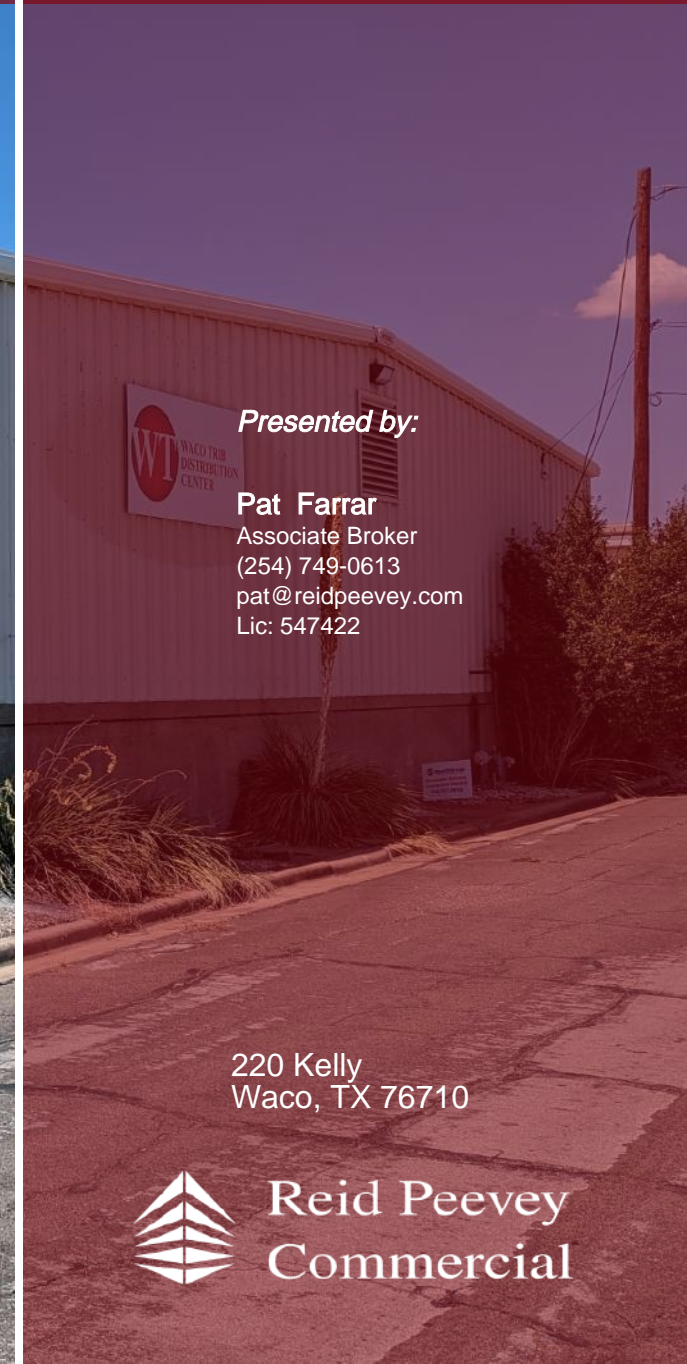


# OFFICE WAREHOUSE AVAILABLE

220 KELLY - WACO, TX



*Presented by:*

**Pat Farrar**

Associate Broker

(254) 749-0613

pat@reidpeevey.com

Lic: 547422

220 Kelly  
Waco, TX 76710



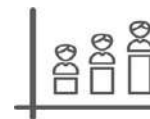
Reid Peevey  
Commercial

# THE SPACE

Location	220 Kelly, Waco, TX, 76710
Square Feet	6000
Rent Per SF (Annual)	\$7.50
Lease Type	NNN

# HIGHLIGHTS

- Nice Offices
- 5 Grade Level Doors
- 1 Dock High Door
- Zoning M-2 Light Industrial
- Convenient Central Location
- Pull-through Ability



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,385	64,788	145,255



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$55,156	\$77,901	\$75,818



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,163	25,647	55,343

## Location

- Centrally located along Lake Air Drive where it intersects Waco Drive. With its proximity to Highway 84 and Loop 340, as well as Valley Mills Drive, this corridor is a perfect location for all kinds of service businesses.

## Functionality

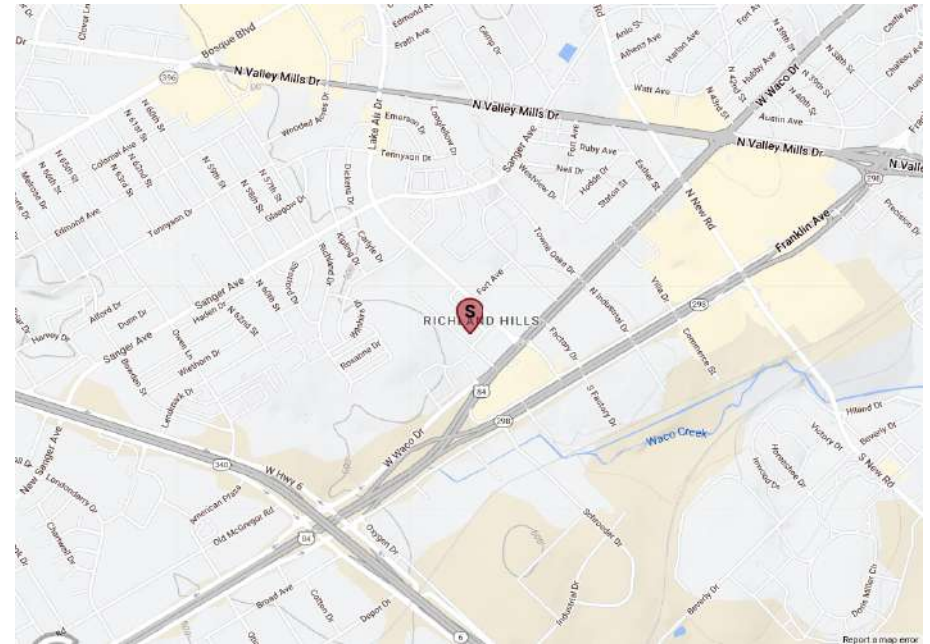
- With 1800 sf of move-in ready office space and 4,200 sf of clear span warehouse, this property will fit the bill for a variety of needs. It features six overhead doors (one dock) and the ability to pull-through two of them. The warehouse is not currently climate controlled, but HVAC can be added to the warehouse.

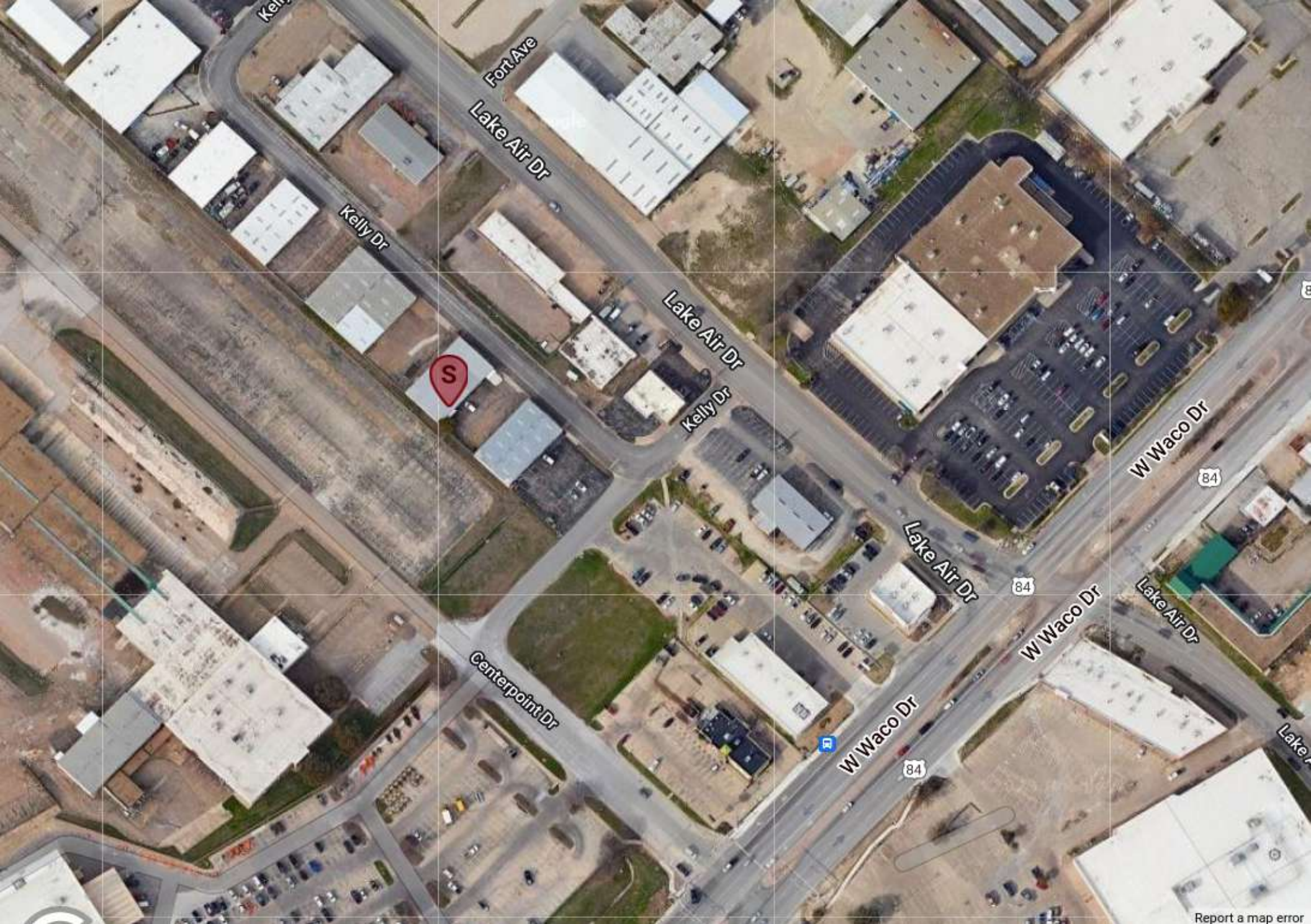
## About Waco

- Located in the heart of Texas, Waco offers a diverse economy with strengths in healthcare, education, manufacturing, and technology. Its strategic location along the I-35 corridor ensures easy access to major markets. With affordable real estate options and a well-educated workforce thanks to institutions like Baylor University, Waco is a prime destination for businesses looking to thrive while managing costs effectively.

Beyond its economic allure, Waco's cultural scene is booming, anchored by the famed Magnolia Silos and a burgeoning culinary and arts community. Combine this with a family-friendly atmosphere, excellent infrastructure, and a proactive local government, and you have a city that beckons commercial real estate buyers to invest in its vibrant future. Whether you're seeking office space, retail opportunities, or industrial sites, Waco offers the ideal blend of opportunity and quality of life for your business aspirations.

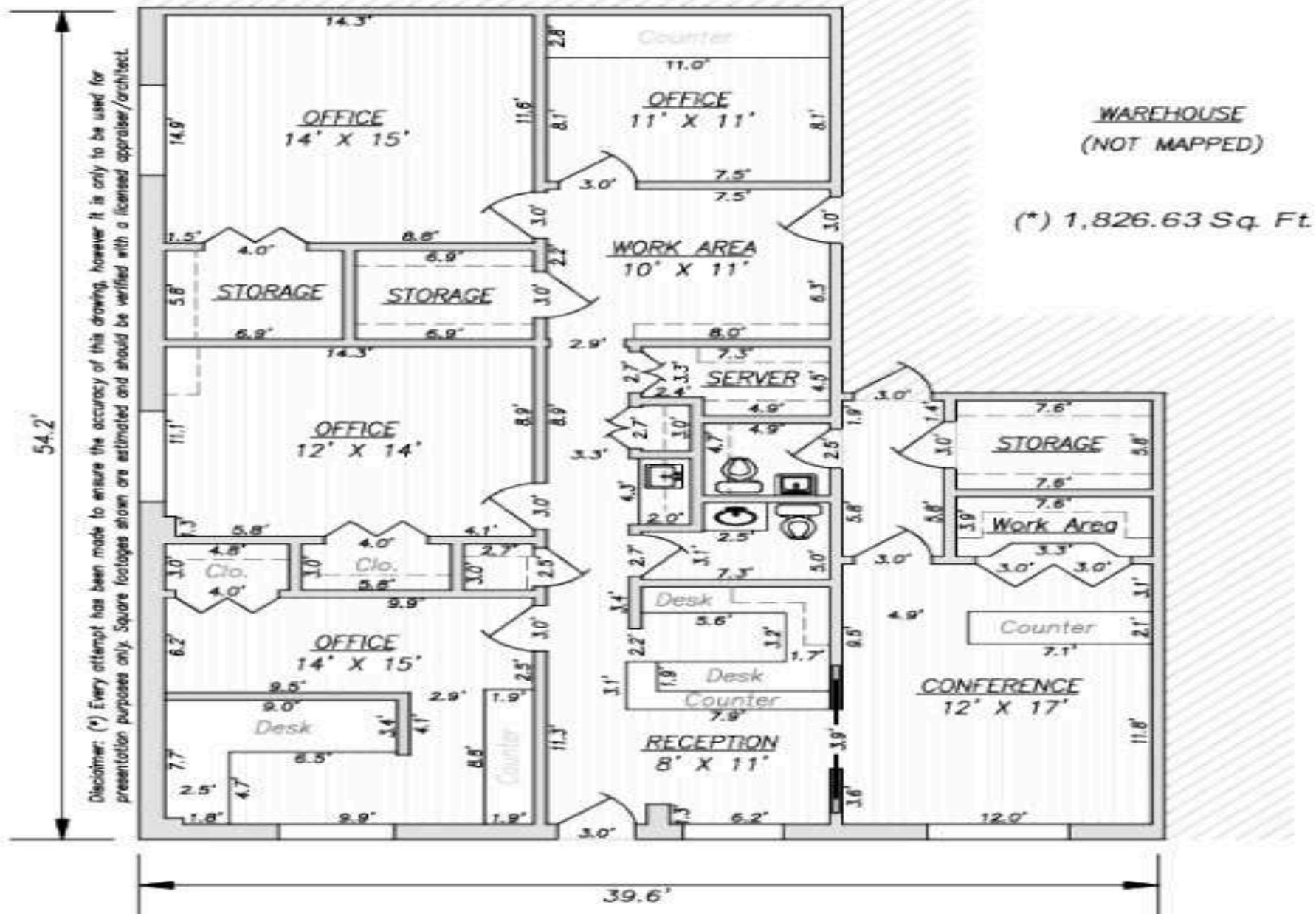
## Locator Map





[Report a map error](#)

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Lic: 547422







# Information About Brokerage Services

Texas law requires all real estate license holders 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.

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<u>Jim Peevey</u>	<u>419000</u>	<u>jim@reidpeevey.com</u>	<u>(254) 752-9500</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Patrick Farrar</u>	<u>547422</u>	<u>pat@reidpeevey.com</u>	<u>(254) 749-0613</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Patrick Farrar</u>	<u>547422</u>	<u>pat@reidpeevey.com</u>	<u>(254) 749-0613</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date