

OFFICE/RETAIL SPACE AVAILABLE - FORMER SALON

3320 W WACO DR



Presented by:

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3320 W Waco Dr
Waco, TX 76710



Reid Peevey
Commercial

THE SPACE

Location 3320 W Waco Dr, Waco, TX, 76710

HIGHLIGHTS

- Freestanding Office/Retail
- Former Salon
- Space Available from 600-2300 sf
- Newly Remodeled
- Convenient Mid-Town Location
- Charming space for a boutique or salon
- High Traffic Area (25,000 VPD)
- Great Visibility



Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type
1	Main	1700	\$16	NNN
2	Additional	600	\$16	NNN

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
10,431	91,751	135,124

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$73,981	\$62,989	\$69,323

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,916	34,416	51,213

Location

- This is your chance to secure an exceptional office/retail space in the bustling midtown district of Waco. Take advantage of the proximity to downtown and the opportunity to become part of a thriving business community. Contact us today to schedule a viewing and secure your ideal office/retail space in midtown Waco.

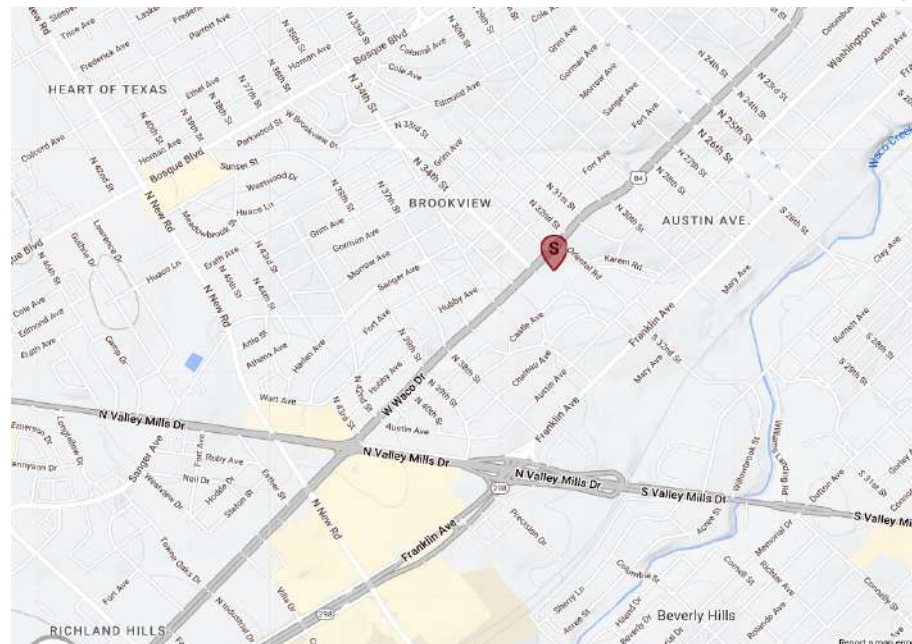
Former Salon

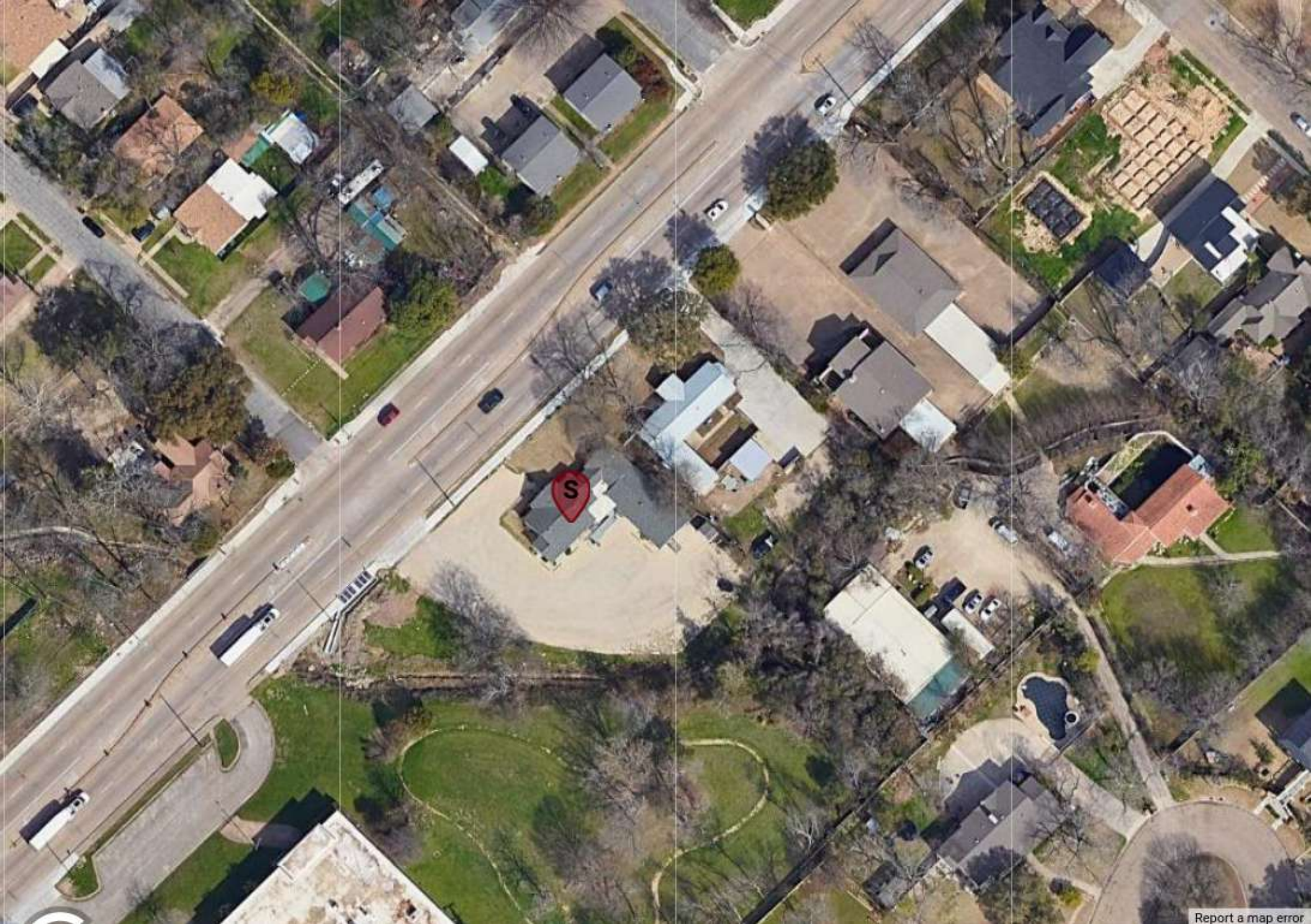
- Plumbing and fixtures for a salon business
Newly remodeled
Great visibility
Good access from both sides of Waco Dr
Ample parking

Discover 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.





[Report a map error](#)

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Aerial Map | OFFICE/RETAIL SPACE AVAILABLE - FORMER SALON





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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Patrick Farrar	547422	pat@reidpeevey.com	(254) 749-0613
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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