



720 JEWELL

720 Jewell, Waco, TX 76712

LEASE



OFFERING SUMMARY

Available SF:	31,500 SF
Lease Rate:	Negotiable
Lot Size:	2.0 Acres
Year Built:	1972
Building Size:	31,500 SF
Renovated:	1989
Zoning:	M-2
Market:	Industrial Park
Traffic Count:	1,970

PROPERTY OVERVIEW

Fomer Big Red, Inc. facility

PROPERTY HIGHLIGHTS

- 2 dock doors
- 1 grade level door
- Reverse Osmosis System
- Lab

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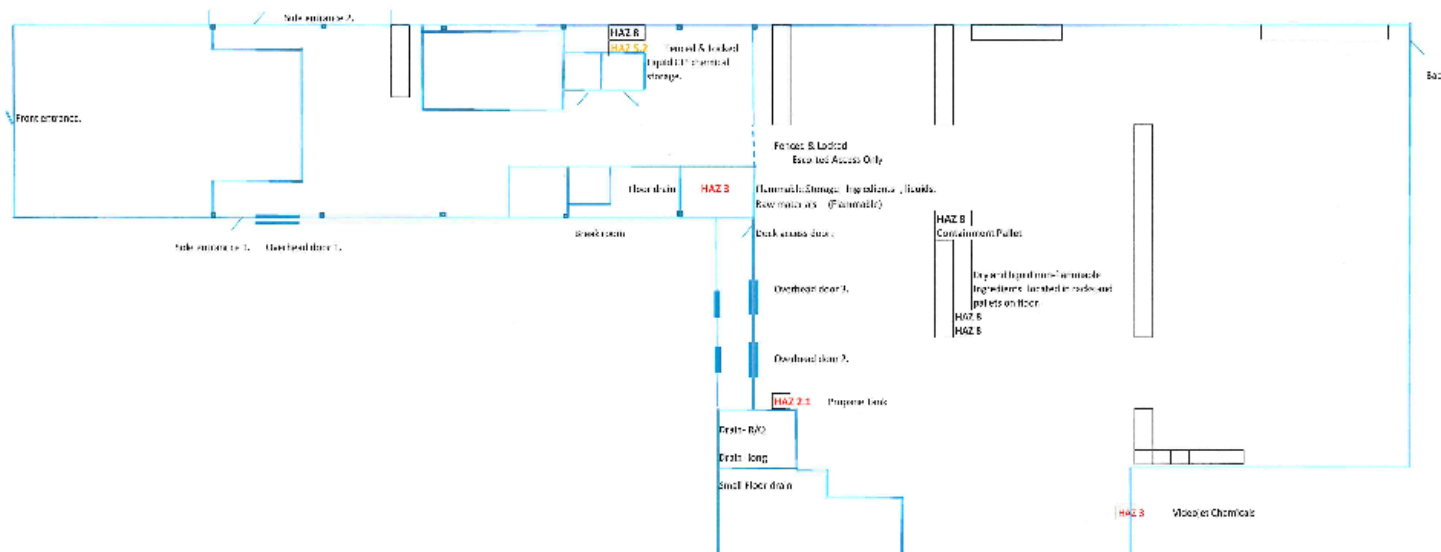
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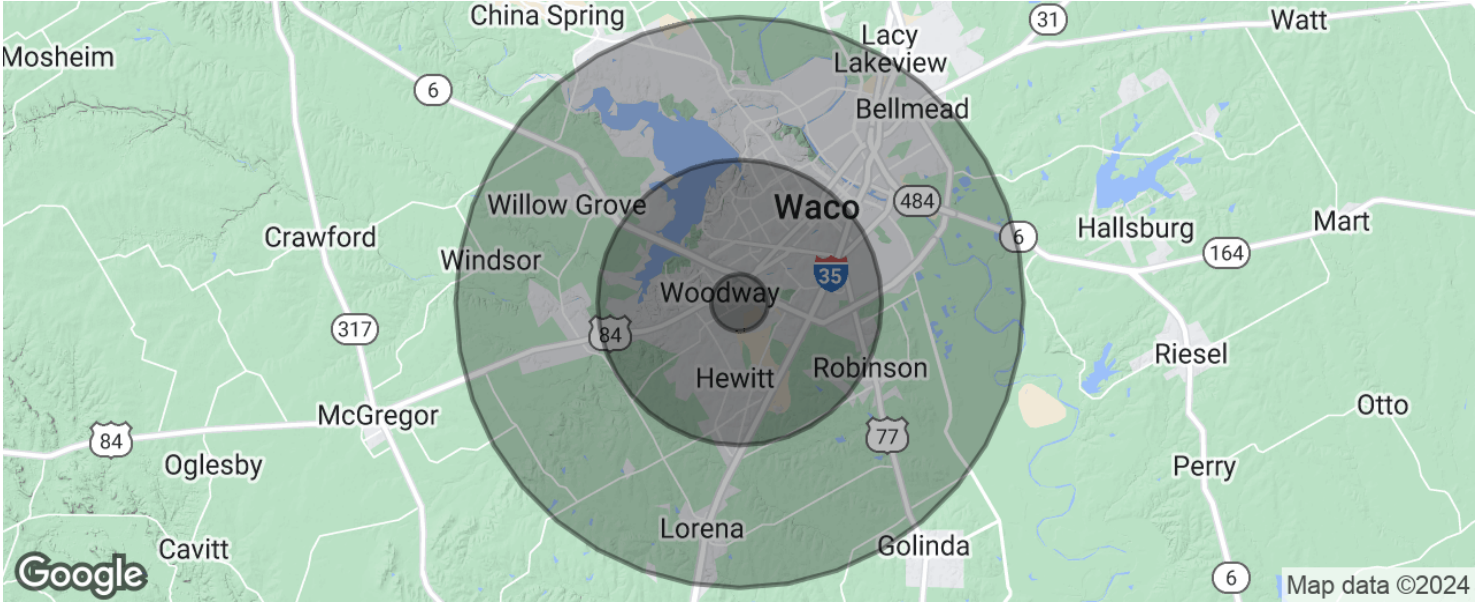
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,463	107,924	195,019
Median age	37.4	35.1	33.2
Median age (Male)	37.0	34.4	32.2
Median age (Female)	37.7	36.1	34.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,396	40,274	70,865
# of persons per HH	2.5	2.7	2.8
Average HH income	\$63,977	\$56,400	\$51,829
Average house value	\$184,860	\$144,549	\$137,858
TRAFFIC COUNTS	1,970/day		

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

Born in Waco, 1954

Who's Who in Colleges and Universities, 1977

Broker Associate, Coldwell Banker Commercial Jim Stewart, Realtors, 1977 - present

Director, Coldwell Banker Commercial Jim Stewart, Realtors, 1977 - 2017

CCIM Designation, 1980; SIOR Designation, 1988

EDUCATION

Waco ISD, graduated 1973

Southwestern University, BA, Business and History, 1977

Licensed Texas Real Estate Commission, 1975

CCIM Institute Courses 101-105

MEMBERSHIPS

Member of Waco, Texas & National Association of Realtors

Member of North Texas CCIM Chapter

Past Board of Directors - Waco Association of Realtors

Past Chairman - Waco Commercial/Investment Division of Waco Association of Realtors

Member of Admissions Committee - Society of Industrial and Office Realtors

Member Board of Directors - Society of Industrial and Office Realtors

Member of North Texas SIOR Chapter

Regional Vice President, SIOR 2003-2004

Past Board of Directors - North Texas CCIM Chapter

Coldwell Banker Commercial, Advisory Board Member, 2003-2004

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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.

COLDWELL BANKER COMM JIM STEWART, REALTORS	0590914	commercial@jsrwaco.com	(254) 776-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
CB APEX REALTORS, LLC	0590914		
Designated Broker of Firm	License No.	Email	Phone
KATHRYN ANNE SCHROEDER	269763	realtors@jsrwaco.com	(254) 776-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
H. Bland Cromwell, CCIM, SIOR	0206780	bland@cromwellcommercialgroup.com	254.313.0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date