



OFFERING MEMORANDUM

Presented by:

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3420 W Waco Drive
Waco, TX 76701



**Reid Peevey
Commercial**

OFFERING SUMMARY

ADDRESS	3420 W Waco Drive Waco TX 76701
COUNTY	McLennan
NET RENTABLE AREA (SF)	17,216 SF
LAND ACRES	3.713
LAND SF	161,724 SF
YEAR BUILT	1955

FINANCIAL SUMMARY

PRICE	Contact Listing Broker
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DEMOGRAPHICS

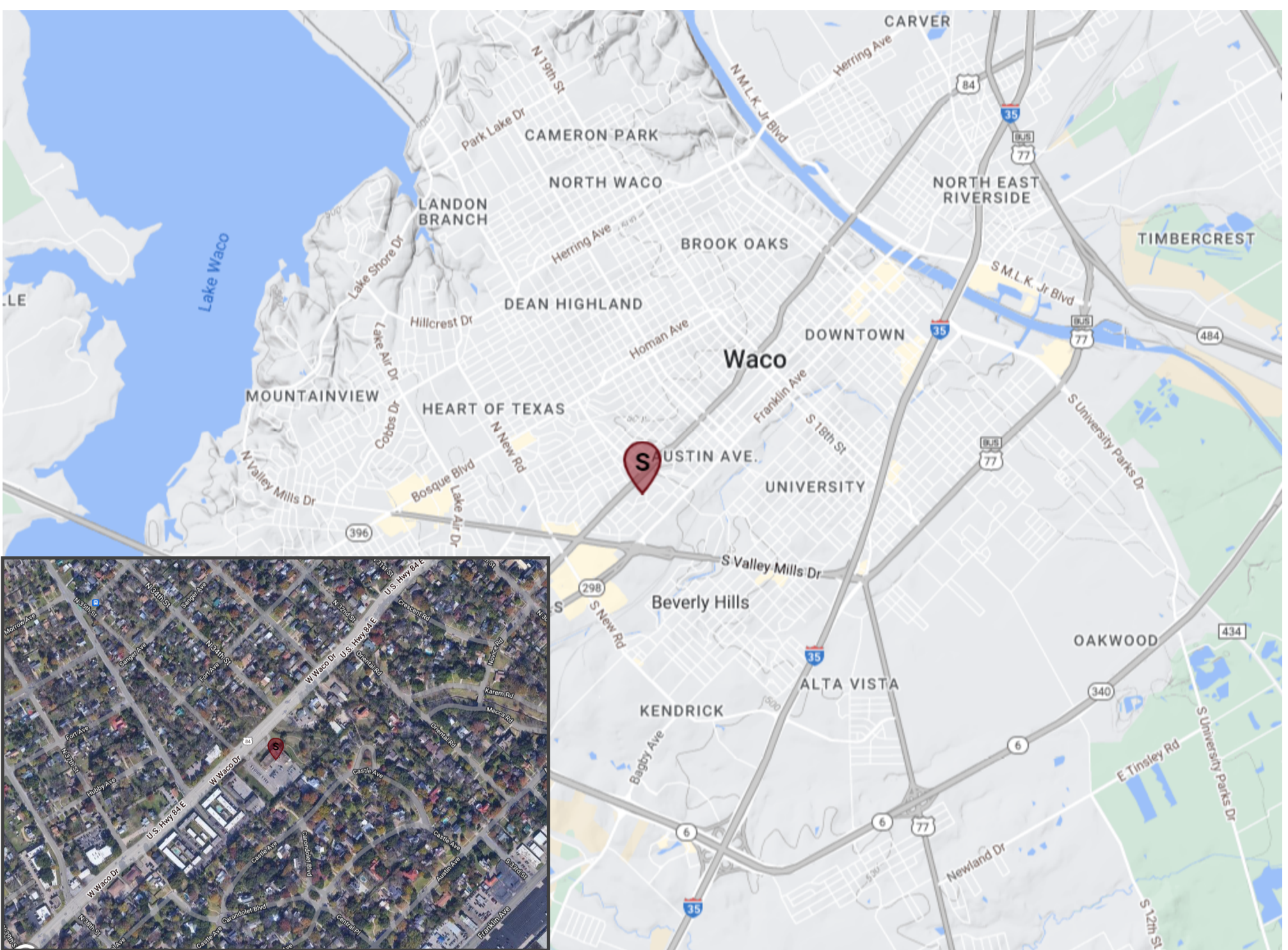
	1 MILE	3 MILE	5 MILE
2022 Population	10,286	91,922	135,052
2022 Median HH Income	\$51,763	\$42,823	\$46,189
2022 Average HH Income	\$74,573	\$63,627	\$69,624

- ~ Owner intends to vacate the Building
- ~ All offers are subject to the Board of Directors approval



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Reid Peevey Company, LLC
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PROPERTY FEATURES

NET RENTABLE AREA (SF)	17,216
LAND SF	161,724
LAND ACRES	3.713
YEAR BUILT	1955
# OF PARCELS	3
ZONING TYPE	R-1B and O-3
BUILDING CLASS	C
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	128
PARKING RATIO	7.5 per 1,000
TYPICAL FLOOR SF	10,994
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
ADA COMPLIANT	Unknown
ELEVATOR	Yes
CEILING HEIGHT	10'

MECHANICAL

HVAC	Central
FIRE SPRINKLERS	No

CONSTRUCTION

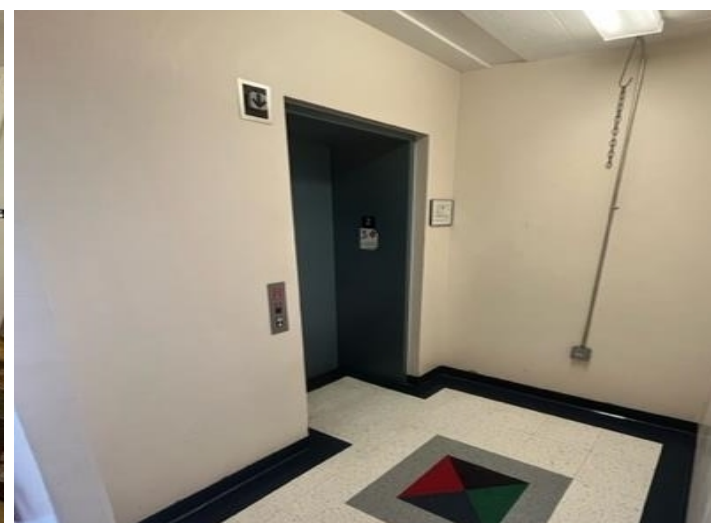
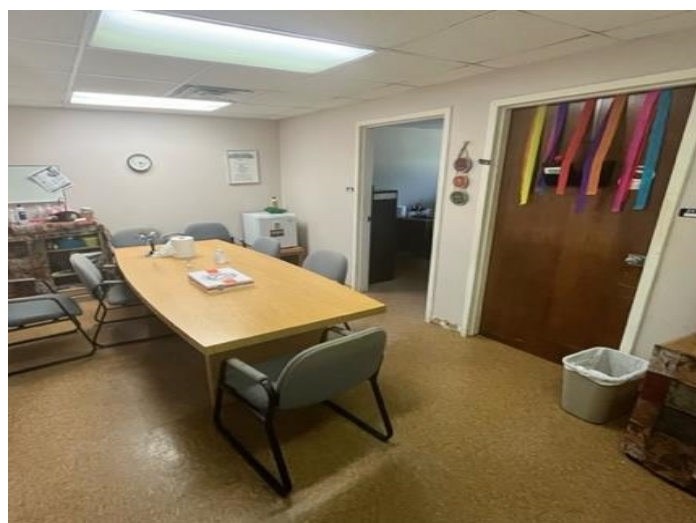
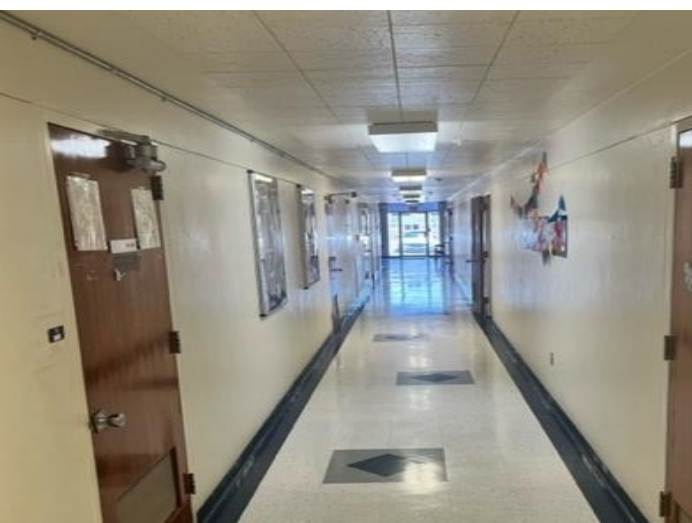
FOUNDATION	Concrete
FRAMING	Wood
EXTERIOR	Stone/Stucco
PARKING SURFACE	Asphalt
ROOF	Flat



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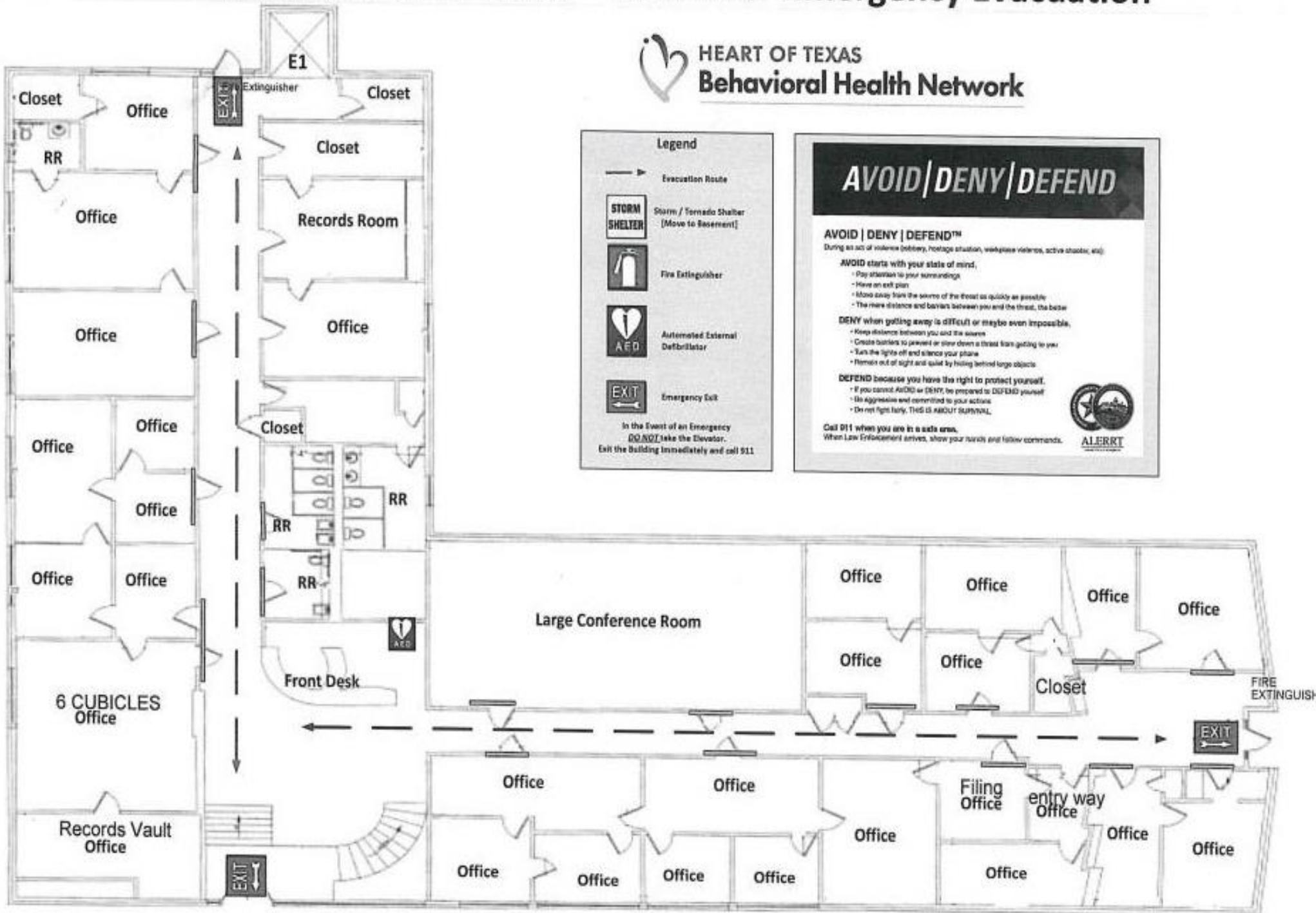




IDD Waco Drive Office – First Floor Emergency Evacuation



HEART OF TEXAS
Behavioral Health Network



Legend

→ Evacuation Route

STORM SHELTER
Storm / Tornado Shelter
[Move to Basement]

Fire Extinguisher

AED
Automated External Defibrillator

EXIT
Emergency Exit

In the Event of an Emergency
DO NOT take the Elevator.
Exit the Building Immediately and call 911.

AVOID | DENY | DEFEND

AVOID | DENY | DEFEND™

During an act of violence (robbery, hostage situation, workplace violence, active shooter, etc)

AVOID starts with your state of mind,

- Pay attention to your surroundings.
- Have an exit plan.
- Move away from the source of the threat as quickly as possible.
- The more distance and barriers between you and the threat, the better.

DENY when getting away is difficult or maybe even impossible,

- Keep distance between you and the source.
- Create barriers to prevent or slow down a threat from getting to you.
- Turn the lights off and silence your phone.
- Remain out of sight and quiet by hiding behind large objects.

DEFEND because you have the right to protect yourself,

- If you cannot AVOID or DENY, be prepared to DEFEND yourself.
- Be aggressive and committed to your actions.
- Do not fight fairly. THIS IS ABOUT SURVIVAL.

Call 911 when you are in a safe area.

When Law Enforcement arrives, show your hands and follow commands.



ALERT

IDD Waco Drive Office – Basement Emergency Evacuation



Legend

- Evacuation Route
- Storm / Tornado Shelter
- Fire Extinguisher
- Automated External Defibrillator
- Front Desk
- Emergency Exit

In the event of an emergency, **DO NOT** take the elevator. **Exit the Building Immediately** and call 911.

AVOID | DENY | DEFEND

AVOID | DENY | DEFEND™
 Being an act of violence, robbery, hostage situation, workplace violence, active shooter, etc.

AVOID starts with your state of mind.

- Stay alert to your surroundings
- Have an exit plan
- Move away from the source of the threat as quickly as possible
- The main entrance and the back between you and the threat, the better

DENY when getting away is difficult or maybe even impossible.

- Keep distance between you and the source
- Create barriers to prevent or slow down a threat from getting to you
- Turn the lights off and silence your phone
- Remain out of sight and quietly holding back large objects

DEFEND because you have the right to protect yourself.

- If you cannot AVOID or DENY be prepared to DEFEND yourself
- Be aggressive and committed to your actions
- Secure any large, hard-to-kill, or throwable

Call 911 when you are in a safe area. When Law Enforcement arrives, show your hands and follow commands.

ALERT



HEART OF TEXAS
Behavioral Health Network

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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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Exclusively Marketed by:

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Commercial**



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>Jim Peevey, SIOR, CCIM</u>	<u>419000</u>	<u>jim@reidpeevey.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