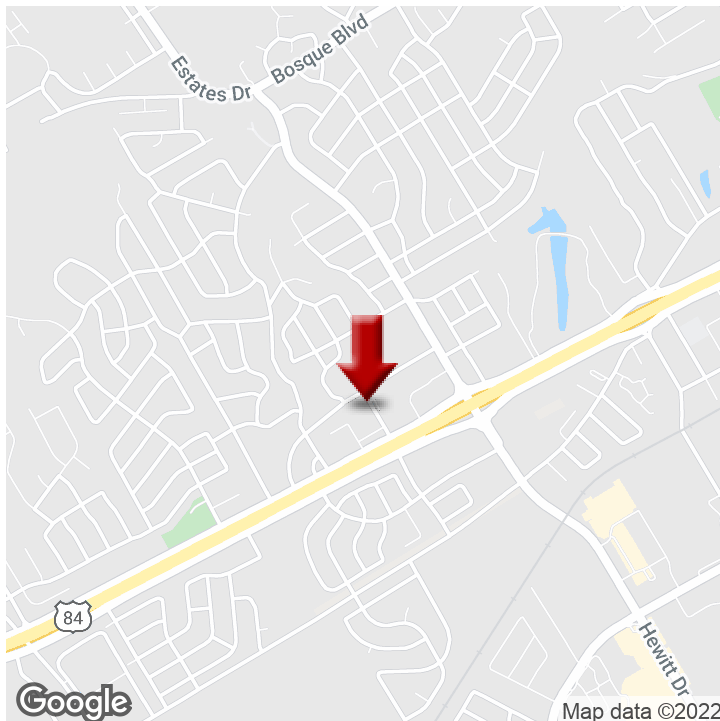


OFFICE FOR SALE & LEASE

1,840 SF OFFICE/RETAIL SPACE OFF US HIGHWAY 84

200 Sharron Drive, Waco, TX 76712



LEASE PRICE: \$15.00/SF/YR (GROSS)

- Total Building Improvements: 6,440 SF
- Available Space: 1,840 SF
- 0.6890 Acres (30,012.84 SF)
- Zoned: Planned Commercial
- Sharron Drive Frontage \pm 395'
- Property Depth: \pm 310'
- Year Built: 1965
- Easily Accessible
- 2 Bathrooms located Inside Suite
- Fenced In Yard Space Behind Building
- Ample Parking on Side of Building
- 2021 Taxes: \$9,200.40

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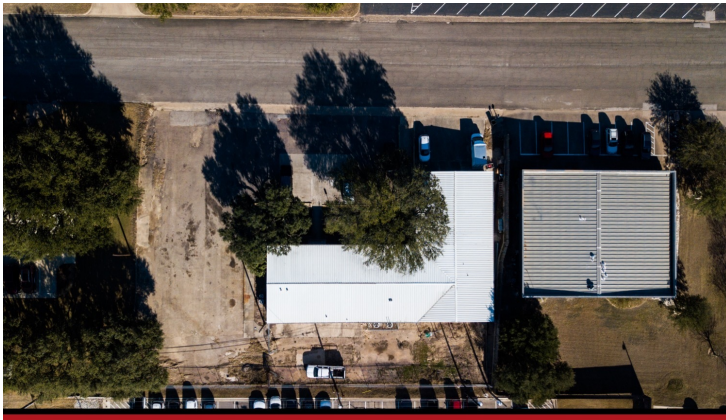
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OFFICE FOR SALE & LEASE

PROPERTY PHOTOS

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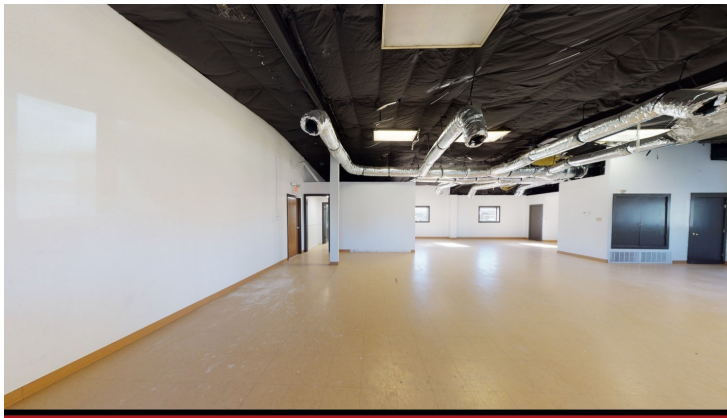
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ABOUT WACO, TEXAS

200 Sharron Drive, Waco, TX 76712



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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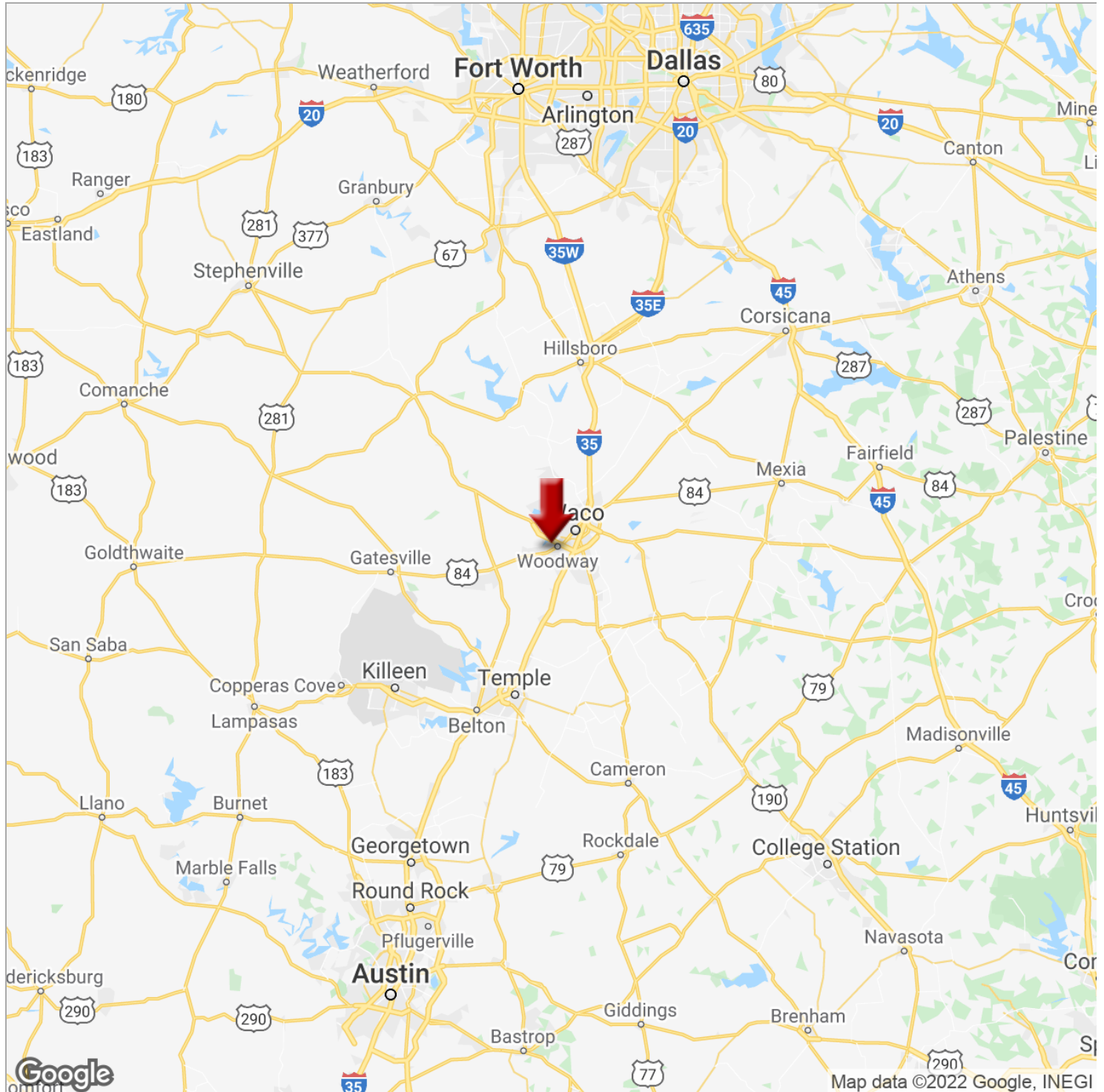
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LOCATION MAP (TEXAS)

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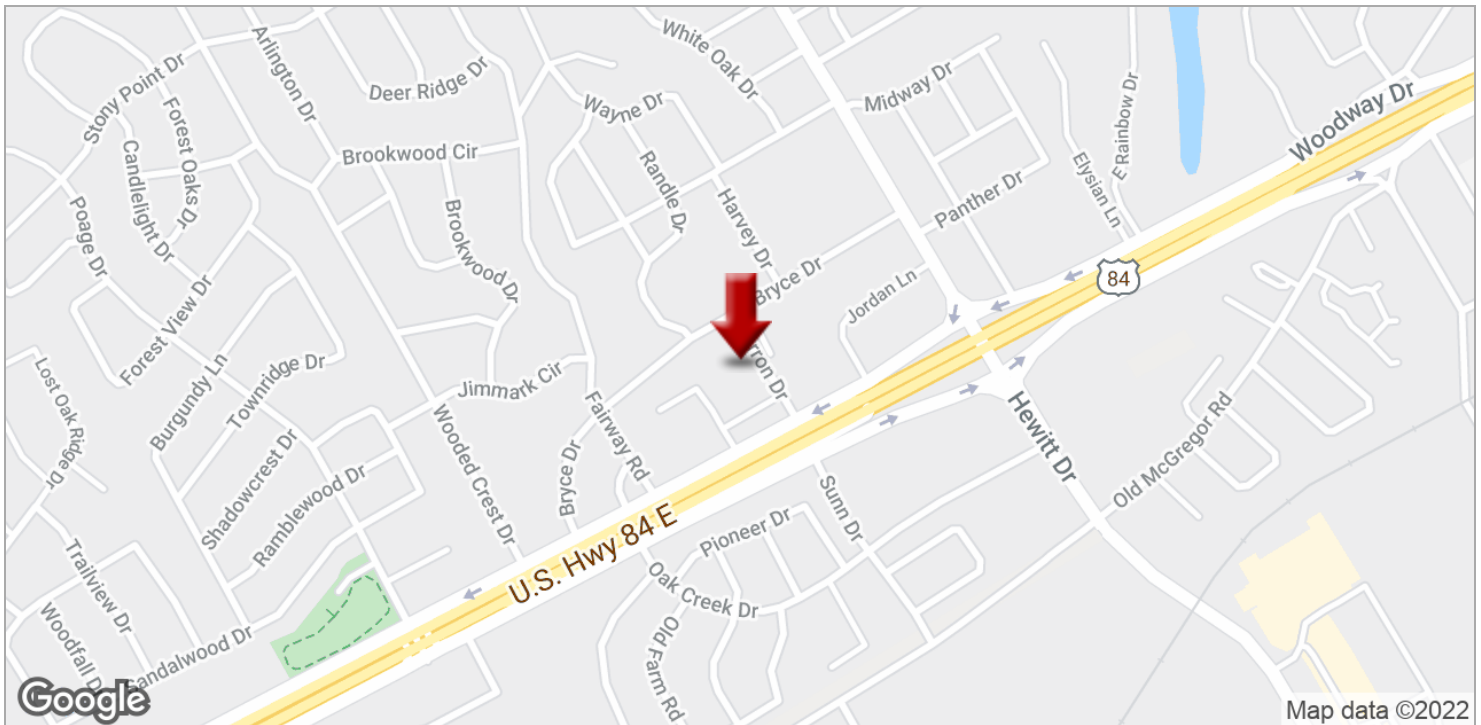
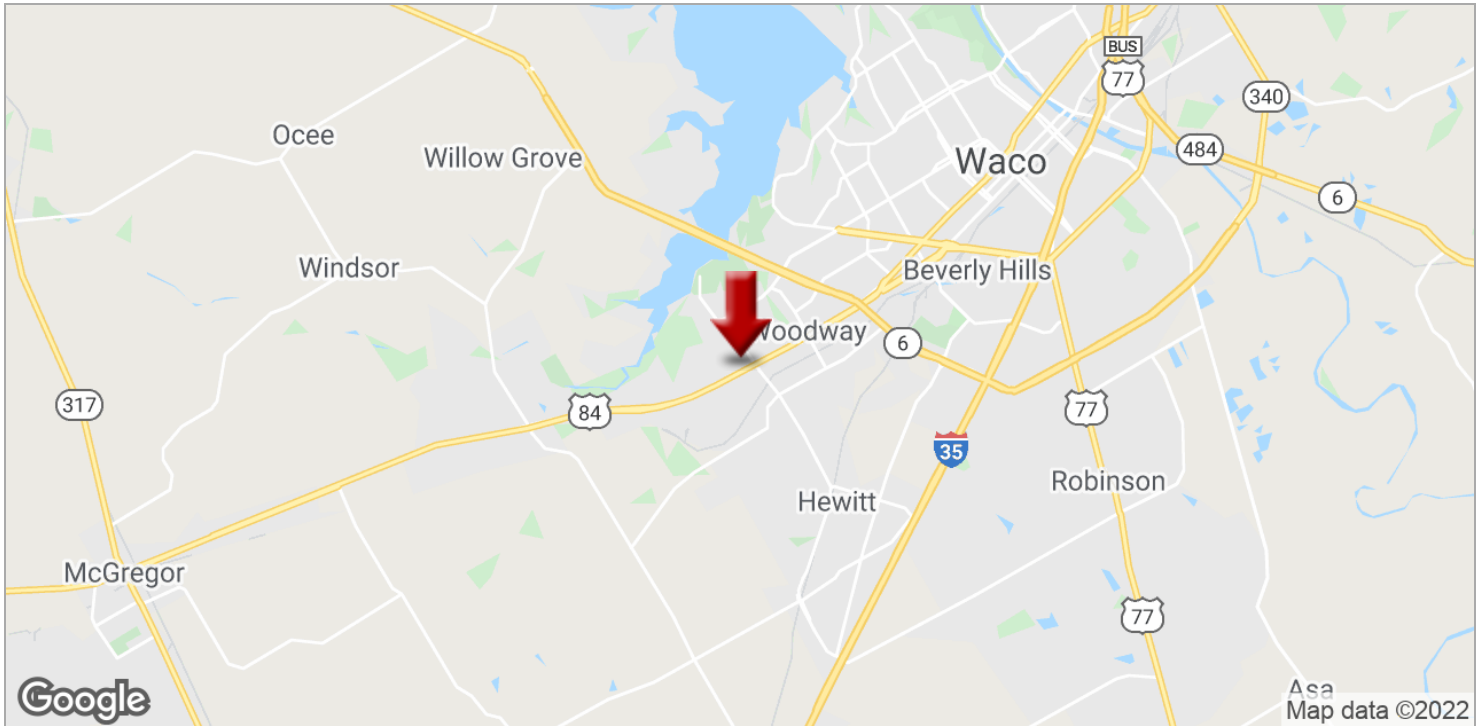
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LOCATION MAPS (LOCAL)

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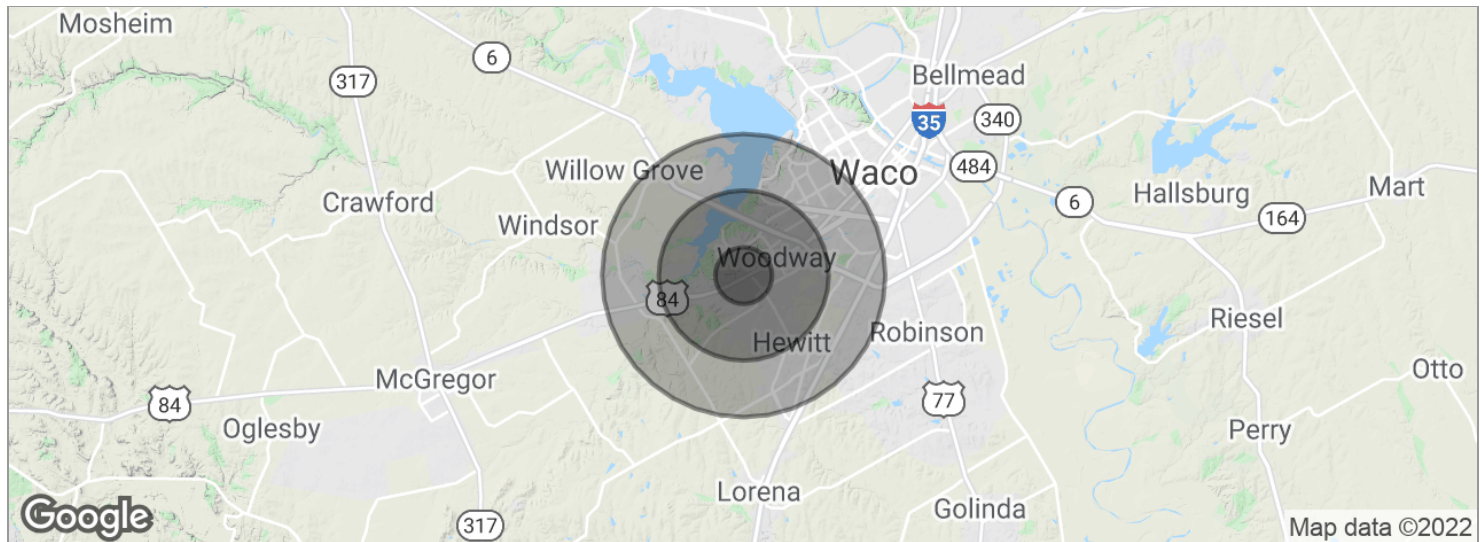
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DEMOGRAPHICS MAP

200 Sharron Drive, Waco, TX 76712



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,524	29,926	74,242
Median age	44.9	39.6	37.5
Median age (male)	43.9	38.3	36.8
Median age (Female)	45.3	41.1	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,332	11,627	29,093
# of persons per HH	2.6	2.6	2.6
Average HH income	\$76,559	\$70,403	\$64,381
Average house value	\$194,529	\$191,717	\$173,612

* Demographic data derived from 2010 US Census

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PROPERTY BOUNDARIES

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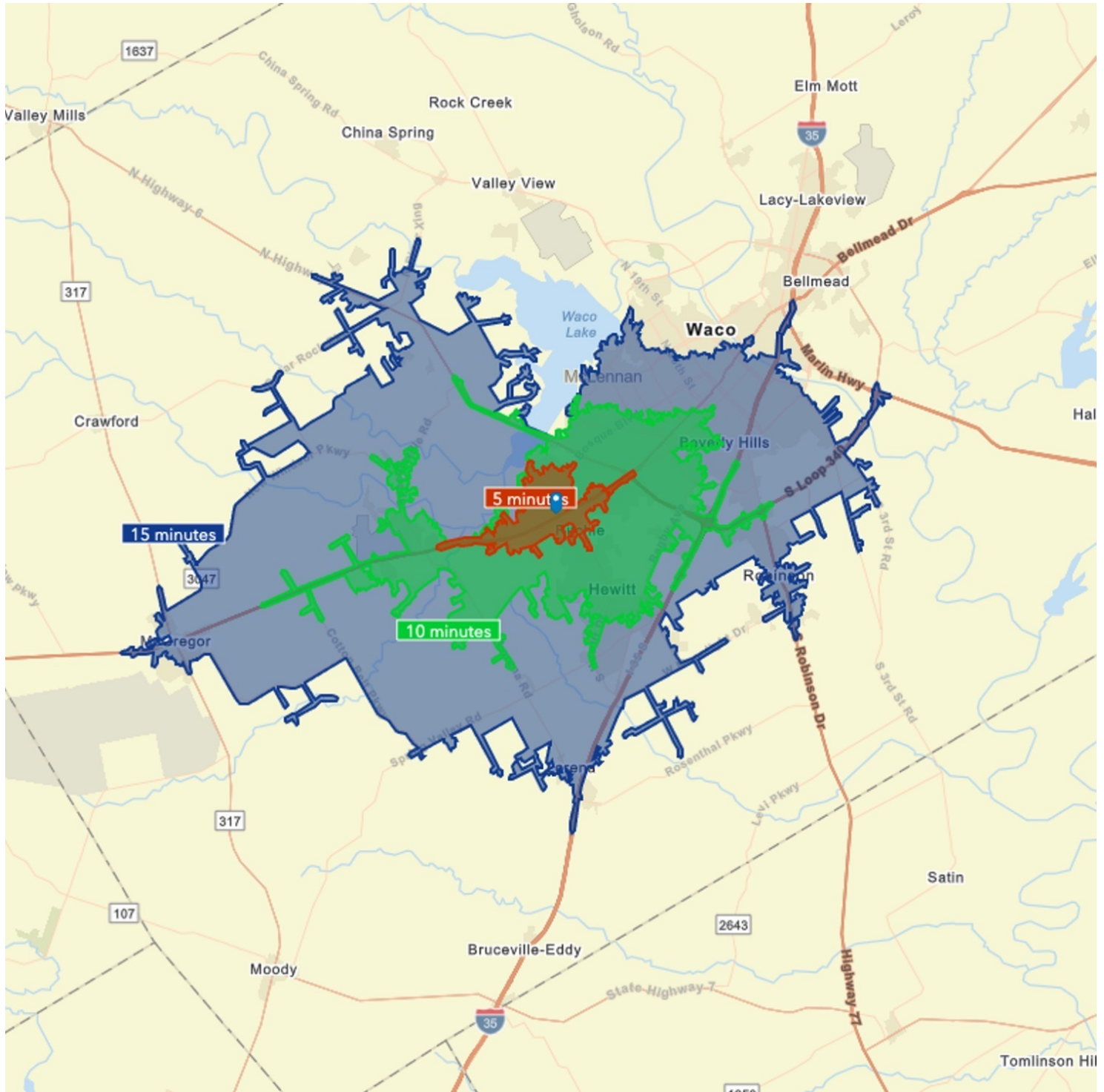
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DRIVE TIME DISTANCE MAP

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TXDOT MAP (2019)

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ZONING MAP

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