OFFICE FOR LEASE

1,772 SF OFFICE BUILDING OFF WACO DRIVE

3001 West Waco Drive, Waco, TX 76707



OFFERING SUMMARY

LEASE RATE:	$1.00/SF/Month (Modified Gross)
AVAILABLE SF:	1,772 - 1,997 SF
LOT SIZE:	0.298 Acres
ZONING:	O-3: Office-Limited Commercial District

PROPERTY OVERVIEW

H&A Commercial Team - KW Commercial would like to present this commercial real estate property for lease!

PROPERTY HIGHLIGHTS

- 0.298 Acres (12,980.88 SF)
- Total Improvements: 3,093 SF
- Year Built: 1998
- Zoned: Waco O-3: Office-Limited Commercial
- West Waco Drive Frontage: 160’ +/-
- Property Depths: 65’- 160’ +/-
- Ideal for Office and Retail
- Easily Accessible
- Excellent Visibility
- West Waco Drive: 25,050 Vehicles/Day (TxDOT: 2016)

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OFFICE FOR LEASE

PROPERTY BREAKDOWN

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ADDITIONAL PHOTOS

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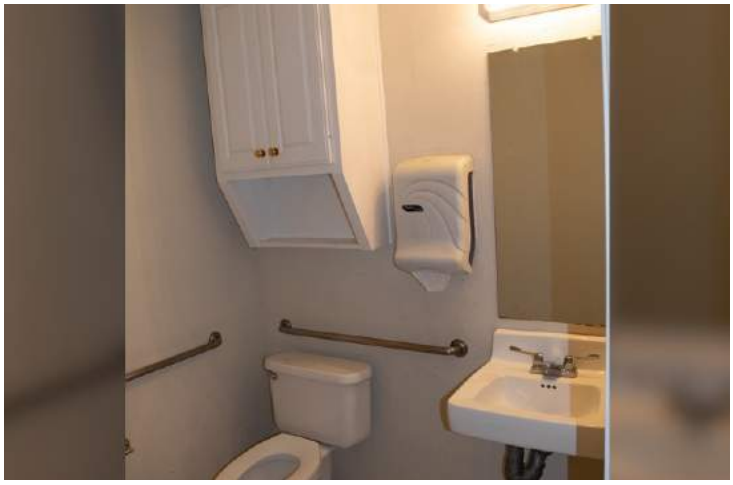












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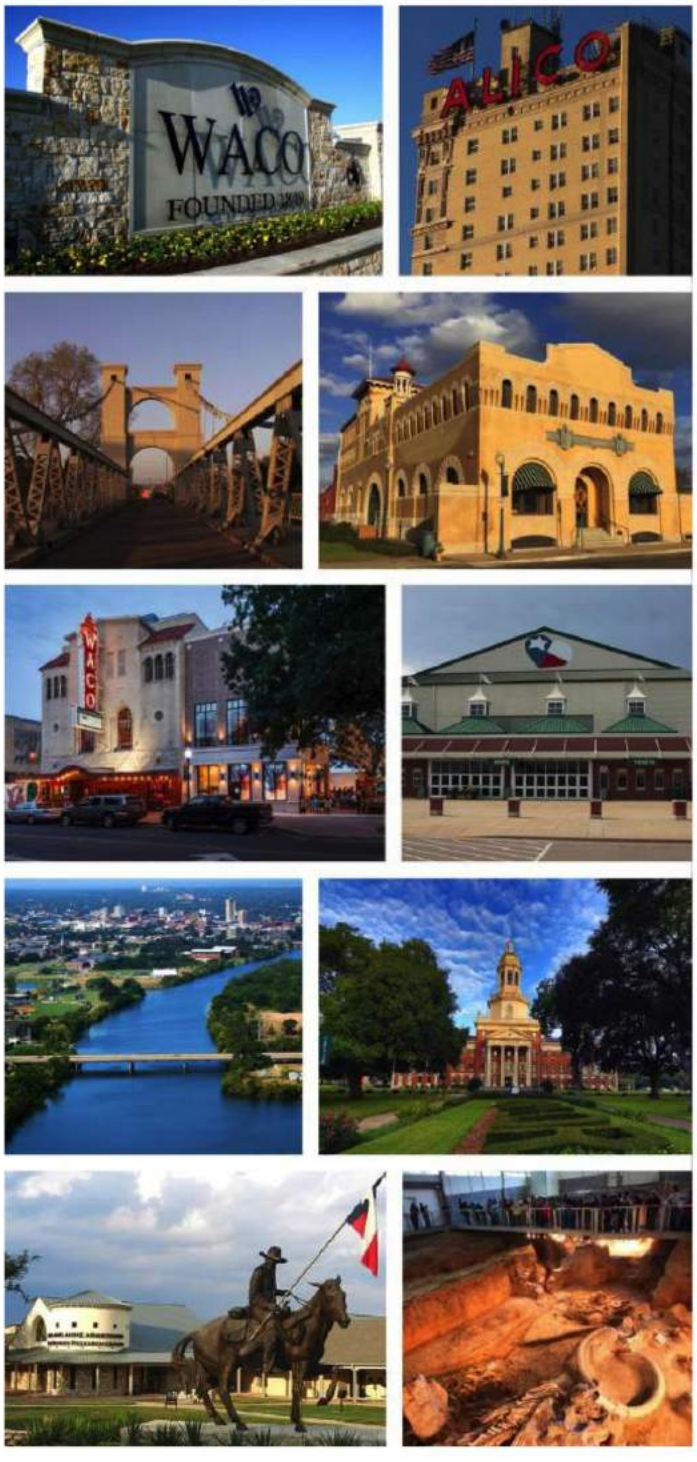
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OFFICE FOR LEASE

ABOUT WACO, TEXAS

3001 West Waco Drive, Waco, TX 76707



CITY OVERVIEW

Waco (/ˈweɪkoʊ/ *WAY-koh*) is a city in Central Texas and is the county seat of McLennan County, Texas, United States. It is situated along the Brazos River and I-35, halfway between Dallas and Austin. The city had a 2010 population of 124,805, making it the 22nd-most populous city in the state. The US Census 2016 population estimate is 134,432. The Waco Metropolitan Statistical Area consists of McLennan and Falls Counties, which had a 2010 population of 234,906. Falls County was added to the Waco MSA in 2013. The US Census 2017 population estimate for the Waco MSA is 268,696.

HISTORY AT A GLANCE

The City is the birthplace of Dr Pepper, the Texas Ranger Hall of Fame, and Museum and the Texas Sports Hall of Fame.

THREE MAJOR COLLEGES

It is not only brimming with Texas history, economic opportunity, and a rich variety of cultural experiences, it is also a major seat of higher learning with THREE major colleges in its city limits, Baylor University, Texas State Technical College, and McLennan Community College.

PARKS & RECREATIONAL

Waco is also home to the Waco Mammoth National Monument, a 100-plus acre stretch of wooded parkland along the Bosque River. The site provides a glimpse into the lives of Columbian mammoth bones discovered in Waco along the Bosque River and is part of the National Parks System.

The city boasts one of the of the biggest and best municipal parks in Texas, Cameron Park. The 416-acre park is located in the heart of Waco, next to downtown, situated on the Brazos and Bosque Rivers. It hosts numerous races, triathlons, boat races, and more!

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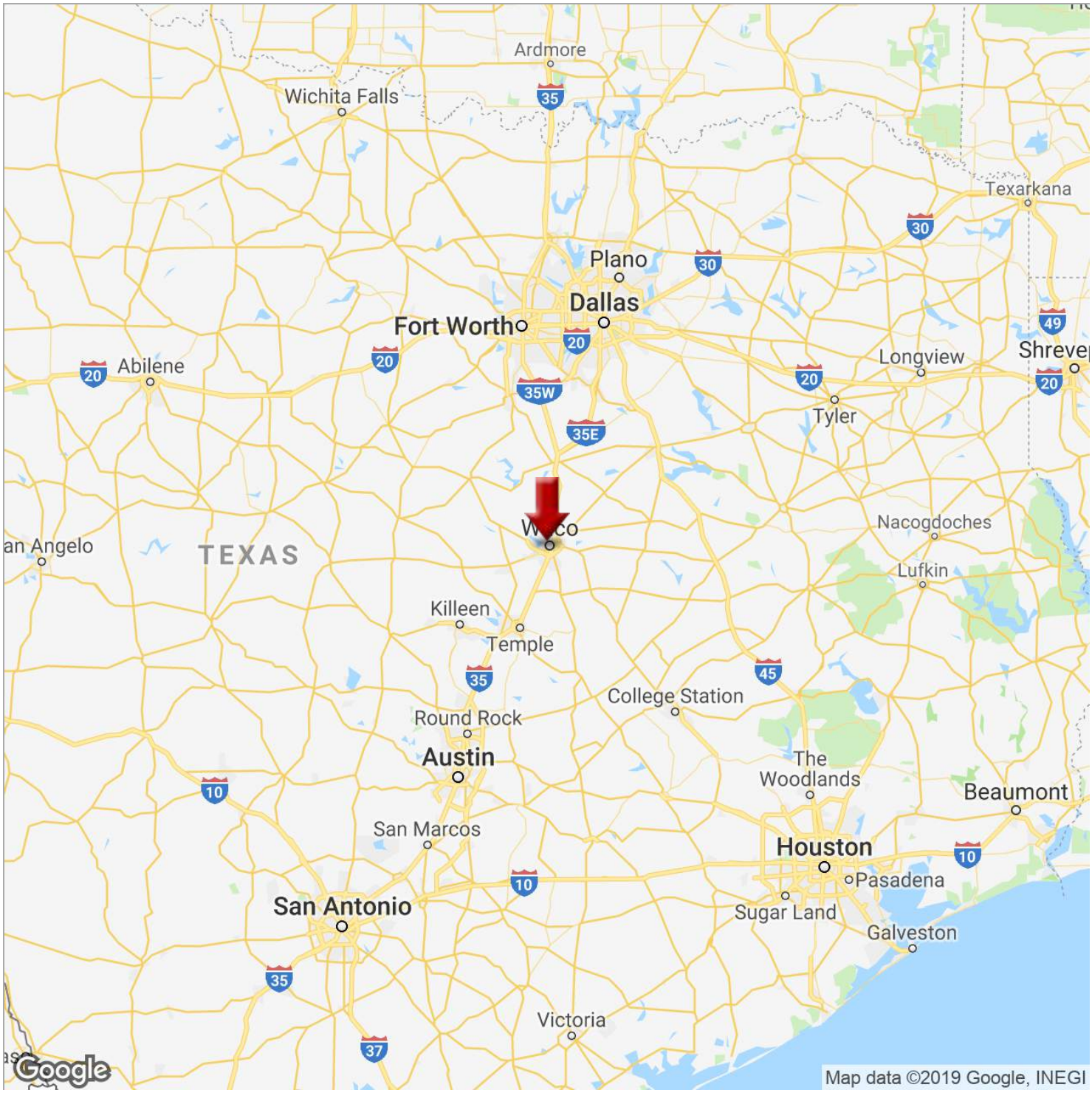
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OFFICE FOR LEASE

LOCATION MAP (TEXAS)

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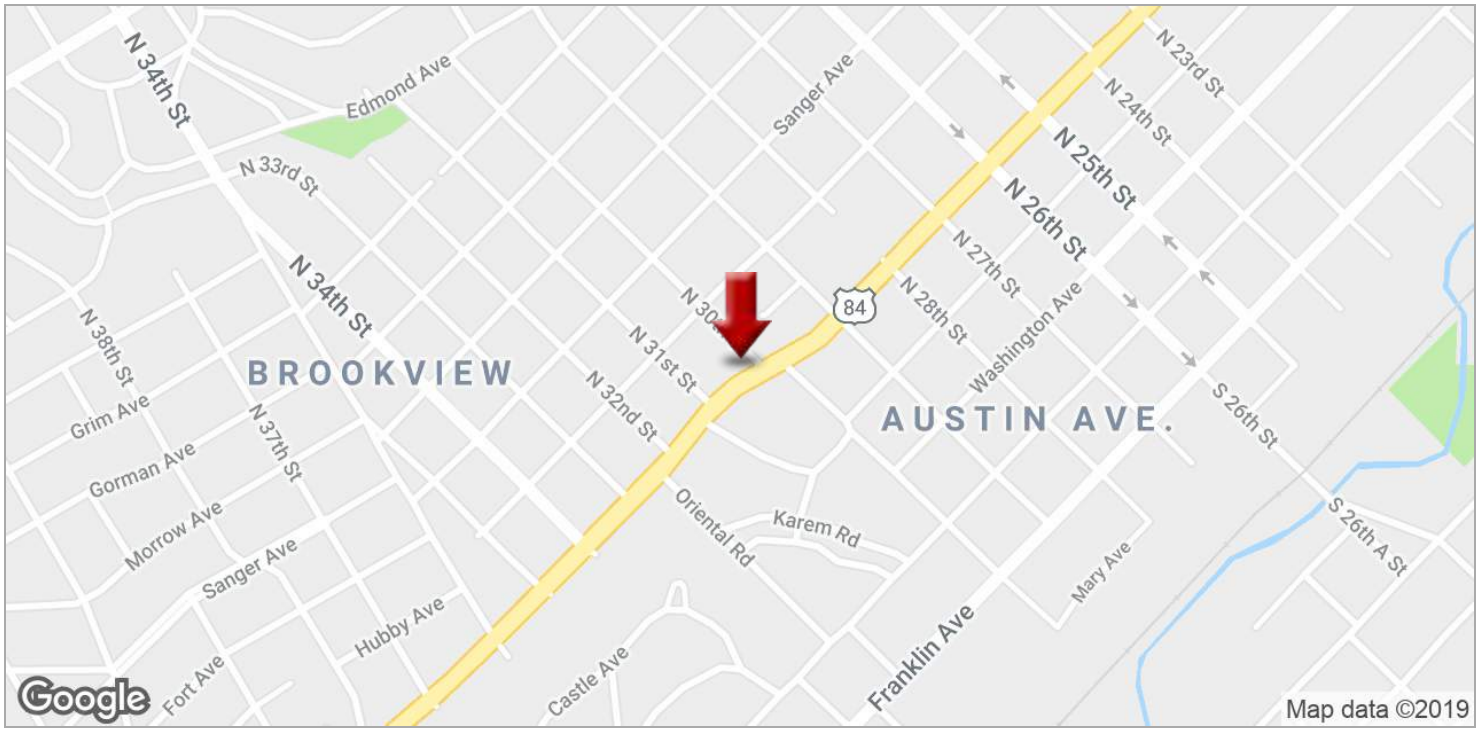
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LOCATION MAPS (LOCAL)

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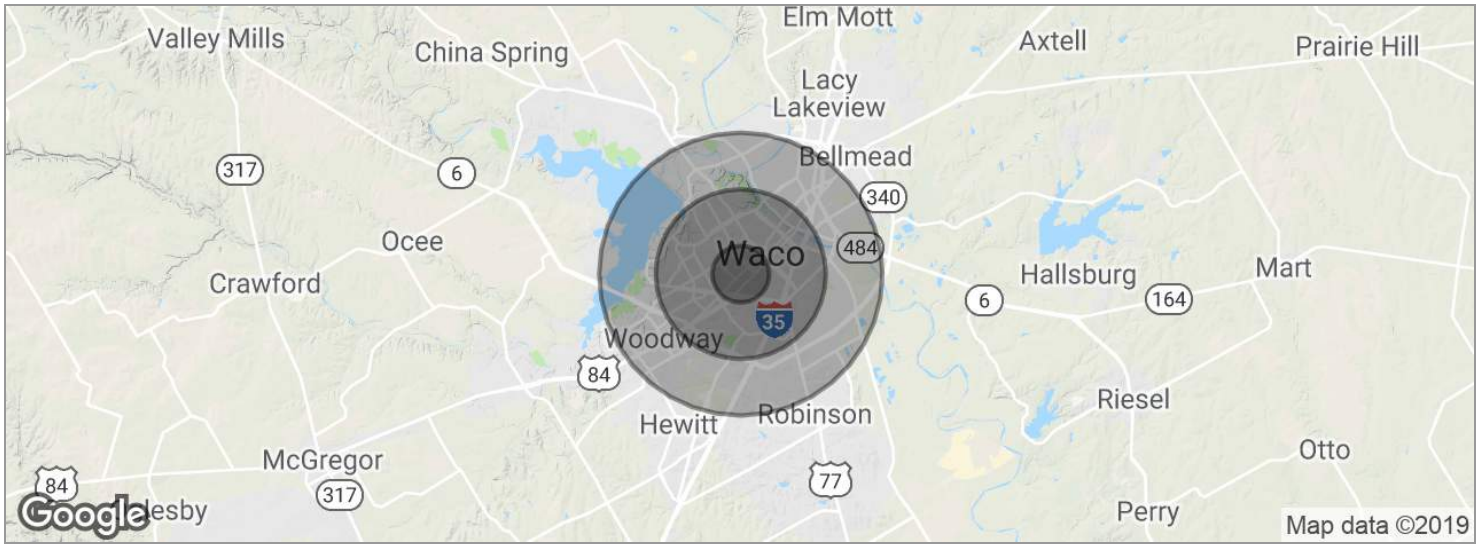
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OFFICE FOR LEASE

DEMOGRAPHICS MAP

3001 West Waco Drive, Waco, TX 76707



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,852	82,604	136,675
Median age	30.1	29.0	31.7
Median age (male)	30.7	28.5	30.7
Median age (Female)	29.4	29.8	32.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,072	28,714	49,268
# of persons per HH	2.9	2.9	2.8
Average HH income	$40,041	$38,222	$43,781
Average house value	$79,364	$89,275	$115,581

** Demographic data derived from 2010 US Census*

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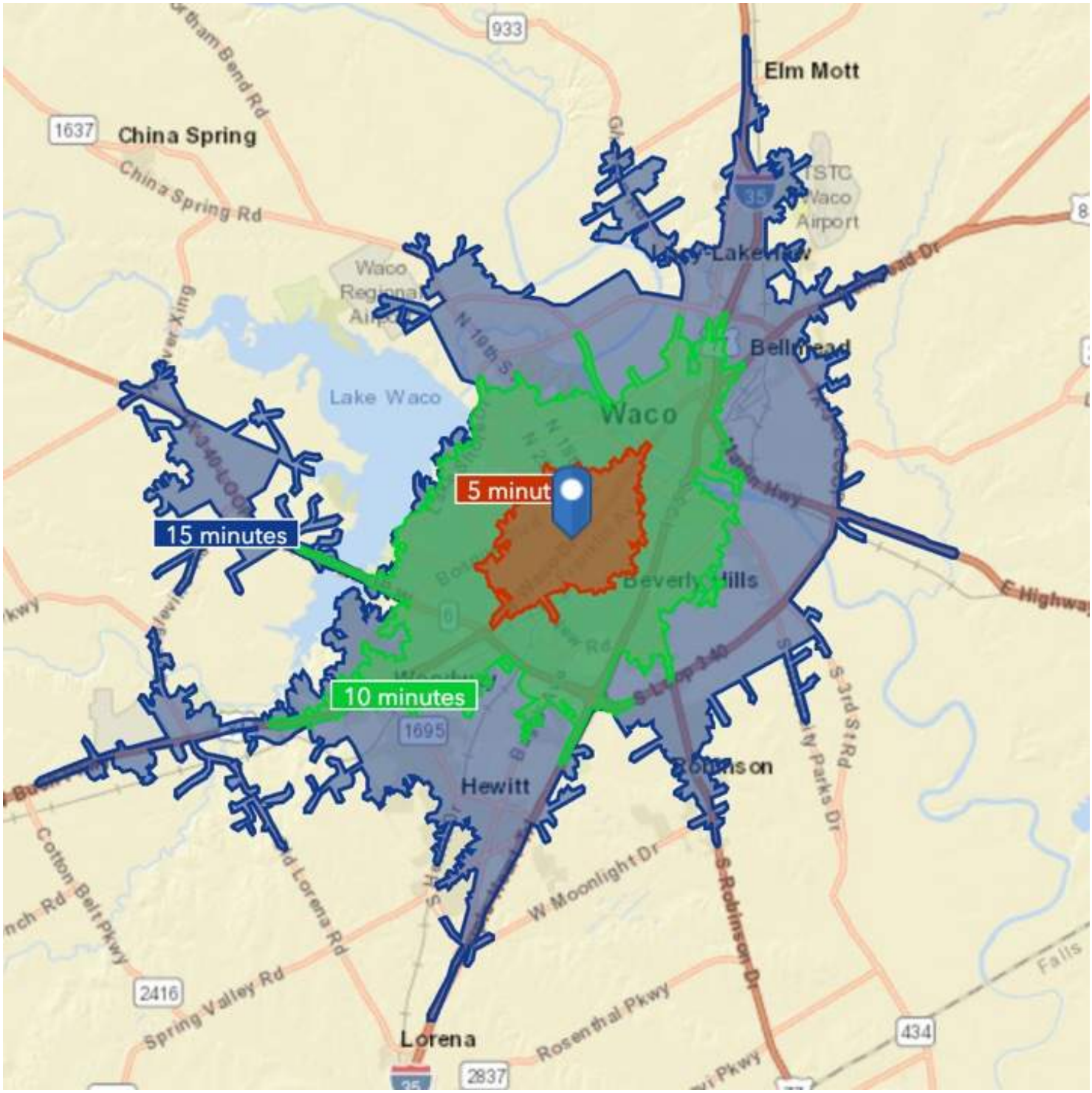
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DRIVE TIME DISTANCE MAP

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TXDOT MAP (2016)

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ZONING MAP

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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.

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Designated Broker of Firm	License No.	Email	Phone
Amanda LaRue	543380	alarue@kw.com	(254) 315-0138
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Harrell, CCIM	363789	info@BradHarrellCCIM.com	(254) 870-0050
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date