

Industrial Warehouse w/ Yard for Sale

OFFERING MEMORANDUM



Presented by:

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2100 S 12th St
Waco, TX 76706



Reid Peevey
Commercial

OFFERING SUMMARY

ADDRESS	2100 S 12th St Waco TX 76706
BUILDING SF	868 SF
LAND ACRES	.18

FINANCIAL SUMMARY

PRICE	Call for pricing
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	19,766	62,844	123,641
2022 Median HH Income	\$23,064	\$35,280	\$41,999
2022 Average HH Income	\$34,759	\$52,688	\$62,018

Location Summary

- Located off of historic La Salle Avenue and within the Baylor bubble this versatile .18-acre lot, complete with a small industrial warehouse and fenced-in yard, is priced at just \$250,000. With its prime location near Baylor campus, surrounded by local businesses and residential housing, this investment offers immense potential. Capitalize on the university community and vibrant neighborhood by establishing a business, attracting tenants, or reaping rental income.
- Baylor University is a private institution that was founded in 1845. It has a total undergraduate enrollment of 15,191 (fall 2021), its setting is city, and the campus size is 1,000 acres. It utilizes a semester-based academic calendar. Baylor University's ranking in the 2022-2023 edition of Best Colleges is National Universities, #77. Its tuition and fees are \$51,738.
<https://www.usnews.com/best-colleges/baylor-university-6967>



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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,898	56,834	108,615
2010 Population	17,458	58,451	113,176
2022 Population	19,766	62,844	123,641
2027 Population	19,969	65,916	127,164
2022 African American	3,283	14,091	28,026
2022 American Indian	178	857	1,603
2022 Asian	1,675	2,228	2,983
2022 Hispanic	5,094	24,922	46,796
2022 Other Race	2,120	10,949	21,015
2022 White	9,911	25,261	52,429
2022 Multiracial	2,576	9,408	17,505
2022-2027: Population: Growth Rate	1.00 %	4.80 %	2.80 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,555	4,900	7,684
\$15,000-\$24,999	968	2,983	5,623
\$25,000-\$34,999	1,093	3,381	6,198
\$35,000-\$49,999	703	3,164	6,625
\$50,000-\$74,999	891	4,038	8,990
\$75,000-\$99,999	325	1,985	4,255
\$100,000-\$149,999	122	1,236	3,837
\$150,000-\$199,999	72	600	1,867
\$200,000 or greater	44	406	1,173
Median HH Income	\$23,064	\$35,280	\$41,999
Average HH Income	\$34,759	\$52,688	\$62,018

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,756	20,964	43,327
2010 Total Households	5,836	19,880	41,015
2022 Total Households	6,773	22,694	46,252
2027 Total Households	6,885	24,215	48,056
2022 Average Household Size	2.32	2.51	2.52
2000 Owner Occupied Housing	1,015	8,018	19,502
2000 Renter Occupied Housing	4,358	11,235	20,429
2022 Owner Occupied Housing	976	8,187	21,117
2022 Renter Occupied Housing	5,797	14,507	25,135
2022 Vacant Housing	1,083	3,232	5,439
2022 Total Housing	7,856	25,926	51,691
2027 Owner Occupied Housing	1,024	8,505	21,802
2027 Renter Occupied Housing	5,861	15,709	26,254
2027 Vacant Housing	1,100	3,297	5,506
2027 Total Housing	7,985	27,512	53,562
2022-2027: Households: Growth Rate	1.65 %	6.55 %	3.85 %

Source: esri



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2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	778	4,254	8,630
2022 Population Age 35-39	503	3,444	7,495
2022 Population Age 40-44	394	2,900	6,617
2022 Population Age 45-49	321	2,374	5,461
2022 Population Age 50-54	348	2,364	5,447
2022 Population Age 55-59	383	2,506	5,730
2022 Population Age 60-64	370	2,501	5,820
2022 Population Age 65-69	283	2,166	5,154
2022 Population Age 70-74	208	1,599	4,182
2022 Population Age 75-79	159	1,091	2,951
2022 Population Age 80-84	105	720	2,096
2022 Population Age 85+	84	669	2,212
2022 Population Age 18+	17,331	48,938	94,377
2022 Median Age	23	25	30

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$26,090	\$39,966	\$45,898
Average Household Income 25-34	\$39,930	\$55,759	\$61,299
Median Household Income 35-44	\$32,090	\$47,961	\$53,082
Average Household Income 35-44	\$45,192	\$65,827	\$74,599
Median Household Income 45-54	\$32,272	\$47,776	\$53,199
Average Household Income 45-54	\$45,479	\$64,956	\$74,894
Median Household Income 55-64	\$29,706	\$39,903	\$47,005
Average Household Income 55-64	\$44,694	\$60,931	\$69,197
Median Household Income 65-74	\$27,899	\$34,955	\$39,928
Average Household Income 65-74	\$40,078	\$51,784	\$60,920
Average Household Income 75+	\$35,789	\$44,935	\$54,509

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	818	3,964	7,999
2027 Population Age 35-39	563	3,924	8,055
2027 Population Age 40-44	418	3,353	7,258
2027 Population Age 45-49	348	2,874	6,443
2027 Population Age 50-54	315	2,406	5,402
2027 Population Age 55-59	355	2,358	5,267
2027 Population Age 60-64	347	2,428	5,409
2027 Population Age 65-69	301	2,289	5,290
2027 Population Age 70-74	235	1,883	4,625
2027 Population Age 75-79	164	1,336	3,528
2027 Population Age 80-84	129	908	2,455
2027 Population Age 85+	98	752	2,428
2027 Population Age 18+	17,499	51,333	97,122
2027 Median Age	23	25	30

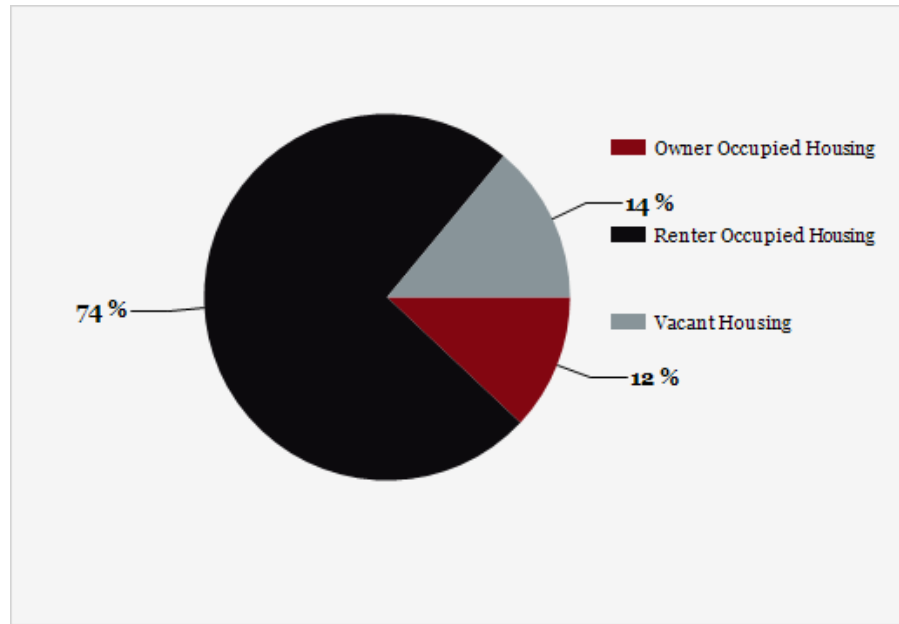
2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$27,146	\$46,022	\$51,715
Average Household Income 25-34	\$43,700	\$63,451	\$69,426
Median Household Income 35-44	\$36,558	\$52,500	\$57,259
Average Household Income 35-44	\$50,597	\$74,574	\$83,927
Median Household Income 45-54	\$38,119	\$53,056	\$58,021
Average Household Income 45-54	\$53,160	\$74,713	\$84,987
Median Household Income 55-64	\$31,993	\$45,639	\$52,689
Average Household Income 55-64	\$48,536	\$70,036	\$79,054
Median Household Income 65-74	\$30,498	\$38,772	\$45,402
Average Household Income 65-74	\$45,292	\$60,113	\$70,259
Average Household Income 75+	\$39,900	\$53,143	\$64,305



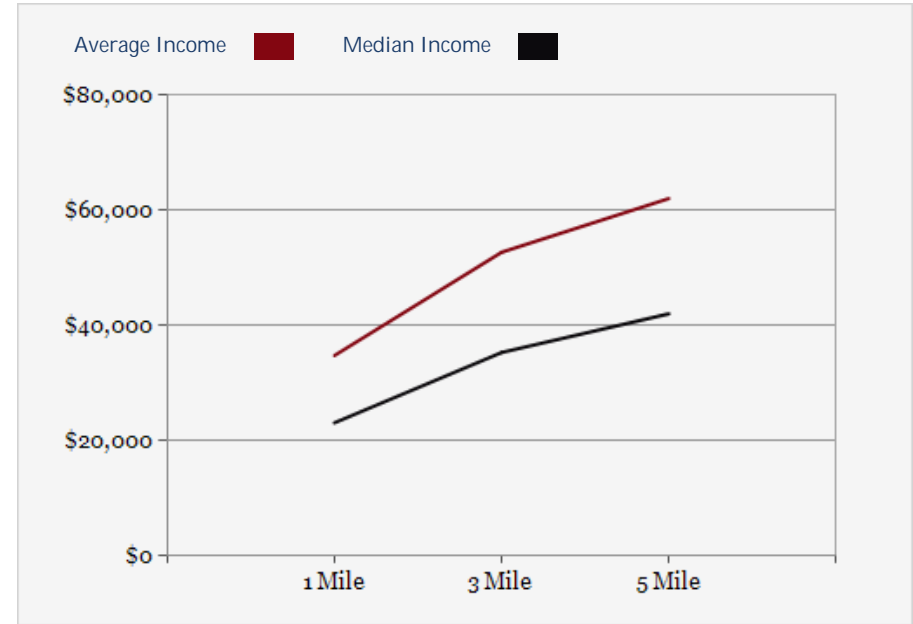
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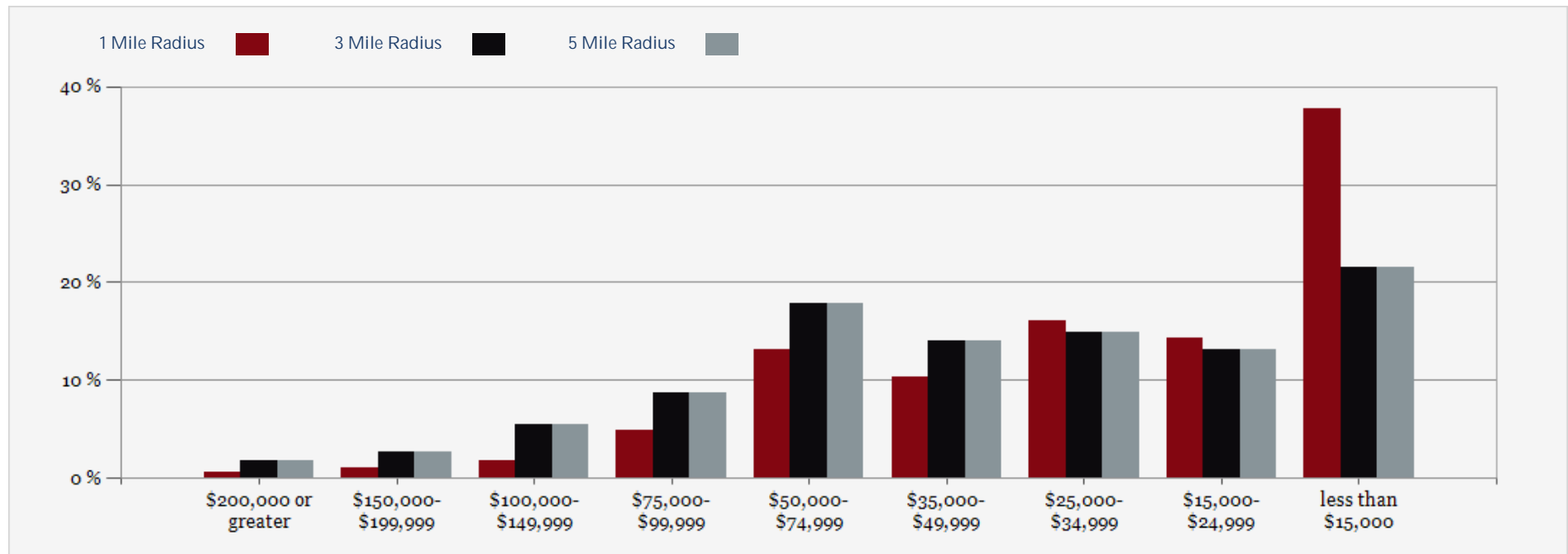
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income



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