

5601 W Waco Drive



OFFERING MEMORANDUM

Presented by:

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5601 W Waco Drive
Waco, TX 76710



**Reid Peevey
Commercial**

5601 W Waco Drive

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Jordan IABS 2022

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**Reid Peevey
Commercial**

2420 Wycon Drive Suite 301, Waco, TX 76712



01

Executive Summary

Investment Summary

Location Summary

5601 W WACO DRIVE

OFFERING SUMMARY

ADDRESS	5601 W Waco Drive Waco TX 76710
COUNTY	McLennan
MARKET	Waco
BUILDING SF	192,301 SF
LAND ACRES	38

FINANCIAL SUMMARY

OFFERING PRICE	Call for Pricing
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	9,598	63,582	142,459
2022 Median HH Income	\$42,149	\$51,886	\$47,142
2022 Average HH Income	\$55,617	\$75,838	\$71,285



Property Overview

- Former Central Freight is now available for sale or for lease. With over 37+/- acres available with over 190,000 SF of improvement, this site provides excellent opportunity for many different uses including investments, owner/user, turn key terminal users, repurposing and retail development.

The flexible options give investors ample opportunity to create a staple in the middle of the growth corridor of Waco, Texas.

Property Highlights

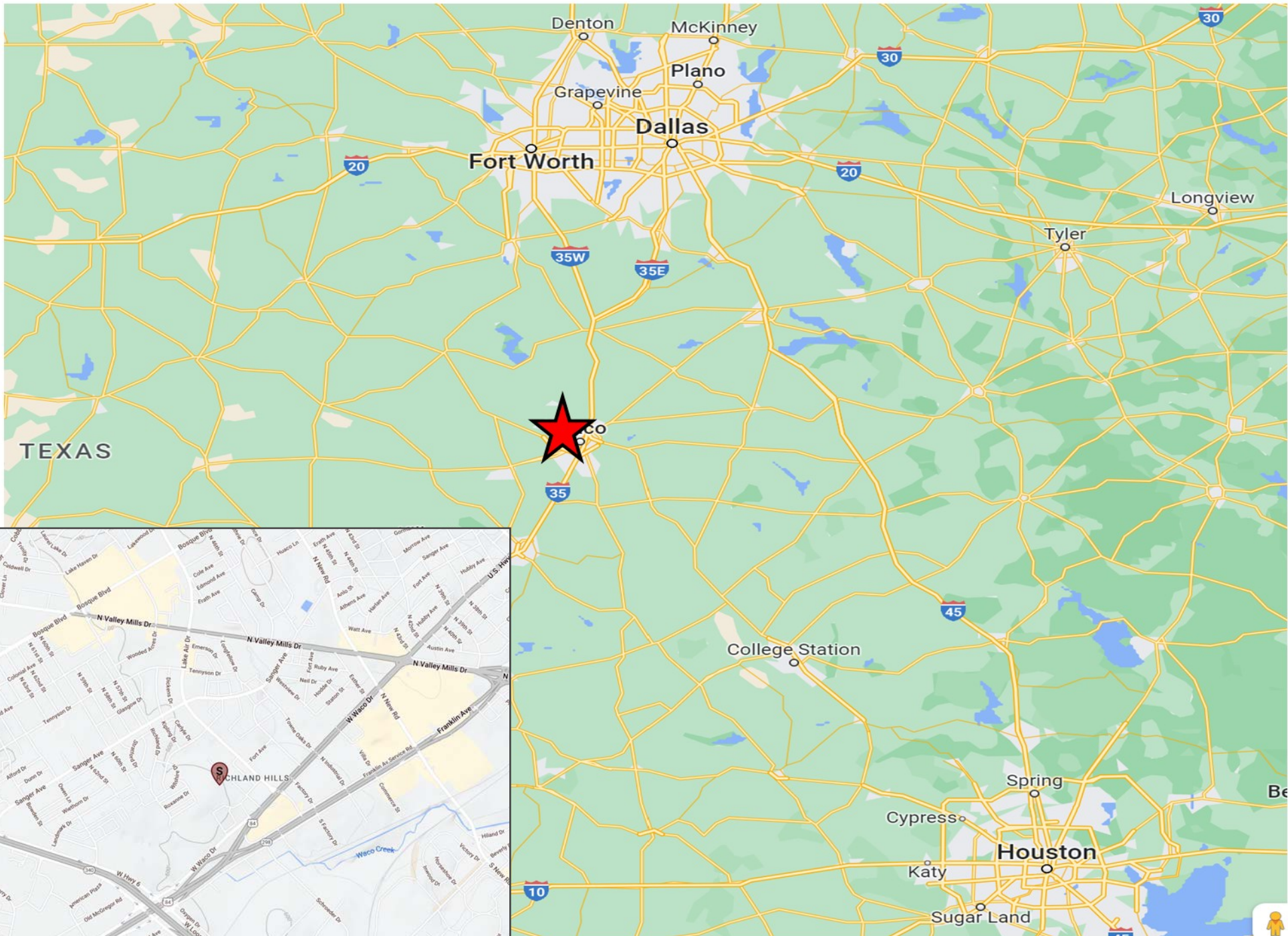
- Industrial Users
- Close proximity to Waco's retail corridor
- Access off of a Highway 84 (West Waco Drive) and Lake Air Frontage
- 20 acres +/- of Yard Space



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02

Property Description

Property Features

Property Images

5601 W WACO DRIVE

PROPERTY FEATURES

BUILDING SF	192,301
LAND ACRES	38
# OF PARCELS	2
ZONING TYPE	C-2; M-2
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	5
CEILING HEIGHT	16 to 20 FT
DOCK HIGH DOORS	72
GRADE LEVEL DOORS	61
CROSS DOCK	72
COLUMN SPACING	20
FENCED YARD	Yes

MECHANICAL

HVAC	Yes
ELECTRICAL / POWER	200 A



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Building 2
Flex/ Office Building
34,916 SF

Building 2
Warehouse
14,136 SF

Building 1
Office/Warehouse
84,724 SF
56 Grade Level Doors

Building 3
Cross Dock
46,525 SF
72 Doors

Building 4
Covered Storage
7,620 SF

Building 5
12,000 SF
5 Grade Level Doors
1 Ramp





Baylor Scott & White
HEALTH

amazon

American Bank

Ascension
Providence

THE HOME
DEPOT

US
6

84

DISCOUNT
TIRE

DICK'S
SPORTING GOODS

★ RICHLAND
MALL



03

Additional Information

Jordan IABS 2022

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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>randy@reidpeevey.com</u>	<u>(254)752-9500</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Randy Reid</u>	<u>333073</u>	<u>randy@reidpeevey.com</u>	<u>254-752-9500</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Randy Reid</u>	<u>333073</u>	<u>randy@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@jordanbeardcre.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

IABS 1-0 Date

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Becky Antunes

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