



Reid Peevey  
Commercial

REIDPEEVEY.COM

## Mod Storage – Waco, Texas

Call Broker for Pricing

310 S Frontage Road  
Lorena, Tx 76655

- Below Market Rents
- Concrete & Metal Construction
- Interstate 35 Frontage
- 97% Occupied

FOR SALE

Listing Agent:

**Jordan Beard**

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# Mod Storage–Lorena

310 S. Frontage Rd. Lorena, Texas 76655

# SALE



## OFFERING SUMMARY

Sale Price:	Call Broker for Pricing
Building Size:	17,200 RSF
Land:	1.2 acres
Year Built:	1996
Market:	Waco, Texas
Submarket	Lorena, Texas

## PROPERTY OVERVIEW

Mod Storage–Lorena is positioned just minutes south of Waco’s booming market. The property is strategically located on Interstate 35, the major north-south thoroughfare for Waco. Waco is one of Texas’s hottest markets and continues to grow with residential developments all across the county, especially to the south. Mod Storage is sitting perfectly next to Brookshire Brother’s Grocery Store, the only one in the city, Lorena ISD’s administration building & surrounded by dense residential neighborhoods.

Mod Storage is made up of 119 non climate controlled storage units with an apartment/condo that is not currently leased in the front of the property. Property highlights include: high security, gated entry with keypad, outside lighting, security cameras, and perimeter fencing. The facility is historically full and has a majority of tenants that are below market rents.

\*Financials are available upon request\*

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## Mod Storage–Unit Mix

SALE

<i>Unit Length</i>	<i>Unit Width</i>	<i># of Size</i>
5	10	12
10	10	48
15	10	18
20	10	23
25	10	18
		119

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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.

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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](http://www.trec.texas.gov)