

# Former ABC Supply

OFFICE WAREHOUSE - FOR LEASE



*Presented by:*

**Jim Peevey** SIOR, CCIM

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605 Cherry Street  
Waco, TX 76704



**Reid Peevey**  
**Commercial**

# THE SPACE

Location	605 Cherry Street, Waco, TX, 76704
Square Feet	16,839
Annual Rent PSF	\$6.00
Lease Type	NNN

**Notes** 2023 NNN's \$2.00 PSF (Estimate)

# HIGHLIGHTS

- 14,500 Warehouse with Mezzanine
- 2,339 Showroom with 4 Offices
- Fenced Yard
- 2 Entry Gates
- Paved Concrete Lot
- 2 (3-Sided) Covered Storage Buildings



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
2,627	59,147	117,469



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$38,086	\$43,939	\$55,155



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,126	20,755	43,760



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2420 Wycon Drive, Suite 301, Waco, TX 76712

## PROPERTY FEATURES

BUILDING SF	16,839
LAND SF	166,826
LAND ACRES	3.83
YEAR BUILT	1962/1990
ZONING TYPE	M-2, M-3
BUILDING CLASS	C
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	Ample
FENCED	Yard
ENTRY/EXIT GATES	2
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

## MECHANICAL

HVAC	Office
FIRE SPRINKLERS	None
ELECTRICAL / POWER	120 V
LIGHTING	Separate

## CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Block/Siding
PARKING SURFACE	Ample
ROOF	Pitched
LANDSCAPING	Outside Fence



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## Location Summary

- This property is situated off the IH 35 North Access Road on the North Side of Waco, Texas. Its location provides convenient access to both the northbound and southbound lanes of IH 35, a major interstate highway.

A significant development worth noting is the completion of the \$341,000,000 IH 35 Project, which was reported by the Waco Tribune Herald in 2019. This project is expected to enhance transportation infrastructure and improve traffic flow in the area, further benefiting businesses located in this vicinity.

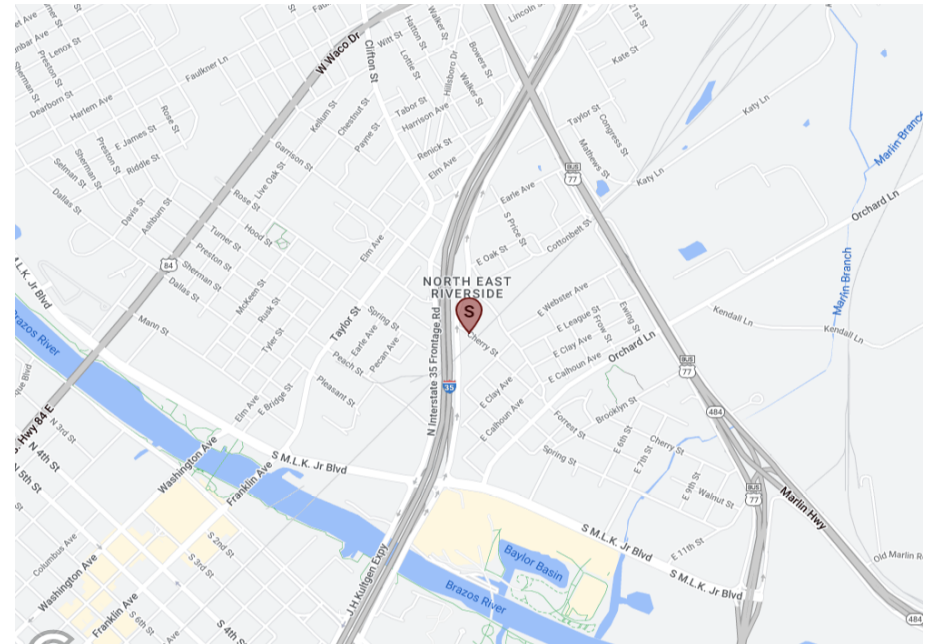
The neighboring owners of this property include Green Fiber and H & B Packing, which can provide a sense of the business environment in the area and potential networking opportunities.

The property's advantageous geographical position is highlighted by its proximity to major cities. It is approximately a 90-minute drive to and from Austin and Dallas, as stated by the City of Waco Economic Development. Additionally, it is approximately 185 miles away from Houston and San Antonio, further expanding the potential reach for businesses operating from this location.

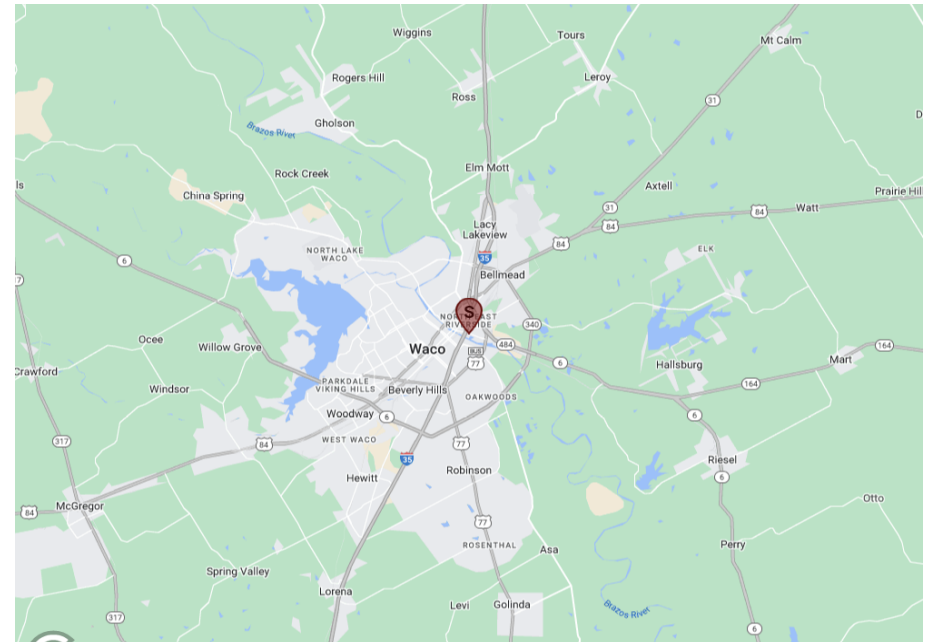
Furthermore, the City of Waco Economic Development points out that this property is within a three-hour drive of approximately 85% of the population of Texas. This statistic underscores the strategic advantage of the property's location, as it allows for easy access to a significant portion of the state's population, potentially attracting customers, clients, and business opportunities.

Considering its proximity to IH 35, completion of the IH 35 Project, neighboring businesses, and accessibility to major cities and a large population, this property offers a favorable location for businesses looking to establish a presence in the Waco area.

Locator Map

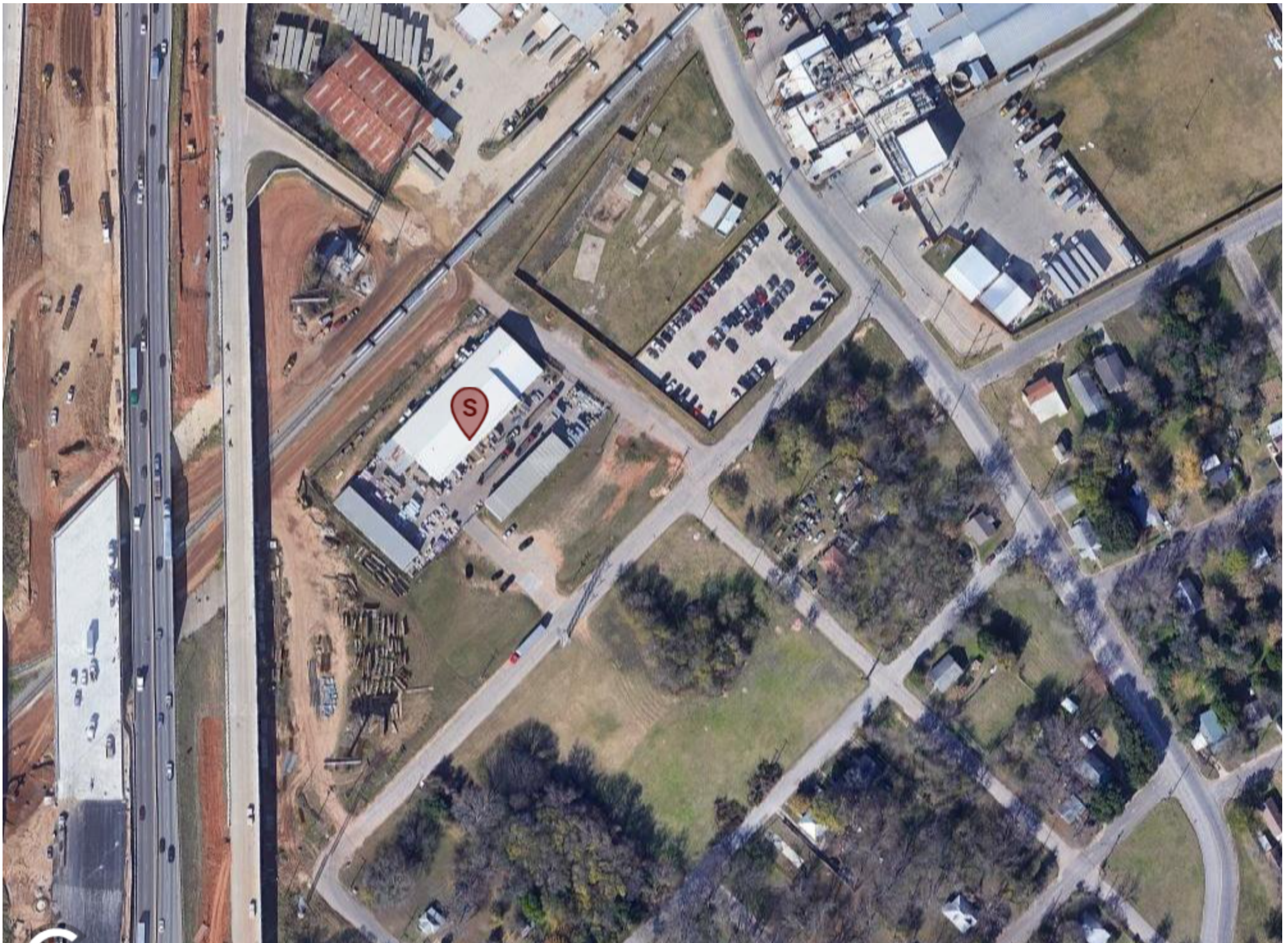


Regional Map



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Aerial Map | Former ABC Supply

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The information contained herein is derived from sources deemed reliable, but no warranty or representation is made or assumed for the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, national origin, physical or familial status.

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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.

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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

Peevey IABS

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Becky Antunes



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