	\$ 1,546.66	AVAILABLE						
C-113	320	\$ 1,000.94	\$ 266.66	\$ 1,267.60	LEASED	<b>CONTAINER - LEVEL: #3 &amp; 4</b>					
C-114	320	\$ 1,000.94	\$ 266.66	\$ 1,267.60	LEASED	<b>Space #</b>	<b>Size (SF)</b>	<b>Price</b>	<b>NNN Rent/MO</b>	<b>Total Rent/Mo</b>	<b>Status</b>
C-115	320	\$ 1,280.00	\$ 266.66	\$ 1,546.66	AVAILABLE	C-304	320	\$ 1,040.00	\$ 266.66	\$ 1,306.66	AVAILABLE
C-116	320	\$ 1,280.00	\$ 266.66	\$ 1,546.66	AVAILABLE	C-305	320	\$ 1,040.00	\$ 266.66	\$ 1,306.66	AVAILABLE
C-117	320	\$ 1,280.00	\$ 266.66	\$ 1,546.66	AVAILABLE	C-309	320	\$ 1,040.00	\$ 266.66	\$ 1,306.66	AVAILABLE
C-118	320	\$ 1,280.00	\$ 266.66	\$ 1,546.66	AVAILABLE	C-310	320	\$ 1,040.00	\$ 266.66	\$ 1,306.66	AVAILABLE
C-119	320	\$ 1,280.00	\$ 266.66	\$ 1,546.66	AVAILABLE	C-311	320	\$ 1,040.00	\$ 266.66	\$ 1,306.66	AVAILABLE
C-120	320	\$ 1,280.00	\$ 266.66	\$ 1,546.66	AVAILABLE	C-312	320	\$ 1,040.00	\$ 266.66	\$ 1,306.66	AVAILABLE
	<b>6182</b>	<b>\$ 25,019.88</b>	<b>\$ 5,151.53</b>	<b>\$ 30,171.41</b>		C-313	320	\$ 1,040.00	\$ 266.66	\$ 1,306.66	AVAILABLE
						C-314	160	\$ 620.00	\$ 133.33	\$ 753.33	AVAILABLE
						C-315	160	\$ 620.00	\$ 133.33	\$ 753.33	AVAILABLE
						C-400 - C-404	320/EA	\$ 4,160.00	\$ 1,066.64	\$ 5,226.64	AVAILABLE
						C-406 & 407	320	\$ 1,040.00	\$ 266.66	\$ 1,306.66	AVAILABLE
							<b>4160</b>	<b>\$ 13,720.00</b>	<b>\$ 3,466.57</b>	<b>\$ 17,186.57</b>	

BUILDING SPACES					
BUILDING - LEVEL #1					
Space #	SF (usable)	Base Rent/Mo	NNN Rent/Mo	Total Rent/Mo	Status
B100	1290	\$ 2,346.06	\$ 1,074.97	\$ 3,421.03	Leased
B105	561	\$ 1,870.00	\$ 467.49	\$ 2,337.49	AVAILABLE
B110	994	\$ 3,313.33	\$ 828.31	\$ 4,141.64	AVAILABLE
B115	234	\$ 1,560.78	\$ 194.99	\$ 1,755.77	AVAILABLE
B120	234	\$ 1,560.78	\$ 194.99	\$ 1,655.77	AVAILABLE
B125	346	\$ 2,057.82	\$ 288.33	\$ 2,346.15	AVAILABLE
B130A	120	\$ 800.40	\$ 100.00	\$ 900.40	AVAILABLE
B130B	120	\$ 800.40	\$ 100.00	\$ 900.40	AVAILABLE
B130C	120	\$ 800.40	\$ 100.00	\$ 900.40	AVAILABLE
B130D	120	\$ 800.40	\$ 100.00	\$ 900.40	AVAILABLE
B130E	120	\$ 800.40	\$ 100.00	\$ 900.40	AVAILABLE
B130F	120	\$ 800.40	\$ 100.00	\$ 900.40	AVAILABLE
B135	346	\$ 1,239.31	\$ 288.33	\$ 1,527.64	Leased
B140A	336	\$ 2,241.12	\$ 279.99	\$ 2,521.11	AVAILABLE
B140B	336	\$ 2,241.12	\$ 279.99	\$ 2,521.11	AVAILABLE
	<b>5397</b>	<b>\$ 23,232.72</b>	<b>\$ 4,497.38</b>	<b>\$ 27,630.10</b>	
BUILDING - LEVEL #3					
B301	2528	\$ 4,500.00	\$ 2,106.61	\$ 6,606.61	
		<b>\$ 4,500.00</b>	<b>\$ 2,106.61</b>	<b>\$ 6,606.61</b>	
BASEMENT   STORAGE & LEASE SPACE					
Basement	4200	\$ 8,400.00	\$ 3,499.90	\$ 11,899.90	
		<b>\$ 8,400.00</b>	<b>\$ 3,499.90</b>	<b>\$ 11,899.90</b>	

\* (+Percentage Rent)



THE CONTAINERY - PRO FORMA			
Waco, Texas			
			<u>Acquisition Summary</u>
		Purchase Price	\$ 6,500,000.00
		<b>Total:</b>	<b>\$ 6,500,000.00</b>
			<u>Stabilization Costs</u>
		Est. Cost to Complete:	\$ 735,876.00
		TIA:	\$ 203,455.00
		Broker Fee's:	\$ 122,158.95
		<b>Total:</b>	<b>\$ 1,061,489.95</b>
		<b>TOTAL COST:</b>	<b>\$ 7,561,489.95</b>

PROPERTY DETAILS				
Usable Size (USF)	25,347		* Pace Loan Principle Amount	\$941,883.91
Land Size (SF)	24,750		* Pace Loan Interest Rate	6.00%
Year Built	2021		* Prepayment Penalty	5.00%
<b>Rental Income</b>				<u>PSF</u>
Gross Potential Rent	<i>* Does not consider any percentage rent *</i>		\$ 1,017,991.24	\$ 40.16
Less: Vacancy	10.00%		\$ (101,799.12)	\$ (4.02)
<b>Net Rental Income</b>			<b>\$ 916,192.12</b>	<b>\$ 36.15</b>
<b>Other Income</b>				<u>PSF</u>
NNN Reimbursements			\$ 253,463.08	\$ 10.00
Less: Vacancy	10.00%		\$ (25,346.31)	\$ (1.00)
<b>Total Other Income</b>			<b>\$ 228,116.77</b>	<b>\$ 9.00</b>
<b>Total Income</b>			<b>\$ 1,144,308.89</b>	<b>\$ 45.15</b>
<b>EXPENSES</b>				<u>PSF</u>
CAM / Utilities			\$ 152,358.00	\$ 6.01
Property Taxes			\$ 38,549.88	\$ 1.52
Insurance			\$ 10,000.00	\$ 0.39
Management Fees			\$ 40,555.20	\$ 1.60
Marketing			\$ 12,000.00	\$ 0.47
* Pace Loan Payment			\$ 68,000.00	\$ 2.68
<b>Total Expenses</b>			<b>\$ 321,463.08</b>	<b>\$ 12.68</b>
<b>Net Operating Income</b>			<b>\$ 822,845.81</b>	<b>\$ 32.46</b>
			Aquisition Cap Rate	10.88%
			<b>Total Cost:</b>	<b>\$ 7,561,489.95</b>

\* This "Pro Forma" has been estimated and is included for estimated projections only \*

A prospective buyer should solely rely on their own due diligence and estimated projections by the prospective buyer's own legal counsel and financial professionals

\*\* The Property is being sold "AS-IS" "WHERE-IS" with all faults. \*\*





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**PRESENTED BY:**



**GREGG GLIME, SIOR, CCIM**

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## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11/2/2015

### 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.

<b>Coldwell Banker Commercial Jim Stewart, Realtors</b>	<b>0590914</b>		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Coldwell Banker Apex, Realtors</b>	<b>0590914</b>		
Designated Broker of Firm	License No.	Email	Phone
<b>Kathy Schroeder</b>	<b>0269763</b>	<b>kathy@cbapex.com</b>	<b>(254)776-0000</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Gregg Glime, SIOR, CCIM</b>	<b>0620081</b>	<b>GREGGGLIME@GREGGGLIMECRE.COM</b>	<b>(254)313-0000</b>
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date