

Office Space for Lease



Presented by:

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301 Owen Lane
Waco, TX 76712



Reid Peevey
Commercial

THE SPACE

Location	301 Owen Lane, Waco, TX, 76712
COUNTY	McLennan
Square Feet	6,312
Rent Per SF (Annual)	\$18.00
Lease Type	Full Service

HIGHLIGHTS

- Owner Occupied/Managed Building
- Access to Highway 6 and Highway 84
- 9 Private Offices
- Open Work Area
- Large Conference Room
- Private and Public Entrances
- Dedicated Restroom for the Suite
- Available April 2023



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,053	57,501	136,425



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$56,233	\$81,931	\$75,257



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,902	22,541	51,531



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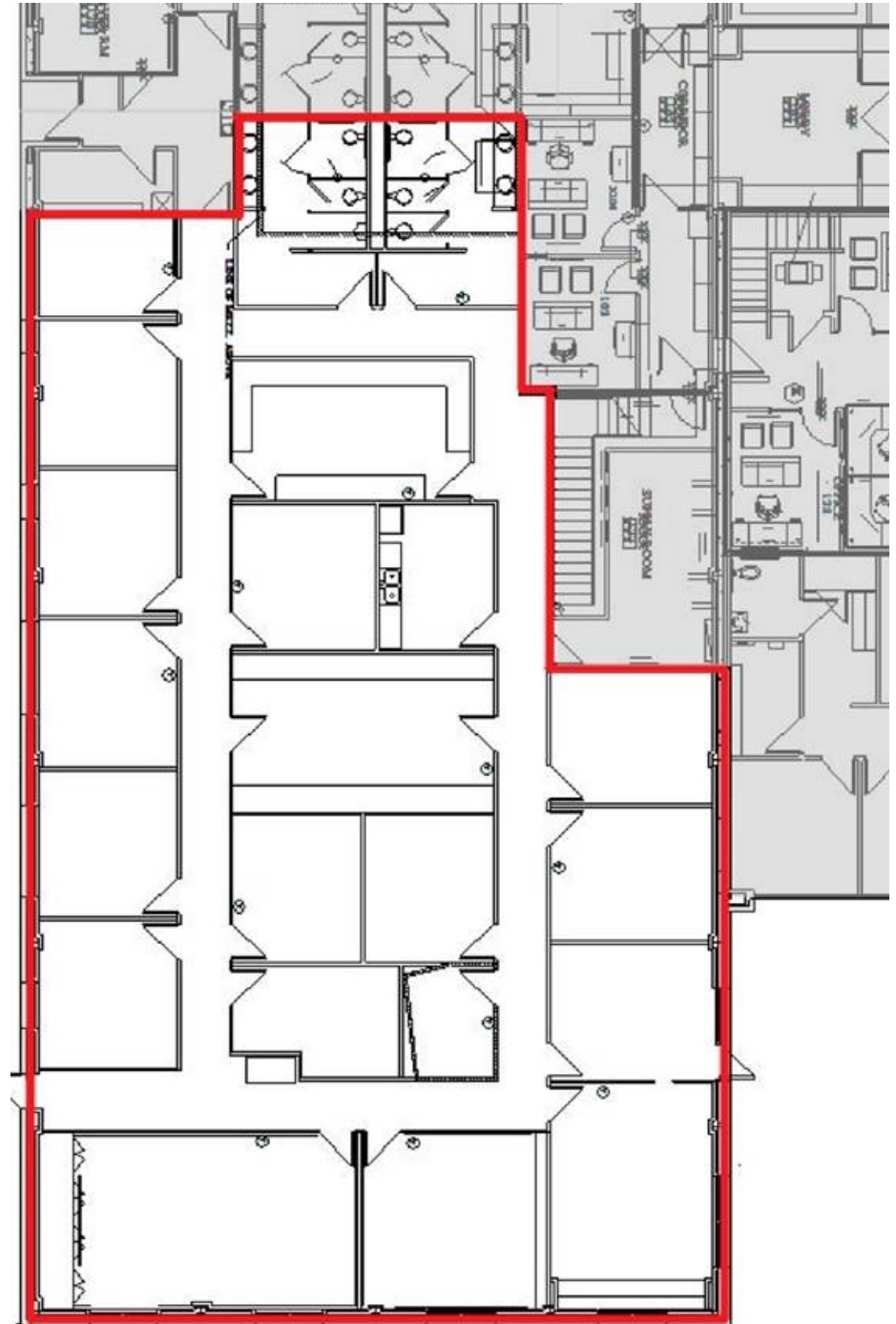
Reid Peevey Company, LLC
2420 Wycon Drive, Suite 301, Waco, TX 76712

PROPERTY FEATURES

BUILDING SF	17,321
GLA (SF)	6,312
LAND SF	134,426
LAND ACRES	3.08
YEAR BUILT	1974
ZONING TYPE	C-3
NUMBER OF PARKING SPACES	107 (5 Handicap)
PARKING RATIO	8.97

TENANT INFORMATION

MAJOR TENANT/S	American Bank
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Property Summary

• This 6,312 square foot property is an attractive option for potential tenants due to its various features and convenient location. Some key highlights include:

1. Easy Access: The property benefits from easy access points from both Hwy 84 and Hwy 6, ensuring convenient transportation for tenants and their clients. This accessibility allows for efficient commuting and easy navigation to and from the property.

2. Offices with a View: The property offers offices with a view, which can enhance the working environment and provide a pleasant atmosphere for tenants and their employees. Natural light and scenic surroundings can contribute to a productive and enjoyable workspace.

3. Recognizable Location: The property is situated in a recognizable location, which can be advantageous for businesses seeking visibility and brand recognition. Being in a well-known area can help attract customers, clients, and potential business partners.

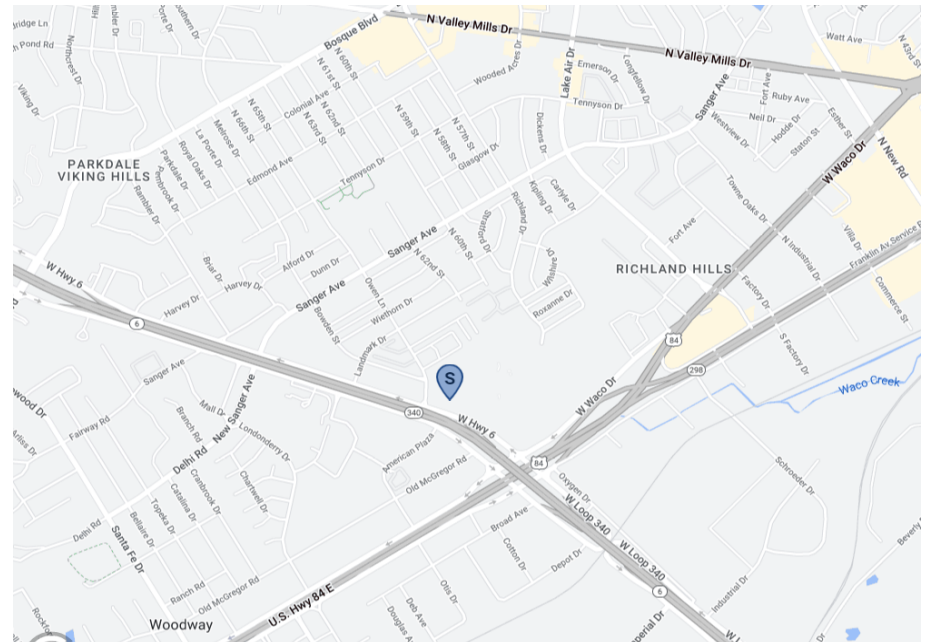
4. Ample Parking: The property provides ample parking space for both customers and staff. Sufficient parking availability is a valuable asset as it ensures convenience for visitors and employees, eliminating any concerns about finding parking in the area.

5. Proximity to Key Facilities: The property's proximity to Ascension Providence Hospital, Fishpond Medical Plaza, and The Richland Mall is a significant advantage. Being close to these establishments can attract potential clients, particularly those seeking medical services or shopping opportunities. It also offers the convenience of nearby amenities for employees, such as dining and shopping options.

Overall, this 6,312 sqft property presents a promising opportunity for tenants, offering easy access, offices with a view, a recognizable location, and ample parking. Its proximity to key facilities further enhances its appeal, making it an attractive choice for potential clients who value convenience and accessibility.



Regional Map



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Kitchen



Work Space



Reception



Hallway



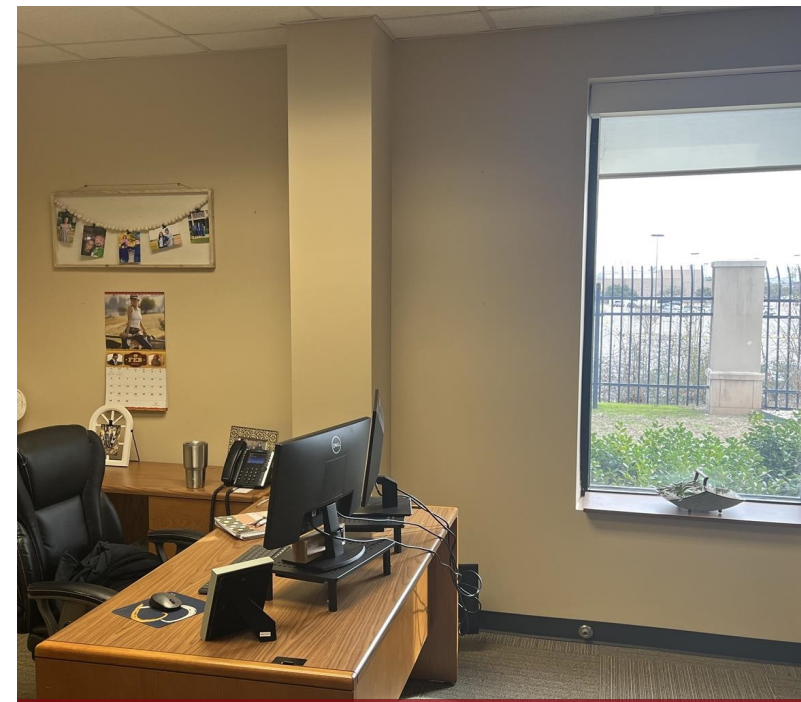
Conference Room



Office



Office



Office



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.

Reid Peevey Company, LLC. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9005413 License No.	randy@reidpeevey.com Email	(254)752-9500 Phone
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Randy Reid Licensed Supervisor of Sales Agent/ Associate	333073 License No.	randy@reidpeevey.com Email	(254)752-9500 Phone
Jim Peevey, SIOR, CCIM Sales Agent/Associate's Name	419000 License No.	jim@reidpeevey.com Email	254-752-9500 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

Peevey IABS

JS Peevey Company, LLC, 213 Old Hewitt Road Waco TX 76712

Becky Antunes



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Exclusively Marketed by:

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