



**COLDWELL  
BANKER  
COMMERCIAL**

**JIM STEWART, REALTORS**

PRESENTED BY:



# **GREGG GLIME** **SIOR, CCIM** **WILL PHIPPS**

**ADDRESS**

**924 AUSTIN AVE**

WACO, TX 76701

**AVAILABLE SPACE**

**5,385 SF DIVIDABLE**





# TABLE OF CONTENTS

- 3 | Property Overview
- 4 | Photo Gallery
- 5 | Regional Map
- 6 | Points of Interest
- 7 | Floor Plan



**Gregg Glime, CCIM, SIOR**  
(254) 313-0000  
greggglime@greggglimeecre.com

**Will Phipps**  
(254) 313-0000  
will@willphippscres.com



# PROPERTY SUMMARY

## PROPERTY OVERVIEW

This property was initially utilized as a Ford/Buick Dealership/assembly plant that has undergone an extensive historical renovation and is now filled with a mixed use of retail, office and entertainment users. Just one space remains available which can be subdivided in one of Waco's favorite historic buildings.

## LOCATION OVERVIEW

Located on the coveted Austin Avenue in the heart of Downtown Waco - this property is just blocks from Magnolia's proposed hotel and surrounded by area retailers including: Milo Biscuit Company, Balcones Distillery, Waco Ale Company, Alpha Omega Restaurant, Simply Irresistible, and more...

## PROPERTY HIGHLIGHTS

- Completely Remodeled - Move-In Ready: 01/01/2022
- Landlord offering additional TI for Tenant Specific Finish-Out
- Surrounded by new entertainment and restaurants
- Already Complete: HVAC, Electrical, Bathrooms
- Adjoining tenants: Stumpy's Hatchet House, Olive Door Imports and Common Grounds Headquarters Office

### PROPERTY TYPE

Retail/Office

### LOCATION

Downtown Waco

### ZONING

C-4

### LEASE RATE

\$12-14/SF/NNN

### EXTRA NOTES

Will Divide

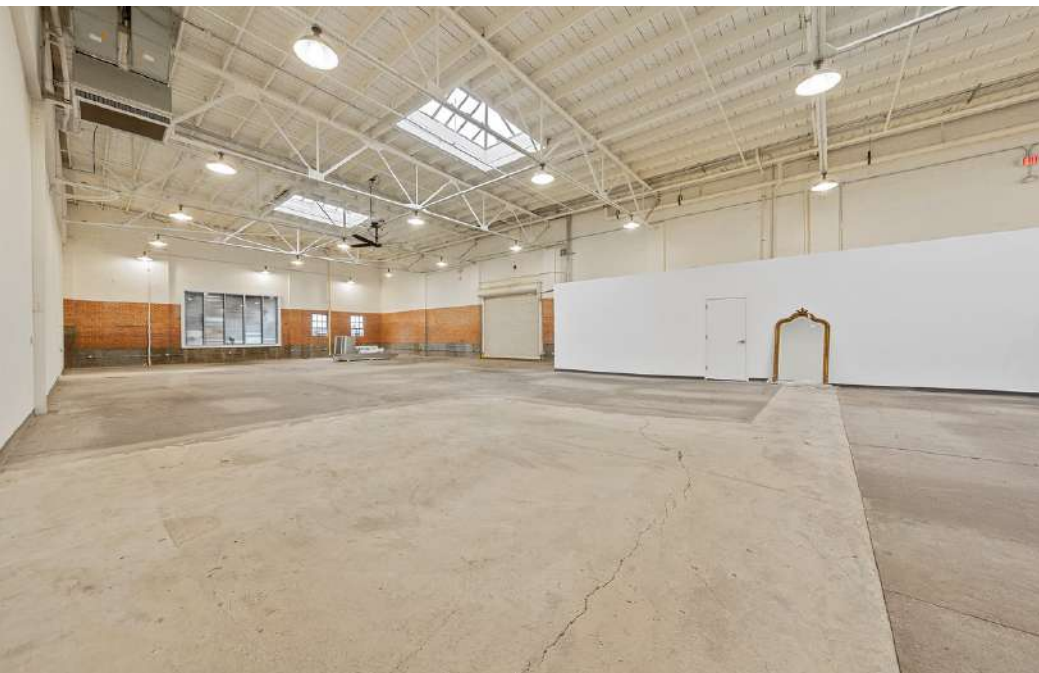


**Gregg Glime, CCIM, SIOR**  
(254) 313-0000  
greggglime@greggglimeecre.com

**Will Phipps**  
(254) 313-0000  
will@willphippscre.com



# PHOTO GALLERY



**Gregg Glime, CCIM, SIOR**  
(254) 313-0000  
greggglime@greggglimeecre.com

**Will Phipps**  
(254) 313-0000  
will@willphippscres.com



# POINTS OF INTEREST



MAGNOLIA  
Corporate Headquarters



924 Austin



**Gregg Glime, CCIM, SIOR**  
(254) 313-0000  
greggglime@greggglimeecre.com

**Will Phipps**  
(254) 313-0000  
will@willphippscre.com



# POINTS OF INTEREST

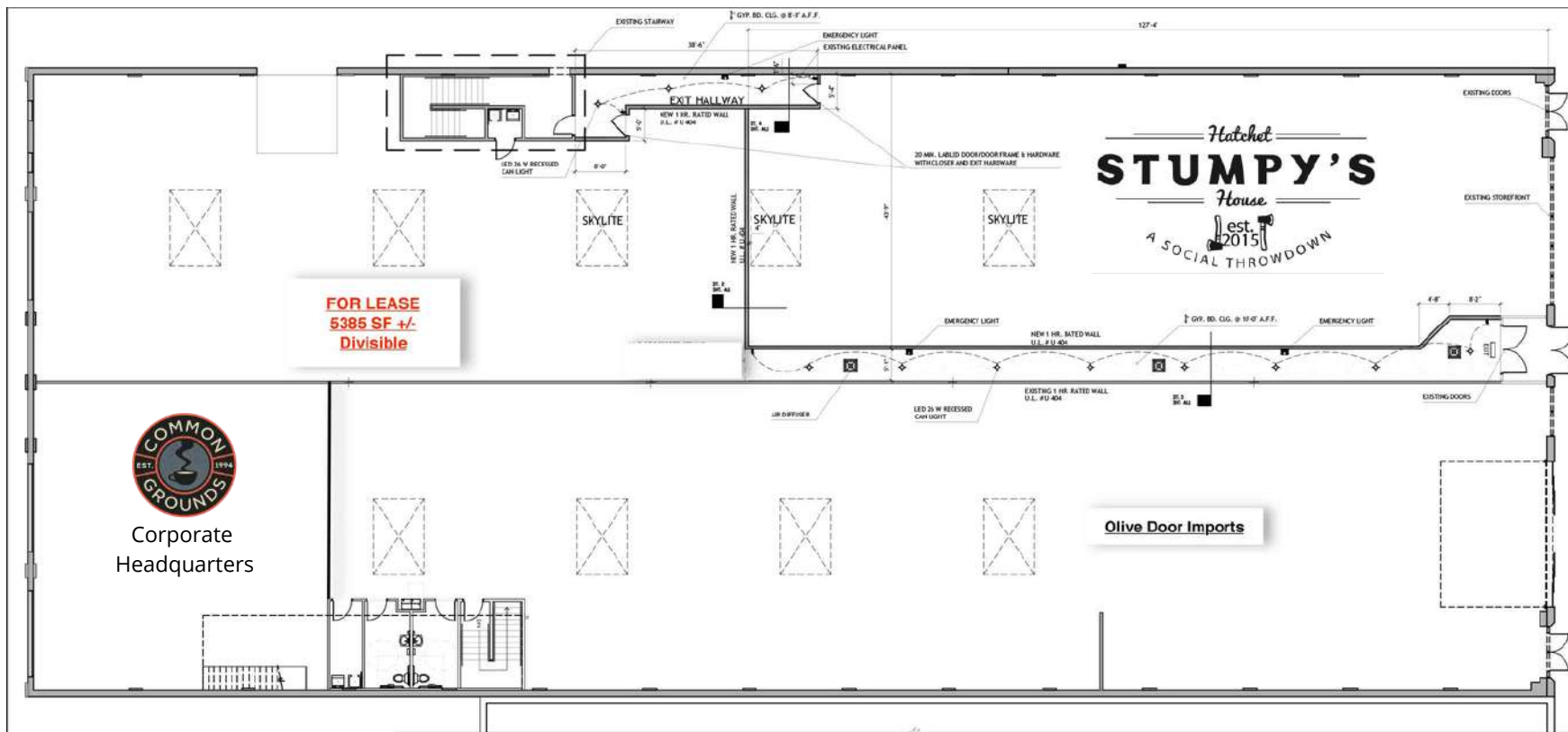


Gregg Glime, CCIM, SIOR  
(254) 313-0000  
greggglime@greggglimeecre.com

Will Phipps  
(254) 313-0000  
will@willphippscree.com



# FLOOR PLAN



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



STERLING ARCHITECTS, LLC  
2416 COLUMBUS AVENUE  
WACO, TEXAS 76701  
P: 254.756.2311  
F: 254.756.2577  
www.sterlingarchitectsllc.com  
sterlingarchitectsllc.com

THESE DOCUMENTS AND RESOURCES ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE KEPT OR REPRODUCED WITHOUT HIS WRITTEN PERMISSION. UNAUTHORIZED REPRODUCTION OF THESE DOCUMENTS OR RESOURCES IS PROHIBITED. ALL COPYRIGHTS ARE RESERVED.



11/04/19

DEMISING WALL PLAN  
924 AUSTIN AVENUE  
WACO, TEXAS

PROJECT #: 2019-08-03  
DRAWN: JMT  
CHECKED: JMT  
DATE: 11/21/19  
REVISIONS:  
0 00/00/00

COPYRIGHT © 2019  
ALL RIGHTS RESERVED

FLOOR PLAN

A1.1



Gregg Glime, CCIM, SIOR  
(254) 313-0000  
greggglime@greggglimeecre.com

Will Phipps  
(254) 313-0000  
will@willphippscres.com





**COLDWELL  
BANKER  
COMMERCIAL**  
JIM STEWART, REALTORS

## PRESENTED BY:



**Gregg Glime, SIOR, CCIM**  
(254) 313-0000  
GreggGlime@GreggGlimeCRE.com



**Will Phipps**  
(254) 313-0000  
will@willphippscre.com





## 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.

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> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>0590914</b> License No.	<b>COMMERCIAL@JSRWACO.COM</b> Email	<b>(254) 313-0000</b> Phone
<b>CB APEX REALTORS, LLC</b> Designated Broker of Firm	<b>0590914</b> License No.	 Email	 Phone
<b>KATHRYN ANNE SCHROEDER</b> Licensed Supervisor of Sales Agent/ Associate	<b>0269763</b> License No.	<b>KATHY@CBAPEX.COM</b> Email	<b>(254) 776-0000</b> Phone
<b>GREGG GLIME, SIOR, CCIM</b> Sales Agent/Associate's Name	<b>0234986</b> License No.	<b>GREGGGLIME@GREGGGLIMECRE.COM</b> Email	<b>(254) 313-0000</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date