



**COLDWELL
BANKER
COMMERCIAL**

JIM STEWART, REALTORS®

1200 W HIGHWAY 6

Waco, TX 76712

FOR LEASE - UP TO: 4,724 SF

FOR SALE - UP TO: 8,142 SF

LEASE RATE: \$22.00/SF/YR/MG

OFFICE CONDOS: \$160.00 psf

ENTIRE BUILDING: \$1,650,000.00

SALE / LEASE

CBCWORLDWIDE.COM

Exclusively Offered By:

Gregg Glime, CCIM

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Brad Davis, CCIM

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braddavis@jsrwaco.com

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**COLDWELL BANKER COMMERCIAL
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500 North Valley Mills Drive, Waco, TX 76710
254.776.0000



SALE /
LEASE

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OFFERING SUMMARY

Sale Price:	\$1,650,000
Available SF:	1,470 - 4,724 SF
Lease Rate:	\$22.00 SF/yr (MG)
Lot Size:	1.14 Acres
Year Built:	2020
Building Size:	8,142 SF
Zoning:	O-1
Market:	Waco
Price / SF:	\$202.65

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PROPERTY OVERVIEW

Desirable, newly constructed office condo space, conveniently located on Highway 6. The complex sits on Highway 6 in front of The Ridge Office Park and offers brand new office space for occupancy. This property offers office condos for lease or sale immediately. The entire building can even be purchased with NNN rental income already in place, affording the opportunity for a new owner-user to occupy an office with immediate investment income.

LOCATION OVERVIEW

Located next to Lake Waco, this property is positioned on Loop 340 for convenient access and great highway visibility. The property is adjacent to the popular Ridge Office Park and near Providence Hospital & one of Magnolia's Office Headquarters.

PROPERTY HIGHLIGHTS

- Easy access from Highway 6 and Bosque Blvd.
- Great Visibility From Highway 6
- 4,724 SF Available - Can Be Divided
- New Leases - Good Credit Tenants
- Current NOI: \$62,259/yr with Annual Increases



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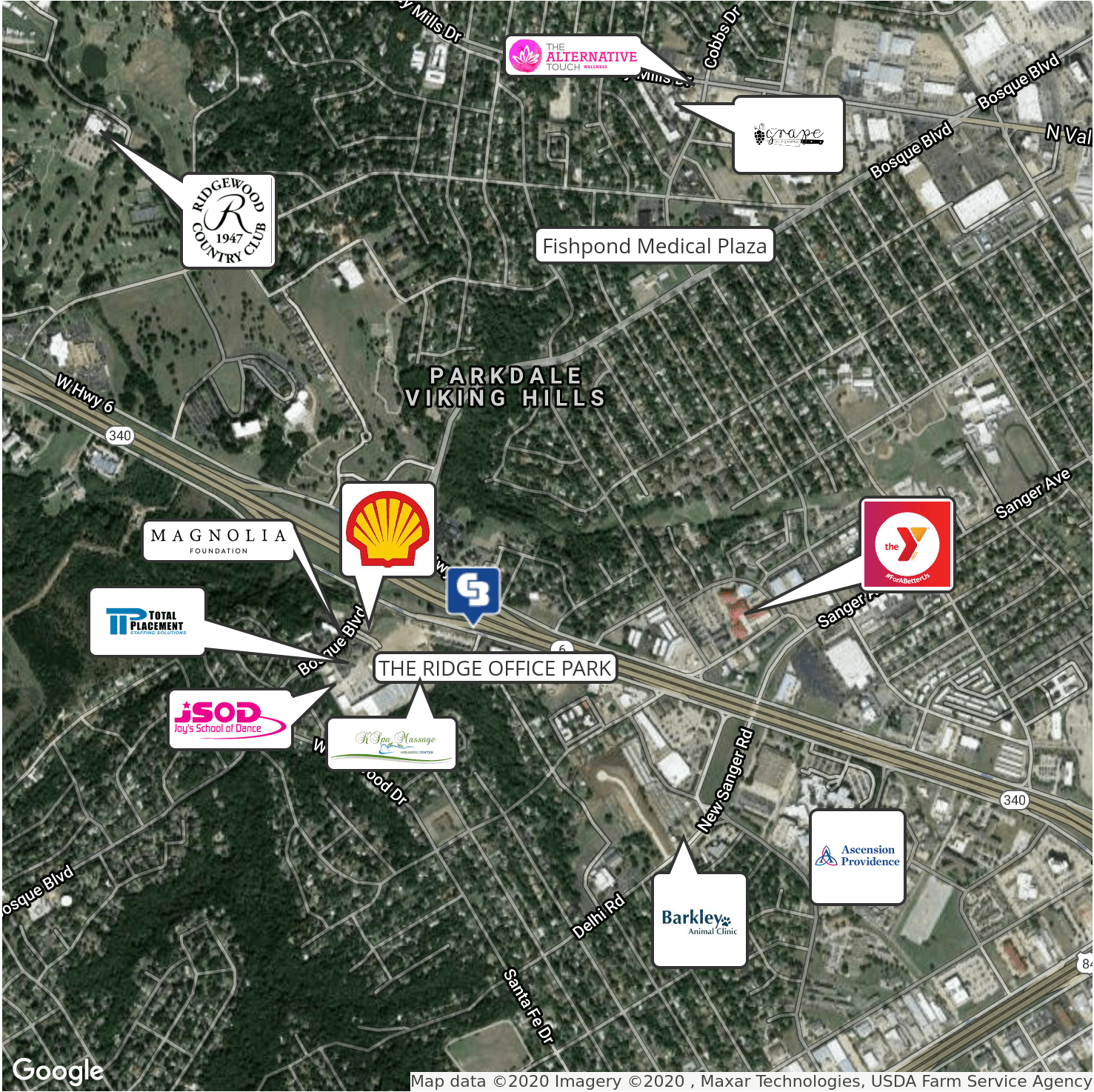
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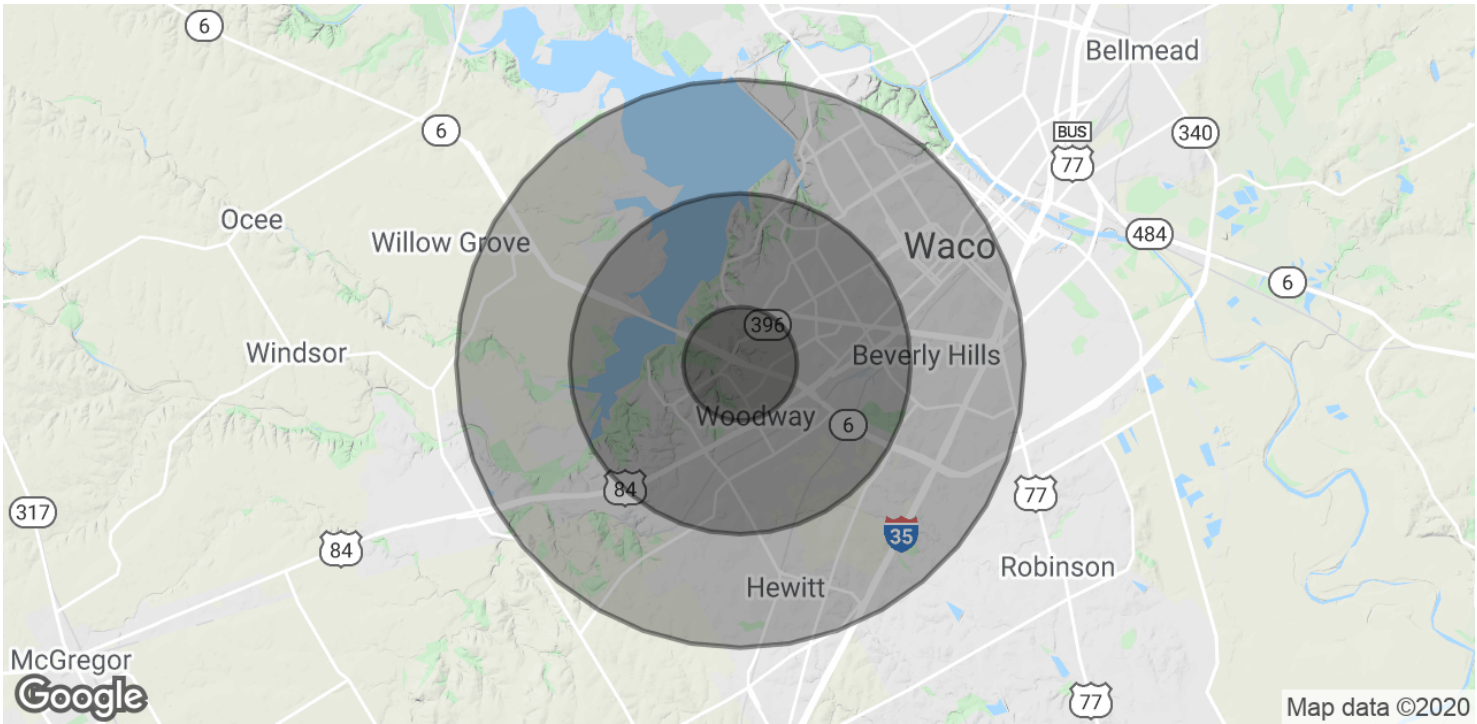
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,251	43,824	105,055
Average age	43.7	38.9	35.3
Average age (Male)	40.0	37.7	34.5
Average age (Female)	48.2	40.4	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,327	17,600	39,219
# of persons per HH	2.7	2.5	2.7
Average HH income	\$66,621	\$61,220	\$56,231
Average house value	\$159,712	\$172,860	\$149,438

* Demographic data derived from 2010 US Census

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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 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.

COLWELL BANKER COMM JIM STEWART, REALTORS	0590914	COMMERCIAL@JSRWACO.COM	(254)313-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
CB APEX REALTORS, LLC	0590914	Enter Text Here	Enter Text Here
Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date