



Reid Peevey
Commercial

REIDPEEVEY.COM

Woodway Office Building

\$540,000

FOR SALE

7604 Woodway Drive
Waco, Tx 76712

- Room for development of additional office suites
- Next to family entertainment and coffee
- High daily traffic counts
- Ample storage space

Listing Agent:

Jordan Beard, REALTOR®

903.721.5783

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REID PEEVEY COMMERCIAL
2420 WYCON #301
WACO, TX 76712
254.752.9500

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7604 Woodway Drive

Waco, Tx 76712

SALE



OFFERING SUMMARY

Sale Price:	\$540,000
Building Size:	2,400 SF/ .5 Acre Lot
Year Built	1965/2007
Zoning:	Planned Commercial
Building Type:	Office/Warehouse/Restaurant

PROPERTY OVERVIEW

Lobby, ADA Restrooms, Warehouse & 2 Office Suites. This fully functional office space is in an ideal spot to take advantage proximity to banks, retail, restaurants, & other similar professional uses.

It is ideal for professional use, office warehouse or repurposing it into a restaurant/entertainment area. The warehouse space could also be used to build additional office suites or for an owner/user. Locations like this aren't always available.

Walking distance from several lunch options & coffee is an added bonus.

PROPERTY HIGHLIGHTS

- 2,400 SF is made up of 1,400 SF Office and 1,000 SF Warehouse
- Directly off of Highway 84
- Close proximity to retail, restaurants, hospitals etc.
- Ideal location for professional use

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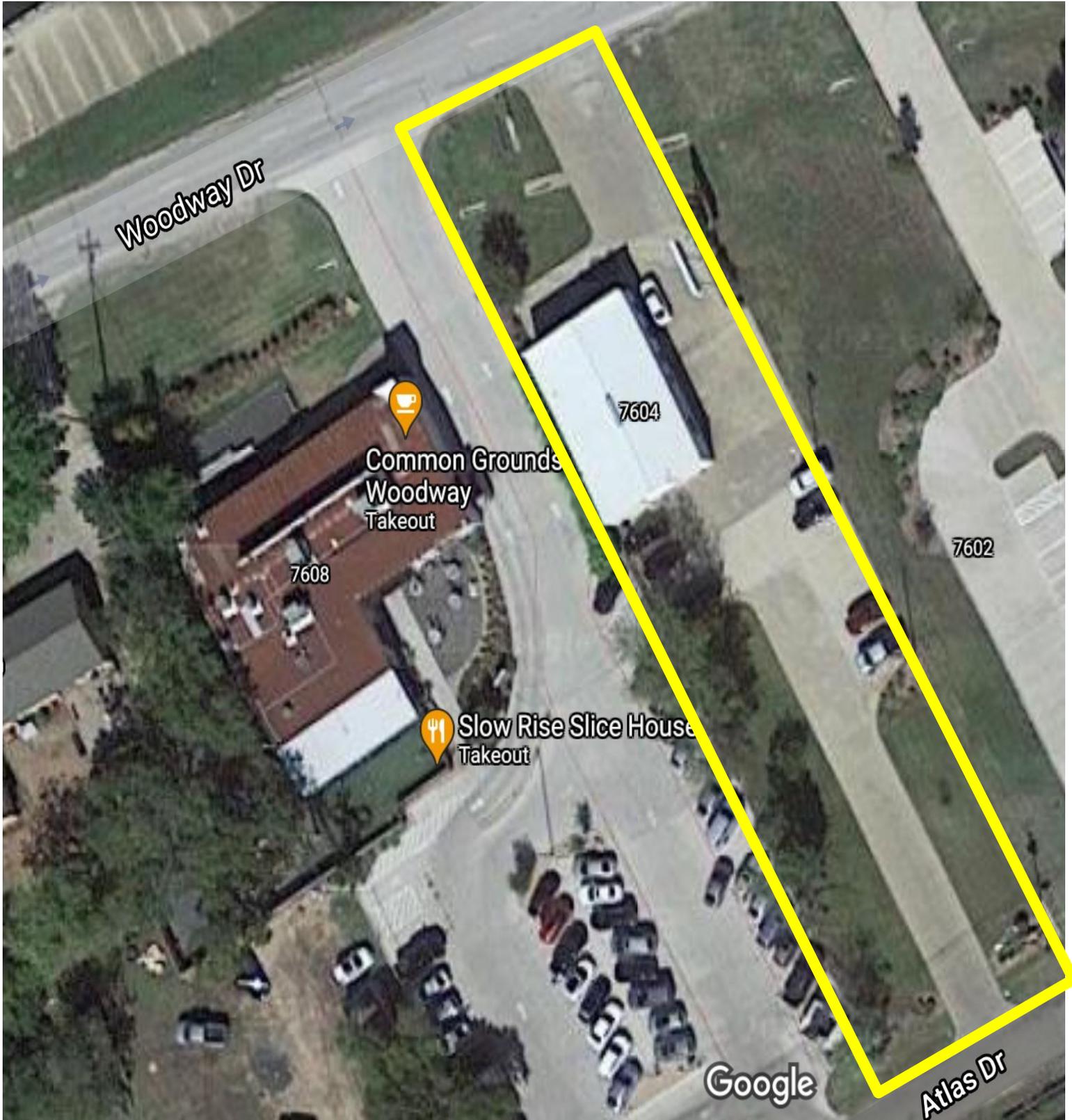




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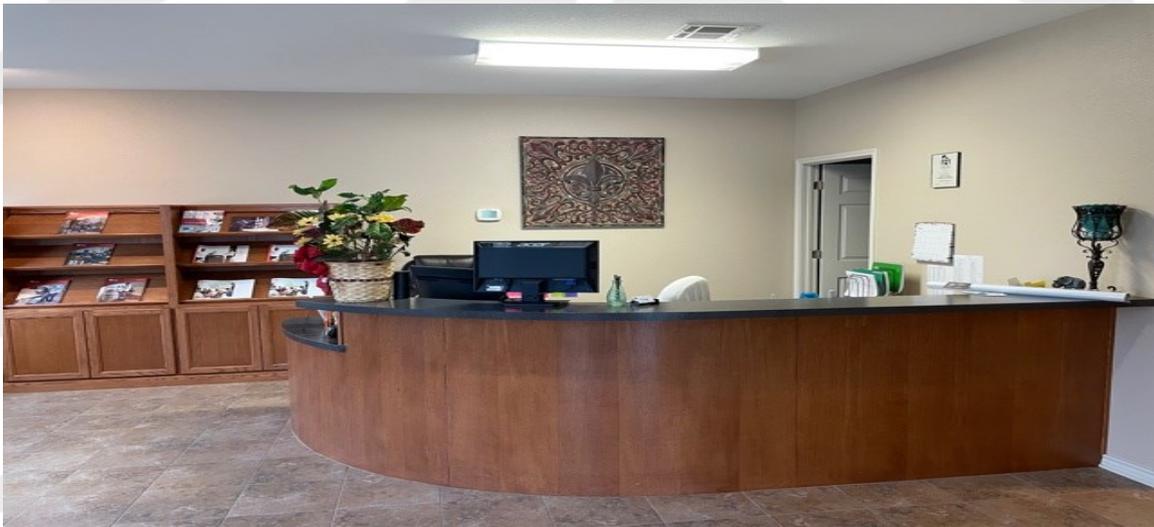




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7604 Woodway Drive (CLOSE UP AERIAL)

SALE

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7604 Woodway Drive (EXTENDED AERIAL) SALE

Waco, Tx 76712



UNITED STATES
 Ascension Providence
 RICHLAND MALL

WACO FOOT & ANKLE, P.A.
 REGAL CINEMAS
 HAT CREEK
 ALLIANCE BANK
Central Texas

Texas Central Industrial Park (90+ Businesses)

Mars VERSALIFT amazon
A TIME MANUFACTURING COMPANY
 Coca-Cola Allergan HOWMET AEROSPACE
 PCA PACKAGING CORPORATION OF AMERICA

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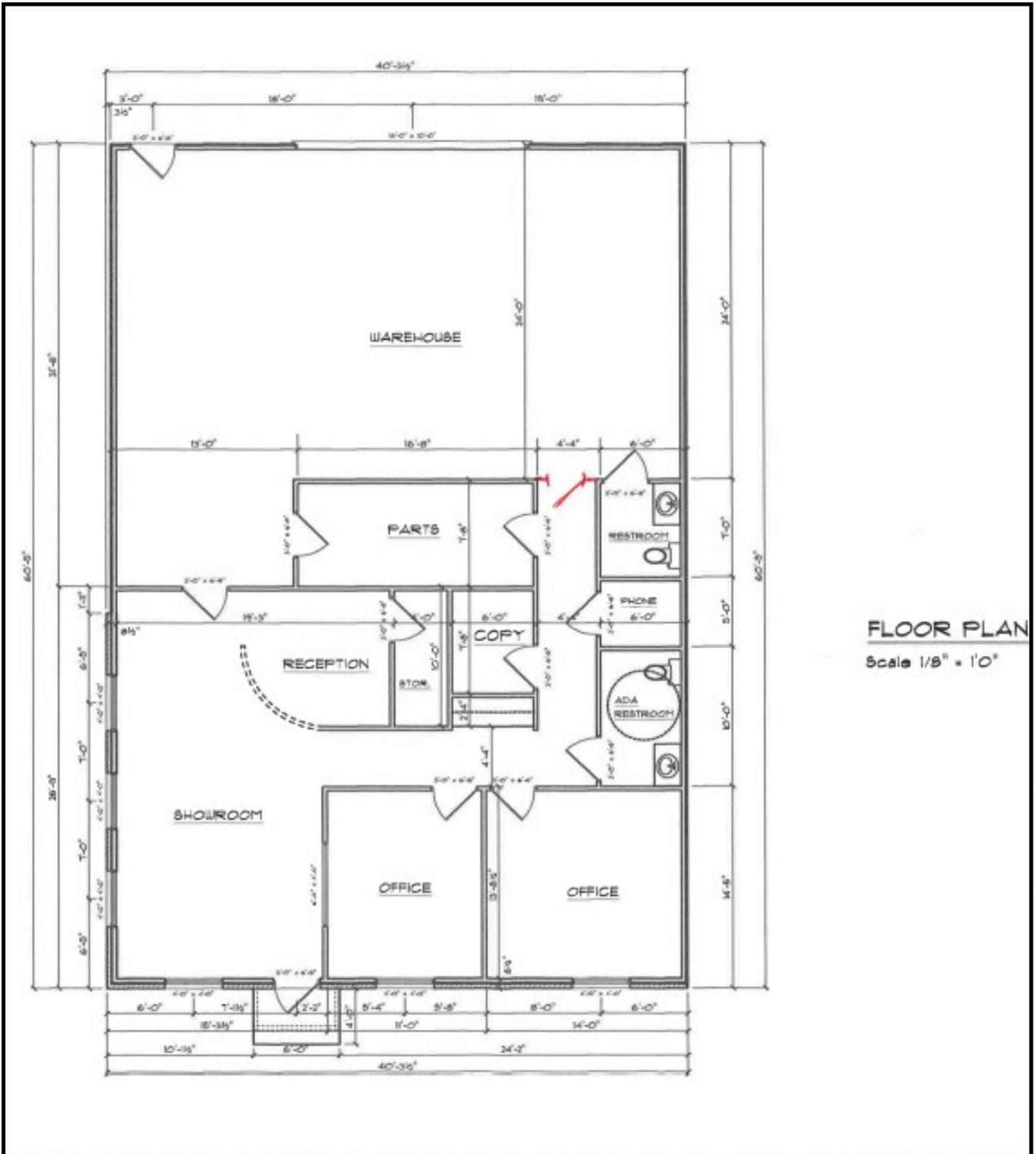




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Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Reid Peevey Company, LLC.</u>	<u>9005413</u>	<u>jim@reidpeevey.com</u>	<u>(254)752-9500</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Jim Peevey, SIOR, CCIM</u>	<u>419000</u>	<u>jim@reidpeevey.com</u>	<u>(254)752-9500</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Jim Peevey, SIOR, CCIM</u>	<u>419000</u>	<u>jim@reidpeevey.com</u>	<u>(254)752-9500</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Jordan Beard</u>	<u>748397</u>	<u>jordan@reidpeevey.com</u>	<u>(254)752-9500</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov