

LONDONDERRY PLAZA

7003 Woodway Drive, Suite 313 | Waco, TX



MEDICAL OFFICE SPACE - FOR LEASE

Jim Peevey SIOR, CCIM
Partner
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jim@reidpeevey.com



THE SPACE

Location	7003 Woodway Drive, Suite 313, Waco, TX, 76712
Square Feet	4,430
Rent Per SF (Annual)	\$18.00
Lease Type	NNN

Notes Formerly BEAR Physical Medicine and Rehabilitation

HIGHLIGHTS

- Medical Office Space - For Lease
- Close Proximity to Hospitals
- Hwy 84 Exposure
- Hwy 84 Traffic Counts - 54,372 VPD
- Locally Owned and Managed



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,296	52,651	122,866



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$69,683	\$87,409	\$82,282



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,791	20,968	46,884



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PROPERTY FEATURES

BUILDING SF	34,490
GLA (SF)	4,430
LAND SF	89,728
LAND ACRES	2.07
YEAR BUILT	1987
ZONING TYPE	C
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	Three
NUMBER OF PARKING SPACES	Ample
PARKING RATIO	Shared
NUMBER OF INGRESSES	7
NUMBER OF EGRESSES	7

BY THE COMPASS

NORTH	Ascension
SOUTH	Hwy 84
EAST	Waco
WEST	McGregor

MECHANICAL

HVAC	Central
FIRE SPRINKLERS	None
ELECTRICAL / POWER	120V to 3 Phase
UTILITIES	Separate

TENANT INFORMATION

MAJOR TENANT/S	HOT Surgery Center
SHADOW ANCHOR	Ascension
LEASE TYPE	NNN



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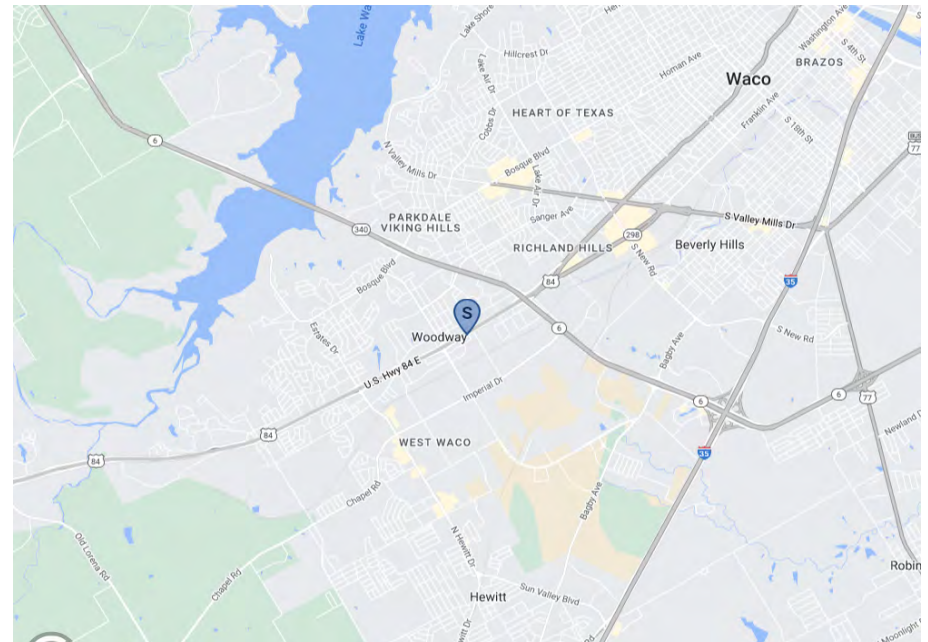
Neighboring Users

- Londonderry Plaza Tenants
 - ~ HOT Surgery Center
 - ~ HOT Cath Lab
 - ~ Ascension Providence Family Practice
 - ~ Ascension Providence Xpress Care
 - ~ Blasick Orthopedics
 - ~ Browder Clinic
 - ~ Natural Primary Care
 - ~ Swift Uniforms
- Medical Related in the Area
 - ~ Ascension Providence Hospital
 - ~ Waco Gastroenterology Associates
 - ~ Allergy & Asthma Center
 - ~ Waco Family Cosmetic Surgery
 - ~ Waco Foot & Ankle
 - ~ Healthline Medical Equipment
- Non Medical in the Area
 - ~ Dining
 - ~ Grocery Store
 - ~ Pharmacy
 - ~ Service

Locator Map

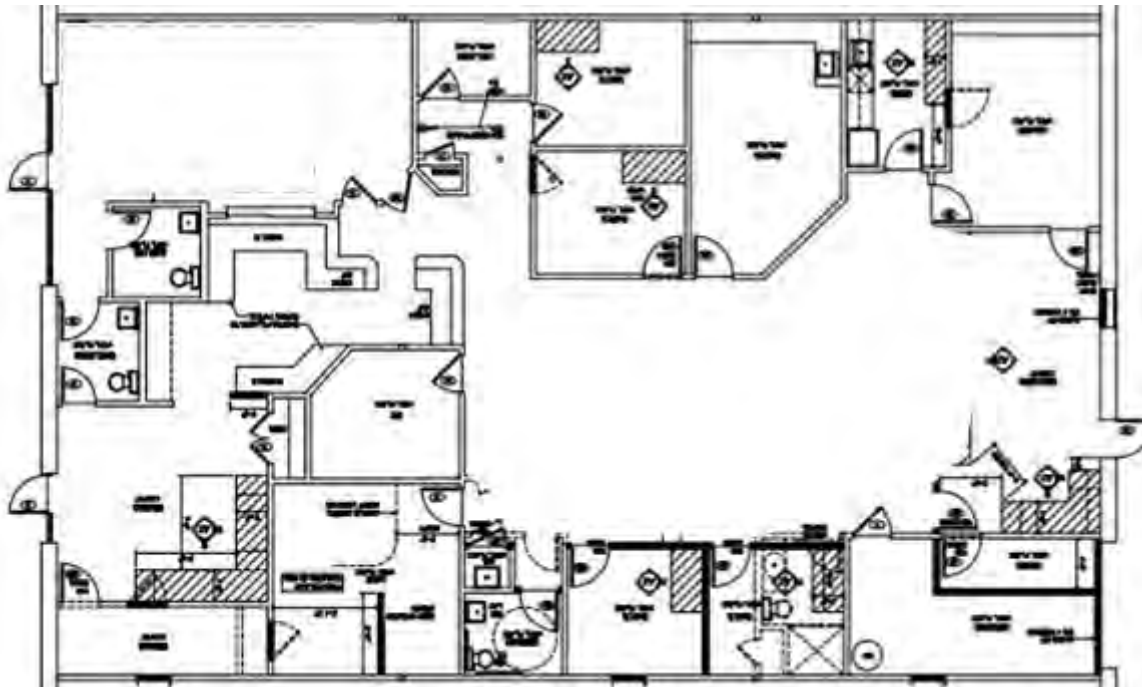


Regional Map



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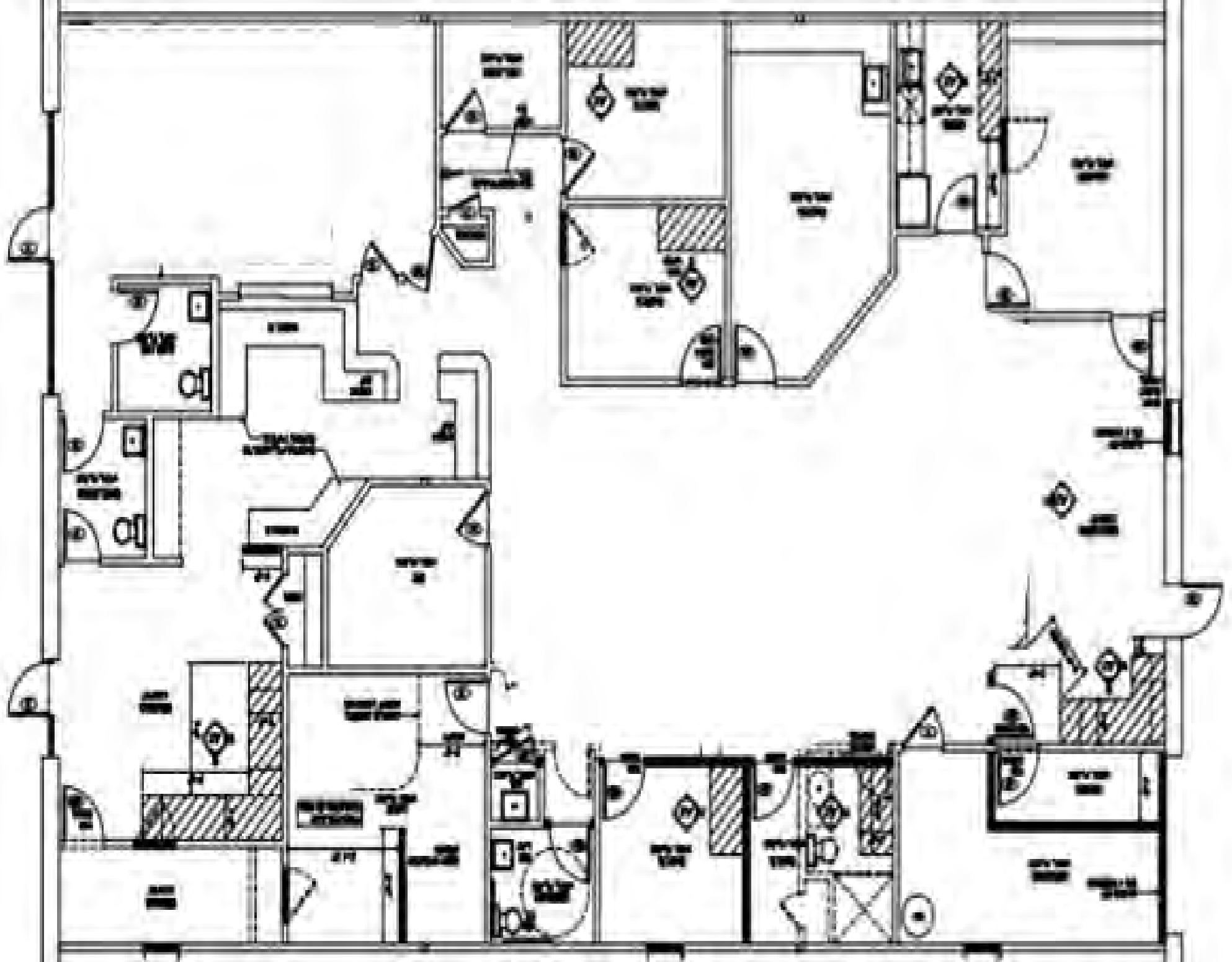
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Londonderry Plaza

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Exclusively Marketed by:

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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.

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
Randy Reid Designated Broker of Firm	333073 License No.	randy@reidpeevey.com Email	254-752-9500 Phone
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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