



Reid Peevey  
Commercial

OFFERING MEMORANDUM



OLD MCGREGOR EXECUTIVE OFFICE

8416 OLD MCGREGOR RD., WOODWAY TX 76712



# Old McGregor Executive Office

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*Exclusively Marketed by:*

### **Jordan Beard**

Sales & Leasing Associate  
(903) 721-5783  
jordan@jordanbeardcre.com  
Lic: 748397



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Commercial**





01

Executive Summary

Investment Summary

Location Summary



## OFFERING SUMMARY

ADDRESS	8416 Old McGregor Rd. Woodway TX 76712
COUNTY	McLennan
MARKET	Waco
SUBMARKET	Woodway
BUILDING SF	3,950 SF
LAND ACRES	.20
YEAR BUILT	1986
YEAR RENOVATED	2014

## FINANCIAL SUMMARY

OFFERING PRICE	For Sale or For Lease - Call for Pricing
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2022 Population	6,427	46,401	102,585
2022 Median HH Income	\$83,713	\$67,902	\$65,338
2022 Average HH Income	\$119,445	\$96,984	\$95,766

## Property Summary

- Tucked away in Woodway, Texas is the executive office on Old McGregor Road. 7 offices, 1 executive office with private bath and shower, 1 kitchen/breakroom, firesafe room and 1 or 2 conference room options - this office suite has it all and is suitable for medical, legal, or professional offices uses.

## Property Highlights

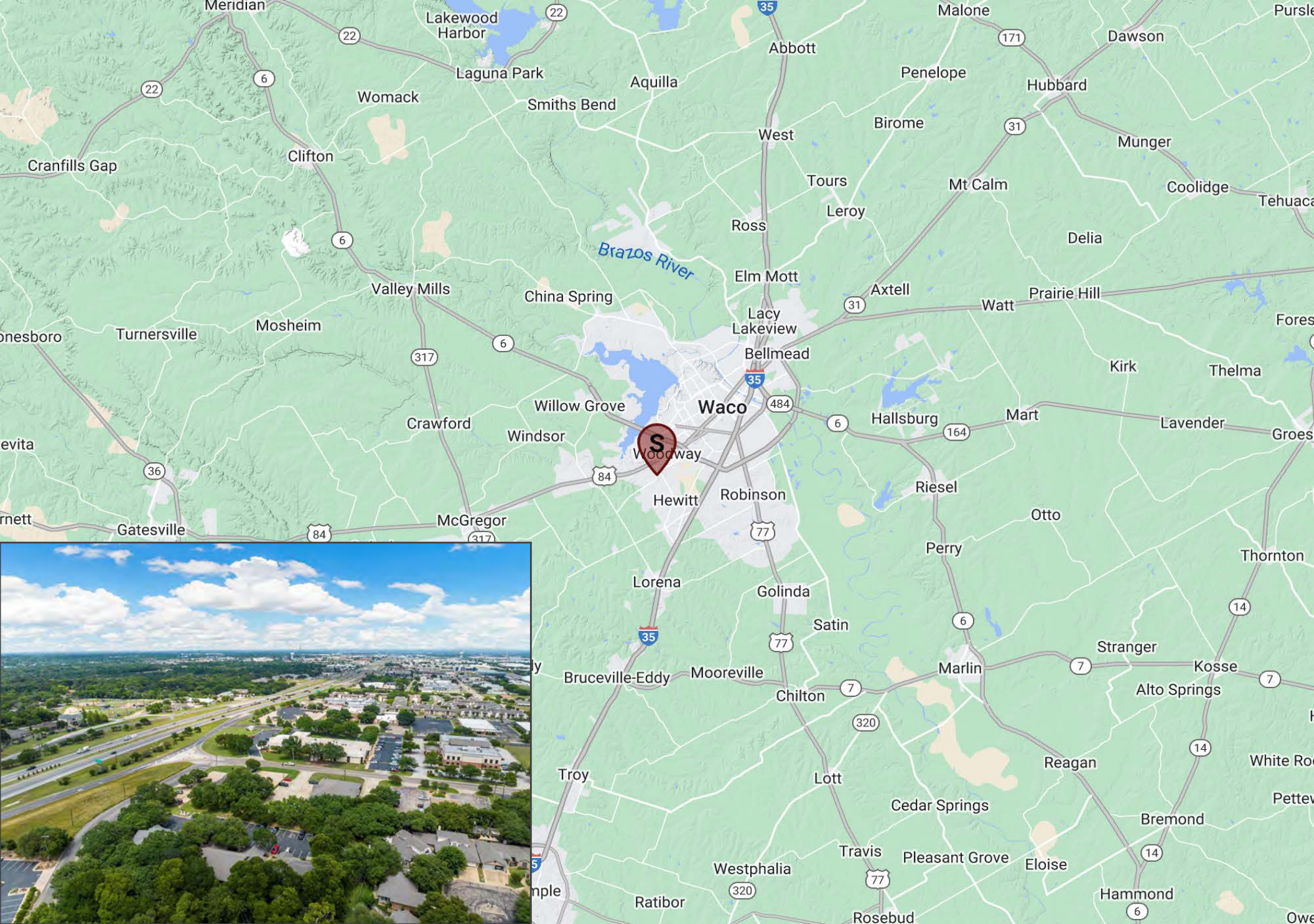
- Office space like these do not come available often and with it being fully loaded in detail with a convenient location, quiet/peaceful space, A+ executive finish outs, technology addons in place - it won't last long.



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





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02

## Property Description

Property Features

8416 Old McGregor Rd Floor plan

Property Images



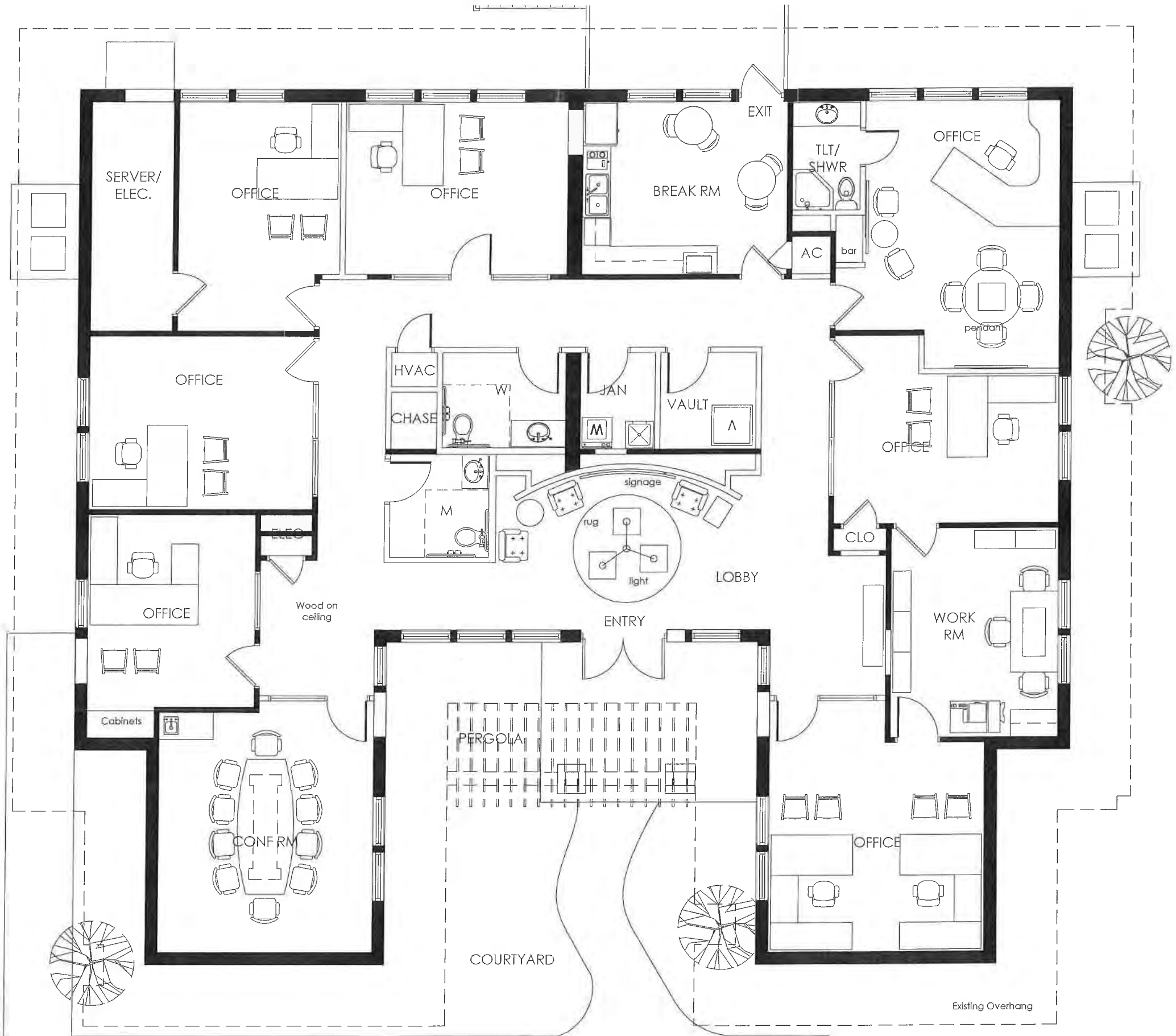
## PROPERTY FEATURES

BUILDING SF	3,950
LAND ACRES	.20
YEAR BUILT	1986
YEAR RENOVATED	2014
# OF PARCELS	1
ZONING TYPE	Commercial
BUILDING CLASS	A+
LOCATION CLASS	A+
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	Shared

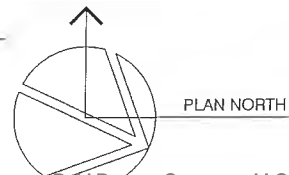


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**1** PROPOSED FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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**rbdr** PLLC - Architects  
Waco Texas

DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR  
REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.  
KEITH J. BAILEY TX #5775

February 2014



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(903) 721-5783  
jordan@jordanbeardcre.com  
Lic: 748397













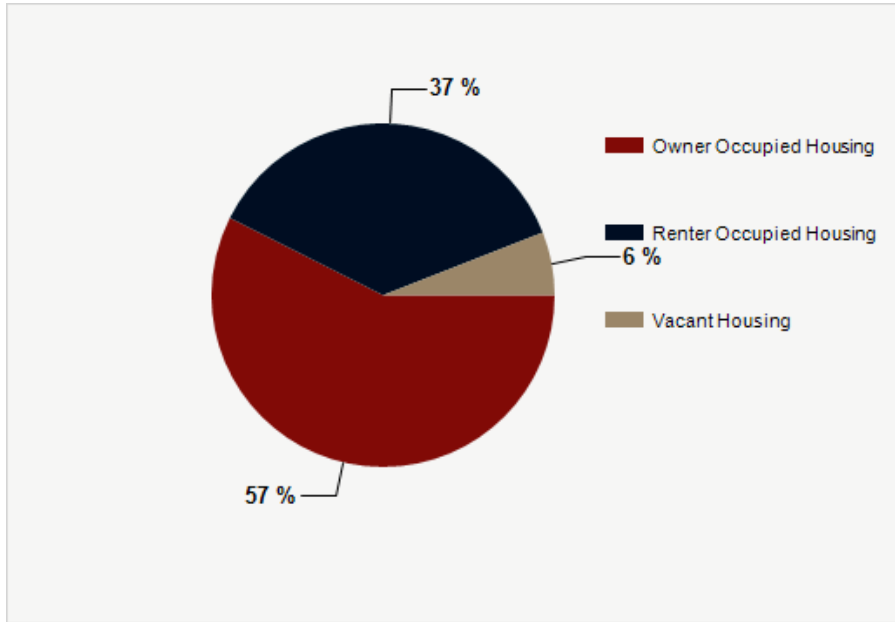
03

### Demographics

- Demographic Charts
- Demographics
- Company Bio



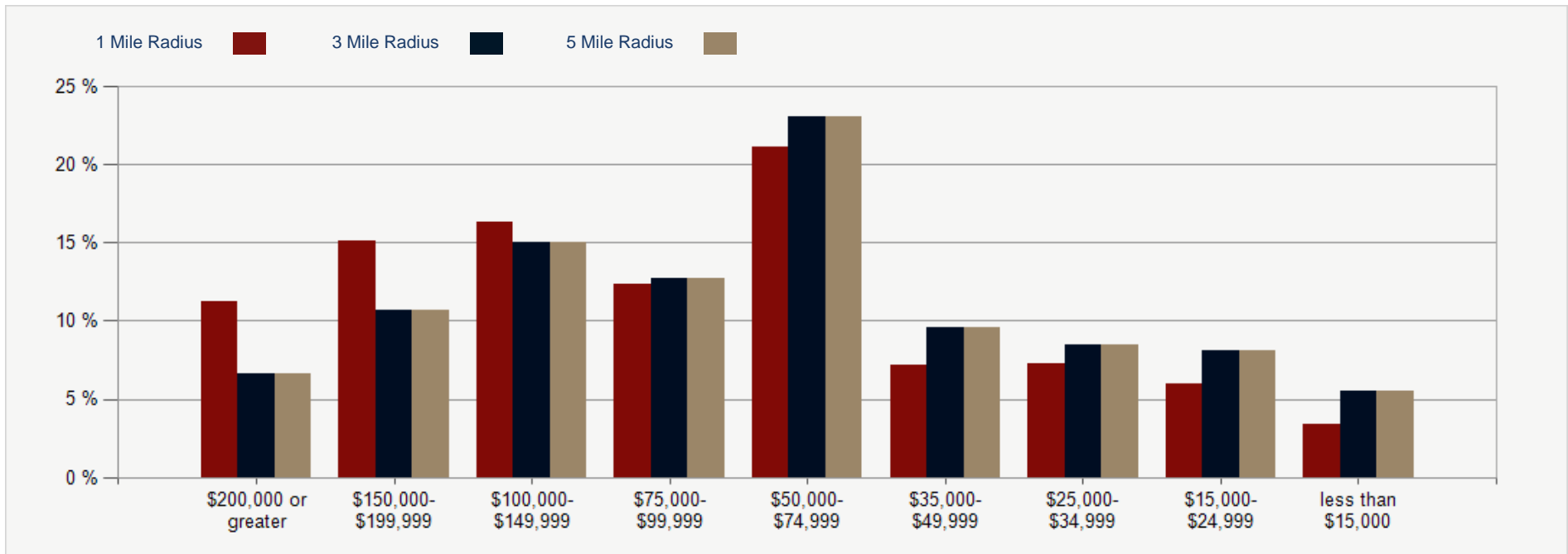
## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median



## 2022 Household Income



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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	5,268	34,314	78,210
2010 Population	5,911	37,767	86,664
2022 Population	6,427	46,401	102,585
2027 Population	6,446	47,111	105,548
2022-2027: Population: Growth Rate	0.30 %	1.50 %	2.85 %

<b>2022 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	91	994	2,434
\$15,000-\$24,999	159	1,471	3,303
\$25,000-\$34,999	195	1,542	4,041
\$35,000-\$49,999	191	1,743	4,426
\$50,000-\$74,999	563	4,186	8,261
\$75,000-\$99,999	331	2,313	5,054
\$100,000-\$149,999	435	2,732	6,090
\$150,000-\$199,999	405	1,940	3,582
\$200,000 or greater	301	1,206	2,818
Median HH Income	\$83,713	\$67,902	\$65,338
Average HH Income	\$119,445	\$96,984	\$95,766

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	2,349	14,948	32,477
2010 Total Households	2,583	15,558	33,866
2022 Total Households	2,671	18,128	40,009
2027 Total Households	2,699	18,497	41,481
2022 Average Household Size	2.26	2.44	2.50
2000 Owner Occupied Housing	1,496	7,810	18,705
2000 Renter Occupied Housing	805	6,497	12,105
2022 Owner Occupied Housing	1,634	10,280	24,720
2022 Renter Occupied Housing	1,037	7,848	15,289
2022 Vacant Housing	159	1,299	2,983
2022 Total Housing	2,830	19,427	42,992
2027 Owner Occupied Housing	1,666	10,690	25,544
2027 Renter Occupied Housing	1,033	7,807	15,937
2027 Vacant Housing	156	1,268	2,956
2027 Total Housing	2,855	19,765	44,437
2022-2027: Households: Growth Rate	1.05 %	2.00 %	3.65 %



Source: esri



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2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	375	3,184	7,191
2022 Population Age 35-39	394	3,230	7,209
2022 Population Age 40-44	352	2,813	6,506
2022 Population Age 45-49	321	2,361	5,435
2022 Population Age 50-54	337	2,402	5,460
2022 Population Age 55-59	385	2,700	5,921
2022 Population Age 60-64	419	2,857	6,119
2022 Population Age 65-69	461	2,807	5,805
2022 Population Age 70-74	412	2,474	4,868
2022 Population Age 75-79	337	1,929	3,607
2022 Population Age 80-84	284	1,520	2,629
2022 Population Age 85+	355	2,010	3,148
2022 Population Age 18+	5,188	36,857	78,984
2022 Median Age	47	41	39

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$74,548	\$62,081	\$62,796
Average Household Income 25-34	\$106,559	\$83,267	\$84,711
Median Household Income 35-44	\$105,425	\$82,945	\$79,221
Average Household Income 35-44	\$135,188	\$110,157	\$109,555
Median Household Income 45-54	\$118,924	\$86,386	\$82,487
Average Household Income 45-54	\$149,665	\$115,929	\$115,839
Median Household Income 55-64	\$105,055	\$77,759	\$73,483
Average Household Income 55-64	\$144,371	\$111,833	\$107,193
Median Household Income 65-74	\$84,374	\$67,207	\$62,129
Average Household Income 65-74	\$114,109	\$96,175	\$91,708
Average Household Income 75+	\$90,979	\$77,854	\$74,847

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	323	2,841	6,632
2027 Population Age 35-39	387	3,148	7,286
2027 Population Age 40-44	400	3,159	7,203
2027 Population Age 45-49	359	2,787	6,474
2027 Population Age 50-54	324	2,359	5,474
2027 Population Age 55-59	339	2,375	5,389
2027 Population Age 60-64	371	2,579	5,675
2027 Population Age 65-69	406	2,713	5,753
2027 Population Age 70-74	436	2,623	5,287
2027 Population Age 75-79	381	2,240	4,328
2027 Population Age 80-84	309	1,746	3,139
2027 Population Age 85+	397	2,209	3,533
2027 Population Age 18+	5,226	37,512	81,443
2027 Median Age	46	42	40

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$94,097	\$69,932	\$71,510
Average Household Income 25-34	\$124,103	\$95,071	\$97,111
Median Household Income 35-44	\$116,398	\$93,003	\$87,120
Average Household Income 35-44	\$148,255	\$122,591	\$120,881
Median Household Income 45-54	\$132,253	\$97,332	\$91,887
Average Household Income 45-54	\$163,878	\$128,176	\$127,325
Median Household Income 55-64	\$118,681	\$89,064	\$83,735
Average Household Income 55-64	\$162,890	\$126,201	\$121,617
Median Household Income 65-74	\$96,159	\$77,211	\$70,972
Average Household Income 65-74	\$130,727	\$111,769	\$106,105
Average Household Income 75+	\$107,652	\$92,864	\$88,897



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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.

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

IABS 1-0 Date

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

Becky Antunes



Sales & Produced with One Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5

(903) 721-5783

jordan@jordanbeardcre.com

Lic: 748397

Phone: 254-752-9500

Fax: 254-753-1181

[www.lwolf.com](http://www.lwolf.com)

Peevey IABS



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