

## INDUSTRIAL FOR SALE

MOTION INDUSTRIES, INC. OFFICE WAREHOUSE (NNN INVESTMENT)

6500 Depot Drive, Woodway, TX 76712



SALE PRICE:	\$795,000
LOT SIZE:	1.4408 Acres
BUILDING SIZE:	9,580 SF
DOCK HIGH DOORS:	2
YEARS BUILT:	1970 & 1983
ZONING:	M-2: Light Industrial District
MARKET:	Central Texas
CROSS STREETS:	Cotton Drive

### PROPERTY OVERVIEW

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

### PROPERTY FEATURES

- Ongoing NNN Lease Expiration: 05/31/22
- 1.4408 Acres (62,761.25 SF)
- Total Improvements: 9,580 SF
- Warehouse: 7,500 SF
- Office: 2,080 SF
- Zoned: M-2: Light Industrial District
- Depot Drive Frontage: 200'
- Property Depth: 312' - 314.5'
- Two Dock Doors
- State Highway 6: 56,000 Vehicles/Day (TxDOT: 2016)
- U.S. Highway 84: 54,000 Vehicles/Day (TxDOT: 2016)
- Financials Are Available With Signed NDA.

#### KW COMMERCIAL

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# PROPERTY & LOCATION OVERVIEW

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## PROPERTY OVERVIEW

Motions Industries, Inc. has occupied this property since 1994 and is in the first year of their first five-year option, with a second five-year option to follow. Motions Industries, Inc. is an Industrial Parts Distribution Company based out of Birmingham, Alabama with a commitment to being responsible corporate citizens, and has operated in such a way for over 65 years.

This office/warehouse investment property is located at 6500 Depot Drive in Woodway, Texas, but in the city limits of Waco. There is a total of 9,580 SF of improvements, with 2,080 SF of it as office space and the remaining 7,500 SF as warehouse space. The building sits on 1.4408 Acres of land.

The warehouse has two dock doors, three-phase electricity, and is located in Waco's M-2: Light Industrial District. The property has 200' of frontage on Depot Drive and a depth range of 312' to 314.5'.

This property is located in the city limits of Waco, Texas. The Waco Metropolitan Statistical Area has a population of over 270,000 people. The City of Waco is located approximately 90 miles south of the Dallas/Fort Worth area and about 100 minutes north of Austin, Texas.

## LOCATION OVERVIEW

This property is located just south of the State Highway 6/ Loop 340 and U.S. Highway 84 intersection on Depot Drive in Waco, Texas.

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## ABOUT THE TENANT: MOTION INDUSTRIES, INC.

6500 Depot Drive, Woodway, TX 76712



Motion Industries, Inc., headquartered in Birmingham, Alabama, is a distributor of industrial parts and has 150,000 customers and annual sales of \$4.5 billion. It is a wholly owned subsidiary of Genuine Parts.

Motion Industries began as Owen Richards Co., an industrial supply company, which Caldwell Marks and William Spencer III purchased in 1946 in Birmingham. Changing the name to Motion Industries, Marks and Spencer merged with Genuine Parts Co. in 1972. According to Marks, Motion Industries was one of the first industrial distribution companies to establish a central distribution center and set-up an electronic parts database.

Modern Motion Industries is an industrial parts distributor for products including bearings, mechanical power transmission, electrical and industrial automation, and hydraulic hose. It also provides fabrication and repair services. As of 2015, Motion Industries had annual sales of \$4.5 billion and 150,000 customers. Its customers cross numerous industries including: food and beverage, pulp and paper, iron and steel, chemical, mining, petrochemical, automotive, wood and lumber, and pharmaceuticals. At \$4.5 billion in sales, Motion Industries placed ninth on Industrial Distribution's 2014 "The Big 50" list of industrial distributors. It was also recognized as "Distributor of the Year" by 3M in 2014.

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**INDUSTRIAL FOR SALE**

# PROPERTY BREAKDOWN

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**NOTE: This is not a survey. Boundary lines and measurements are approximate.**

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# ADDITIONAL PHOTOS

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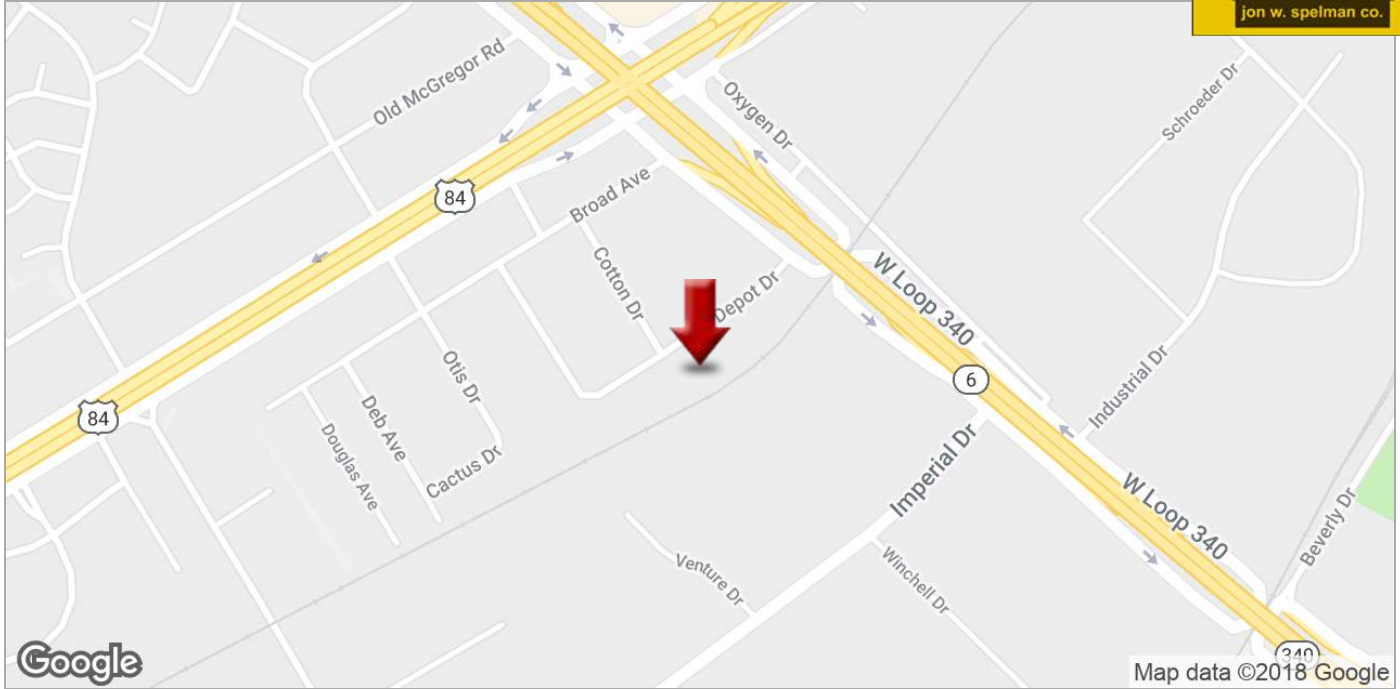
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# LOCATION MAPS (LOCAL)

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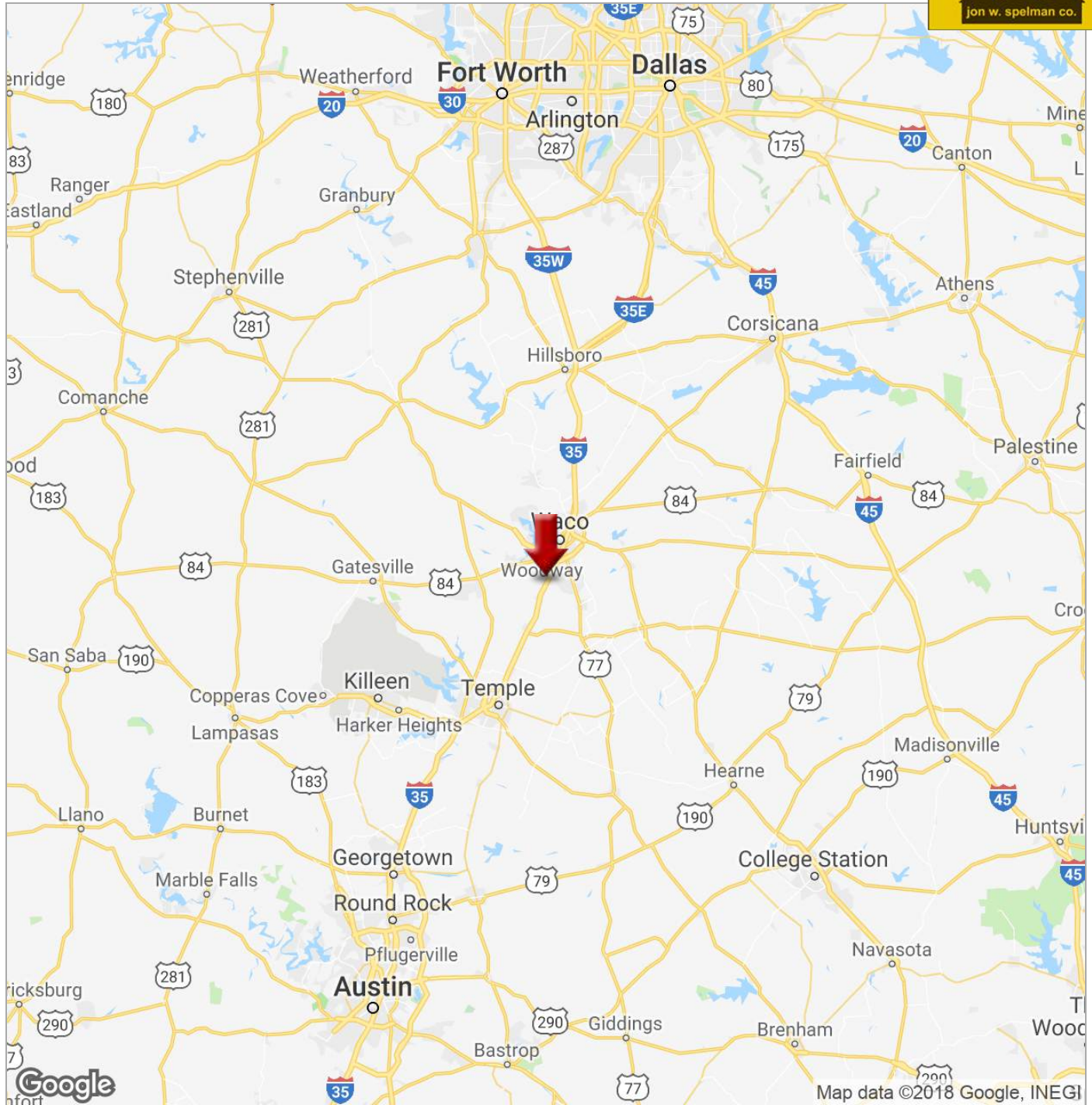
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# LOCATION MAP (TEXAS)

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# ABOUT THE CITY OF WACO

6500 Depot Drive, Woodway, 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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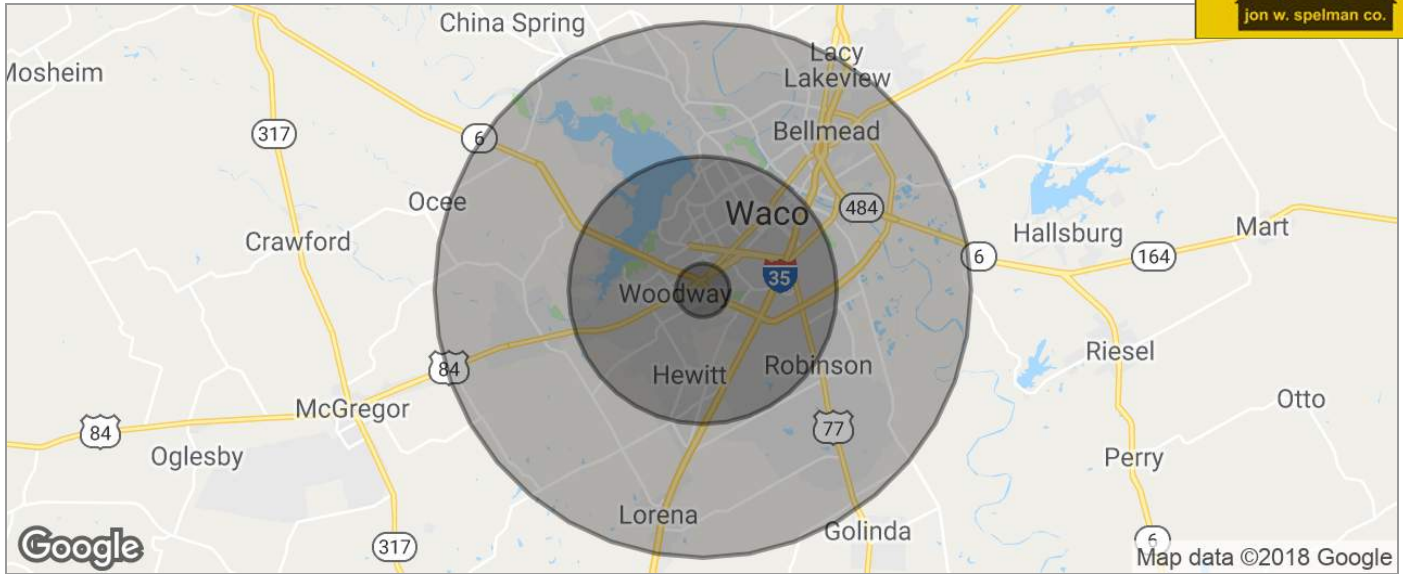
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# DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,141	121,341	197,681
MEDIAN AGE	33.5	33.9	33.2
MEDIAN AGE (MALE)	32.5	33.2	32.2
MEDIAN AGE (FEMALE)	35.2	34.8	34.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,142	44,784	71,739
# OF PERSONS PER HH	2.4	2.7	2.8
AVERAGE HH INCOME	\$47,827	\$52,385	\$51,728
AVERAGE HOUSE VALUE	\$145,143	\$138,390	\$137,456
RACE	1 MILE	5 MILES	10 MILES
% WHITE	74.2%	72.9%	72.9%
% BLACK	19.0%	16.3%	17.7%
% ASIAN	2.1%	1.9%	1.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.5%	0.5%
% OTHER	2.5%	6.0%	5.0%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	23.5%	30.6%	25.7%

\* Demographic data derived from 2010 US Census

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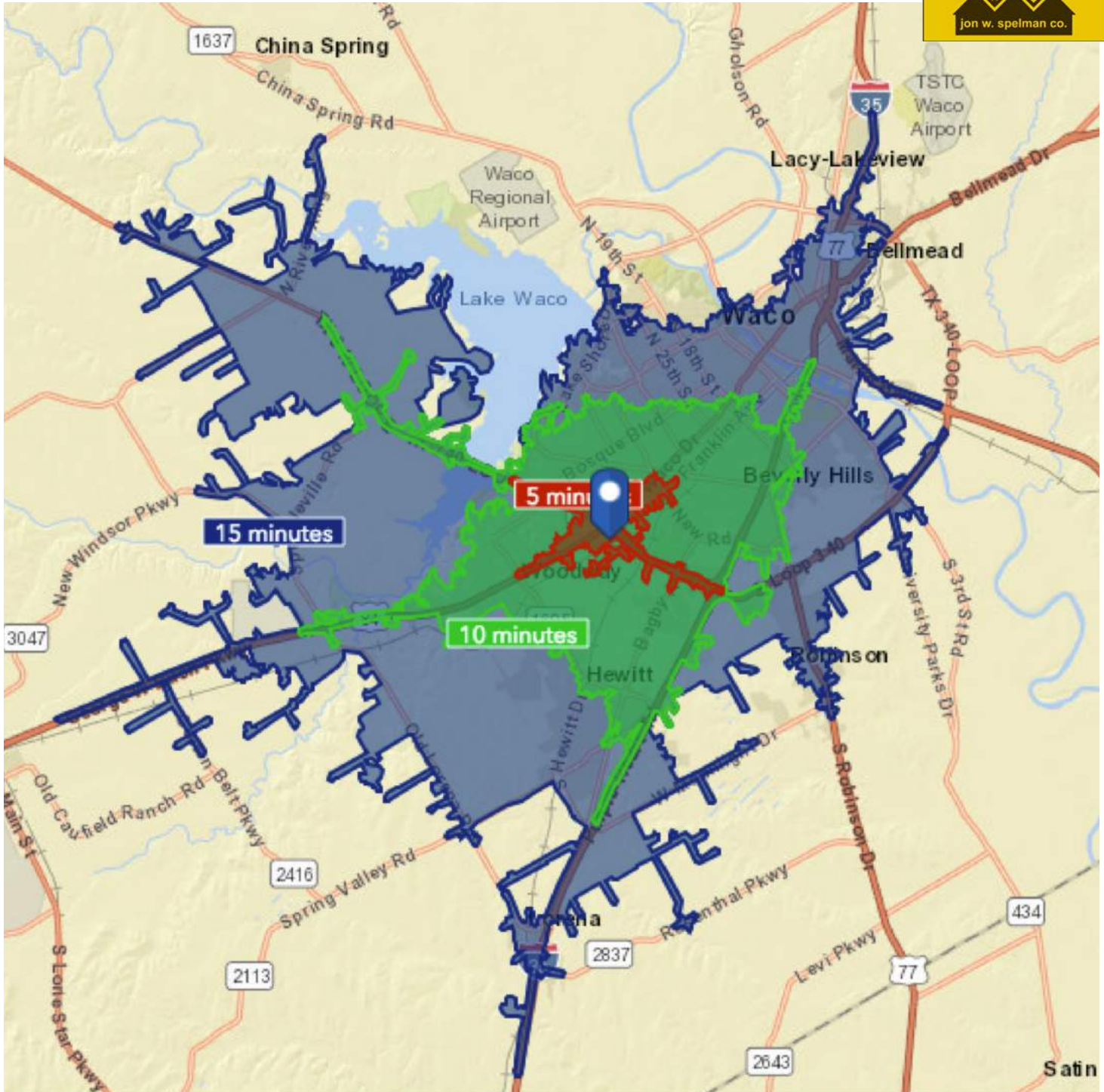
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# DRIVE TIME DISTANCE MAP

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# TXDOT MAP (2016)

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## INDUSTRIAL FOR SALE

# ZONING MAP

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# UTILITIES MAP

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**INDUSTRIAL FOR SALE**

# FEMA FLOOD 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.*

11-2-2015



## 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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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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- 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.

<u>Jon W. Spelman Co.</u>	<u>0190159</u>	<u>jspelman@jspelman.com</u>	<u>254-776-2592</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Jon W. Spelman</u>	<u>0190159</u>	<u>jspelman@jspelman.com</u>	<u>254-776-2592</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date