

13341 & 13345 China Spring Road

RETAIL OFFICE SPACE FOR SALE

OFFERING MEMORANDUM

13341 & 13345 China Spring Road
Waco, TX 76633



Reid Peevey
Commercial

13341 & 13345 China Spring Road

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Exclusively Marketed by:

Raynor Campbell

SIOR

(254) 644-1838

raynor@raynorcampbellcre.com

Lic: 634453



**Reid Peevey
Commercial**



01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	13341 & 13345 China Spring Road Waco TX 76633
COUNTY	Mclennan
BUILDING SF	3,200 SF
LAND ACRES	1.02
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	Call for Pricing
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	1,075	6,970	16,190
2023 Median HH Income	\$89,154	\$105,810	\$103,619
2023 Average HH Income	\$123,472	\$128,084	\$124,778

- Welcome to an outstanding commercial property in Waco, Texas, offering an investment opportunity for discerning buyers. Located at 13341 & 13345 China Spring Road, this retail/office space is ideally situated on China Spring Highway. Boasting a generous 3,200 square feet of versatile space and set on an expansive 1.02-acre parcel of land, this property is a gem of opportunity in a thriving commercial landscape.

Strategic Location:

- The property enjoys a prominent position on China Spring Highway, ensuring excellent visibility and easy accessibility for vehicular traffic. Its strategic location ensures a steady flow of potential customers and clients.

Flexible Space:

- With 3,200 square feet of interior space, this property offers immense flexibility for a wide range of businesses. The open floor plan and glass fronts allow for a variety of retail or office setups, making it suitable for various business ventures.

Land:

- Sitting on a 1.02-acre lot, this property presents ample opportunities for expansion or additional development. Whether you envision enhancing the existing structure or leveraging the vast outdoor space for landscaping or parking.

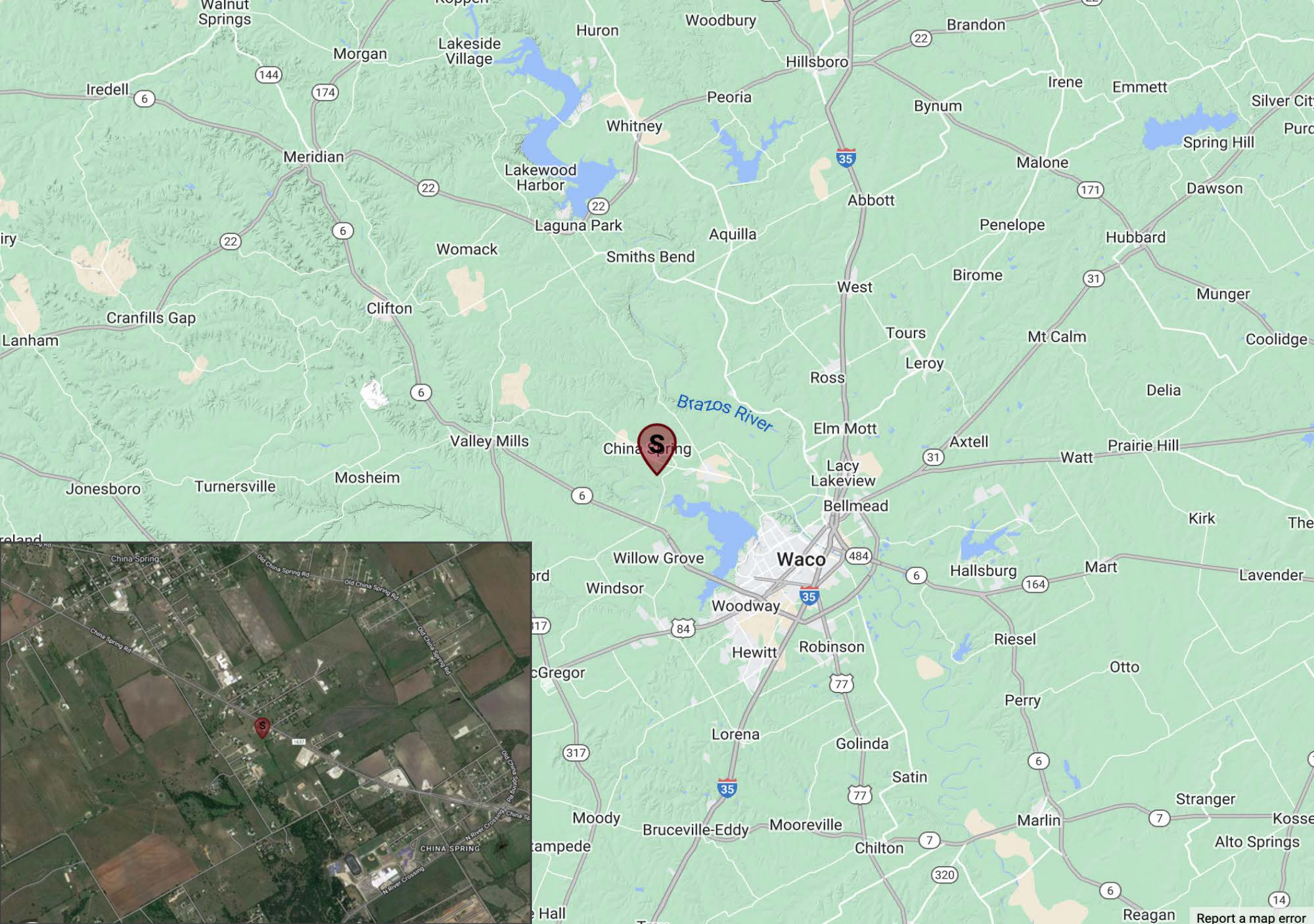
Lease:

- This property is currently leased by Jumpstar Early Childcare Education, Contact us today for lease details.



Raynor Campbell
SIOR
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raynor@raynorcampbellcre.com
Lic: 634453

Reid Peevey Company, LLC
2420 Wycon Drive, Suite 301, Waco, TX 76712



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raynor@raynorcampbellcre.com
Lic: 634453

Reid Peevey Company, LLC
2420 Wycon Drive, Suite 301, Waco, TX 76712

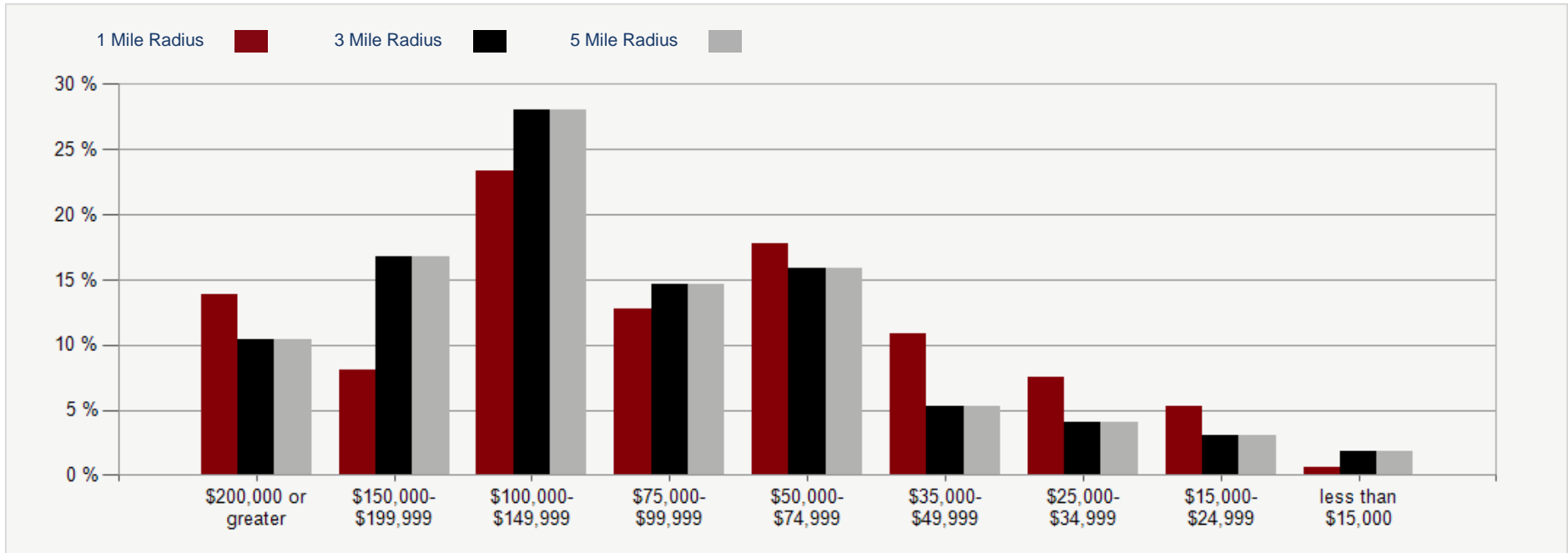


02

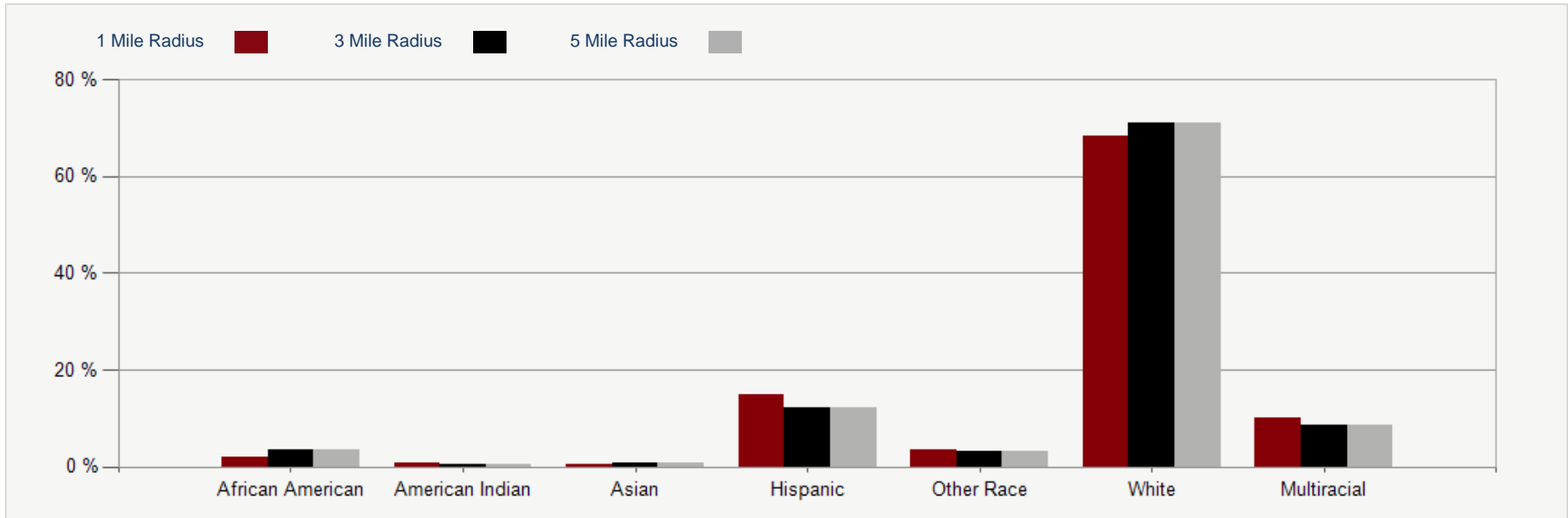
Demographics

Demographic Charts

2023 Household Income



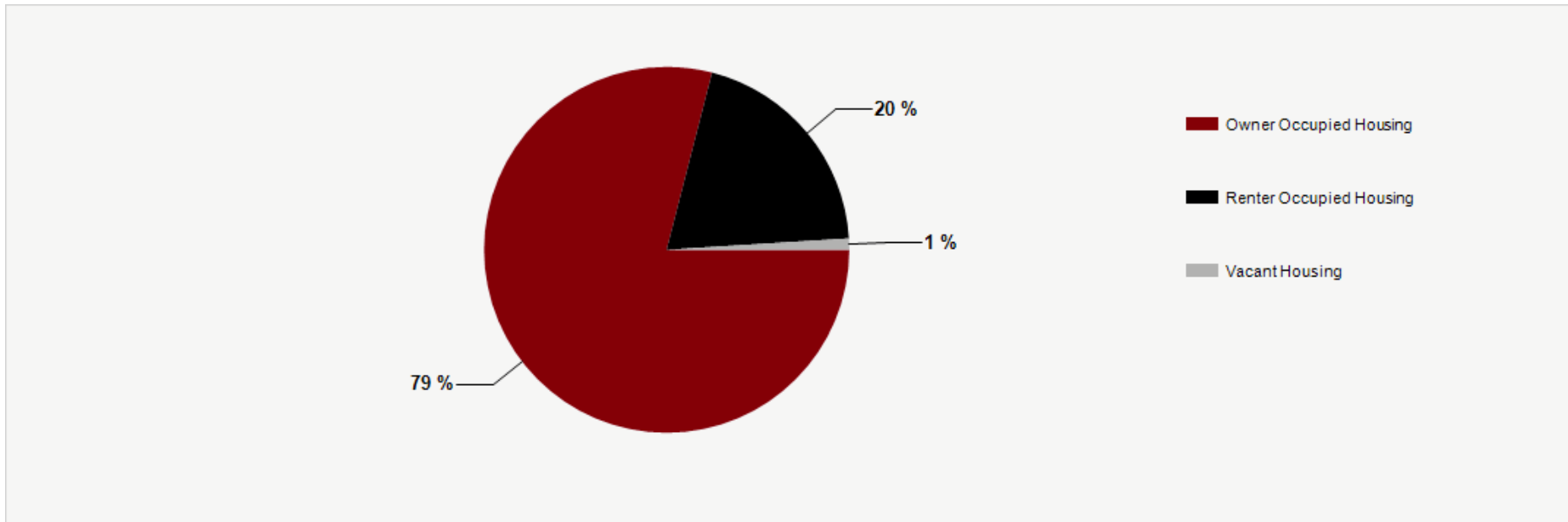
2023 Population by Race



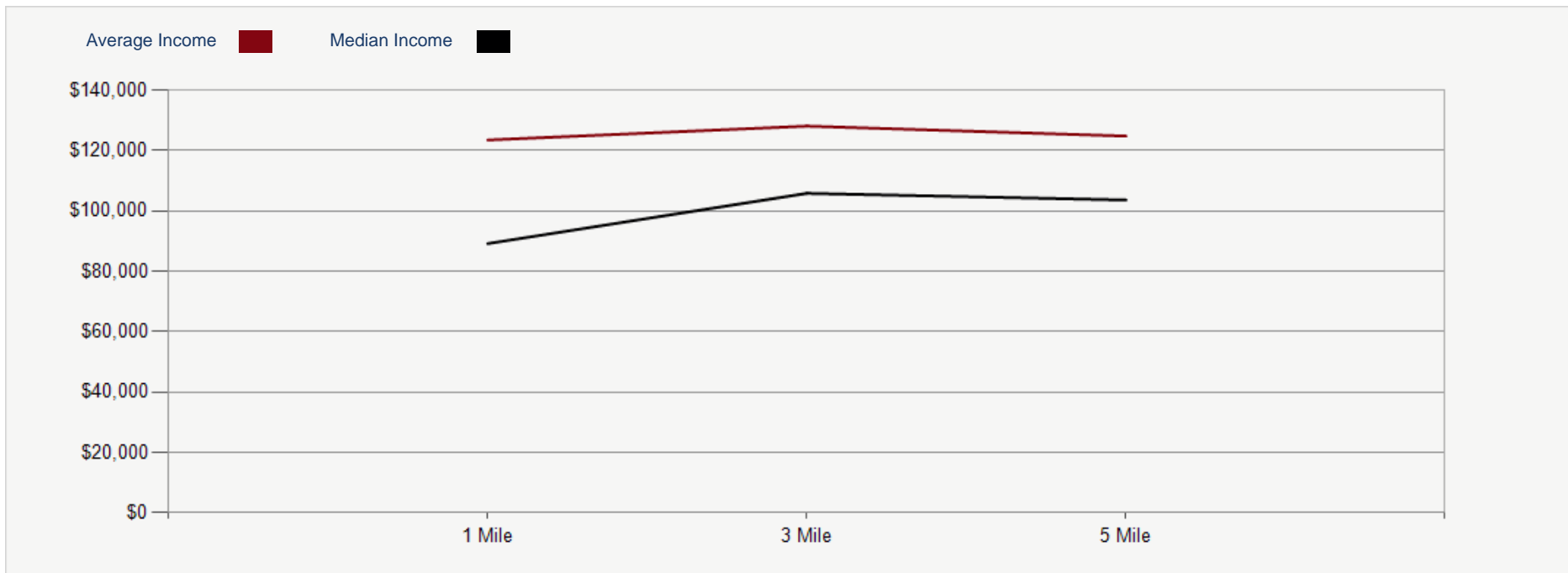
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2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Reid Peevey Company, LLC and it should not be made available to any other person or entity without the written consent of Reid Peevey Company, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Reid Peevey Company, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Reid Peevey Company, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Reid Peevey Company, LLC has not verified, and will not verify, any of the information contained herein, nor has Reid Peevey Company, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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