6612 Hwy 84 Waco, TX 76712

FOR LEASE

PROPERTY HIGHLIGHTS

* BUILDING SIZE:	13,630 SQ.FT.
* LAND SIZE:	79,567 SQ.FT. OR 1.62 AC
* ZONING:	C-3 - CITY OF WACO
* TRAFFIC COUNT:	53,000 VPD (HWY 84)
	56,000 VPD (LOOP 340)
* FINISHED SPACE: WAREHOUSE	OFFICE/SHOWROOM/
* FENCED:	SECURITY CHAIN LINK
* SIGNAGE:	MONUMENT SIGN ON HWY 84

* GRADE LEVEL AND DOCK HIGH DOORS

FOR LEASE

*

\$10.00/sq.ft./nnn TI allowance: \$10.00/sq,ft, NNN Estimated: \$1.83

GREGG GLIME

(0) 254-776-0000

(C) 254-339-2200 GREGGGLIME@COLDWELLBANKER.COM







PROPERTY OVERVIEW

FORMERLY OCCUPIED BY C&M OUTDOOR POWER EQUIPMENT - THIS PROPERTY OFFERS THE RARE OPPORTUNITY TO LOCATE AT A HIGH RETAIL INTERSECTION ON WACO'S PREMIER COMMUTING CORRIDOR. STRATEGICALLY LOCATED NEXT TO WACO'S "MOTOR MILE" THIS IS AN EXCELLENT OPPORTUNITY FOR A HIGH VISIBILITY RETAIL LOCATION.



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 TYPES OF REAL ESTATE LICENSE HOLDERS: BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. CALES ACENT must be sponsored by a broker and works with clients on behalf of the broker. CALES ACENT must be sponsored by a broker and works with clients on behalf of the broker. BROKERS MINIMUM DUTIES REQURED BY LAW (A client is the person or party that the broker represents): Inform the client of any material information about the property or transaction received by the broker. ABROKERS MINIMUM DUTIES REQURED BY LAW (A client is the person or party that the broker represents): Inform the client of any material information about he property or transaction received by the broker. ABROKER ANNINUM DUTIES REQURED BY LAW (A client is the person or party that the broker represents): Inform the client of any material information about he property or transaction received by the broker. ABROKER ANNINUM DUTIES REQURED BY 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. An owner's agent through an agreement with the owner, usually in a written listing to sell or property management. An owner's agent must perform the broker must inform the owner of any material information about the property owner's agent must perform the broker's minimum duties at owner must inform the owner. A buyer's agent. S AGENT FOR BUTENTENANT: The broker becomes the broker's minimum duties above and must inform the broker's minimum duties and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent, withen compared with the owner of any material information about the property or transaction whore a agent, must perform the broker's minimum duties ageneration is descented or the agent, including info	its performed by sales agents sponsored by the broker. clients on behalf of the broker. e person or party that the broker represents): "s own interests; "farmasction received by the broker; offer from the client; and TE TRANSACTION: we agent through an agreement with the owner, meet. An owner's agent through an agreement with the owner, ment. An owner's agent must perform the broker's minimum duties about the property or transaction known by the agent, including agent. "fenant's agent by agreeing to represent the buyer, usually through a e broker's minimum duties above and must inform the buyer of any e agent, including information disclosed to the agent by the seller or rediary between the parties the broker must first obtain the written in must state who will pay the broker and, in conspicuous bold or broker who acts as an intermediary: cense holder associated with the broker to each party (owner and arry disclose: price; bruited in a written offer; and broker.
 A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party - 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 Answer the client squestions and present any offer to or counter-offer from the client; - Treat all parties to a real estate transaction honestly and fairly. A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTIO - Answer the client of any material information about the client; - Treat all parties to a real estate transaction honestly and fairly. A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTIO - Also and must inform the owner of any material information about the property above and must inform the owner of any material information about the property above and must inform the owner of any material information about the property above and must inform the owner of any material information about the property above and must inform the property must perform the broker's minimu- material information agreement. A buyer's agent must perform the broker's minimu- material information about the property or transaction known by the agent, including seller's agent. AS AGENT FOR BUTH - INTERMEDIARY: To act as an intermediary between th agreement of each party to the transaction. The written agreement must state who underlined print, set forth the broker's obligations as an intermediary between th agreement of each party to the transaction impartially and fairly. Must treat all parties to the transaction impartially and fairly. Must treat all parties to the transaction impartially and fairly. Must treat all parties to the transaction impartially and fairly. Must not, unless specifically 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 buwrefenanti will pava a price le	<pre>c person or party that the broker represents):</pre>
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any coincidental information or any other information that disclose, unless required to do so by law.	that a party specifically instructs the proker in writing not to
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.	ng a buyer in a transaction without an agreement to represent the er 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.	BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH: s under the representation agreement. nt will be made and how the payment will be calculated.
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Buyer/Tenant/Seller/Landlord Initials	I Initials Date
Regulated by the Texas Real Estate Commission	Information available at www.trec.texas.gov
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