

Sublet Opportunity

CALL CENTER - WACO, TEXAS



Prepared by:

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621 Texas Central Parkway
Waco, TX 76712



**Reid Peevey
Commercial**

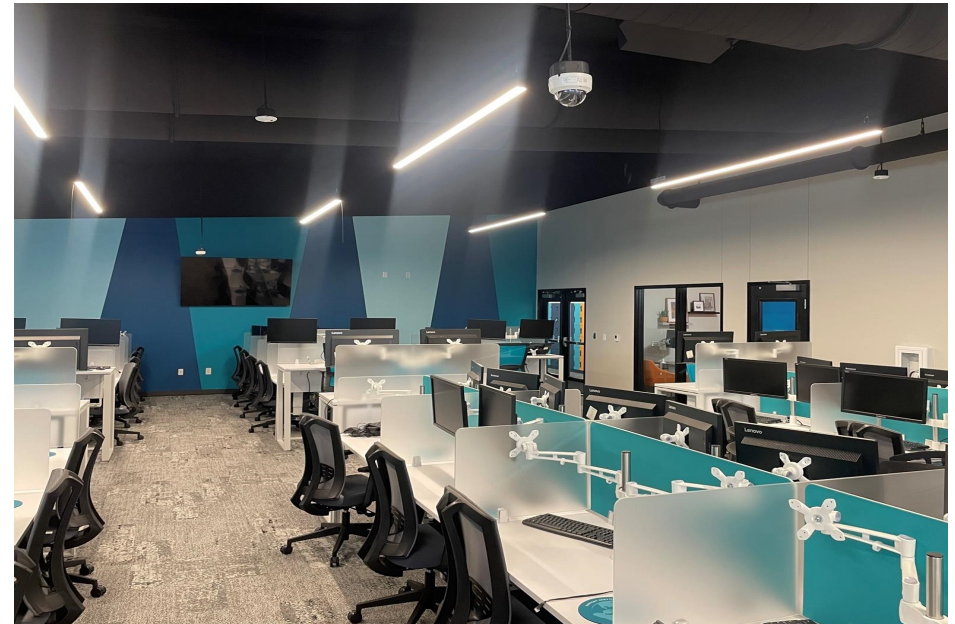
THE SPACE

Location	621 Texas Central Parkway, Waco, TX, 76712
Square Feet	14,509
Annual Rent PSF	\$18.00
Lease Type	NNN

Notes NNN's estimated at \$5.75 PSF

HIGHLIGHTS

- Inbound/Outbound Call Center
- 3 Separate Call Rooms - (Configured for 371 Work Stations)
- Grande Fiber to 601 Texas Central Parkway
- CAT 5 Wiring in Place
- Back Up Generator
- Training Room, Conference Rooms, and HR/Manager Offices
- Public and Employee Entrances
- Dedicated IT Room
- Indoor/Outdoor Break Area



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
2,053	49,531	113,050



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$76,752	\$93,614	\$91,251



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
906	19,771	43,559



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PROPERTY FEATURES

BUILDING SF	14,509
GLA (SF)	35,000
LAND SF	356,321
LAND ACRES	8.16
YEAR BUILT	2020
AVERAGE REMAINING TERM	8 Years
ZONING TYPE	M-2
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	Shared
PARKING RATIO	6 per 1,000
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

MECHANICAL

HVAC	Central
FIRE SPRINKLERS	None
LIGHTING	LED

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Metal/Wood
EXTERIOR	Metal
PARKING SURFACE	Asphalt
ROOF	Pitched
LANDSCAPING	Per Code

TENANT INFORMATION

MAJOR TENANT/S	SSG - Master Tenant
LEASE TYPE	NNN



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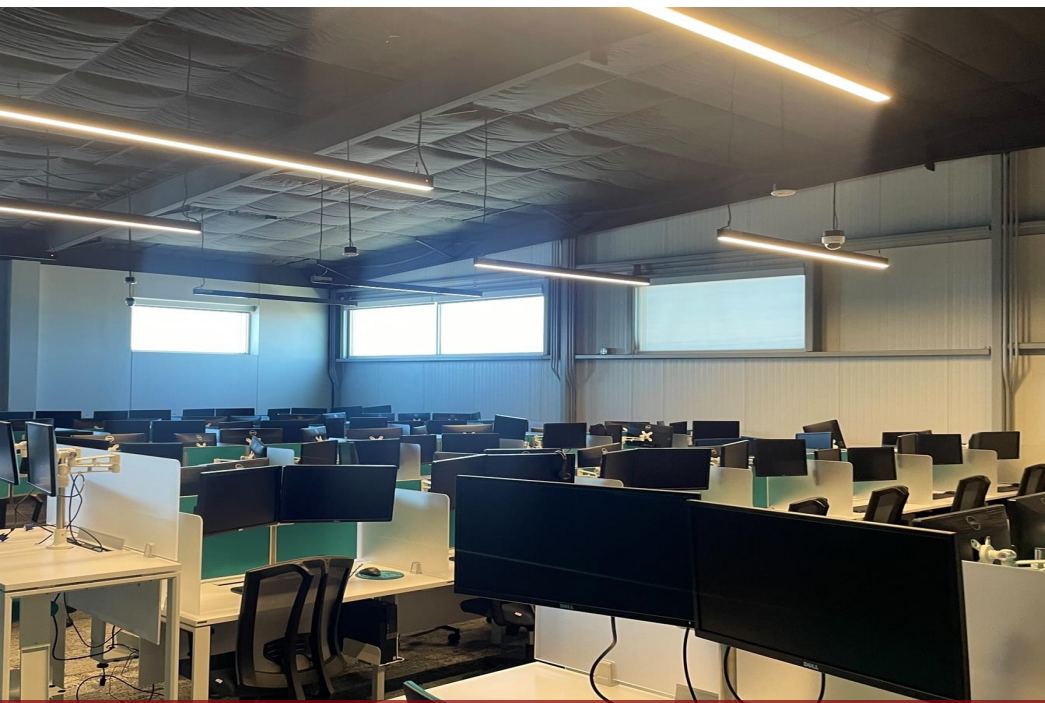
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Call Room 1 - Configured for 219 Work Stations



Call Room 2 - Configured for 75 Work Stations



Call Room 3 - Configured for 79 Work Stations



Reception Area



Conference Room



Lockers



Conference Room



Break Area

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,797	37,294	89,683
2010 Population	1,982	41,217	97,265
2023 Population	2,053	49,531	113,050
2028 Population	2,063	50,596	116,225
2023 African American	256	7,296	16,469
2023 American Indian	14	395	1,211
2023 Asian	86	1,725	2,791
2023 Hispanic	343	11,410	36,304
2023 Other Race	119	4,073	14,549
2023 White	1,352	30,228	62,469
2023 Multiracial	224	5,772	15,476
2023-2028: Population: Growth Rate	0.50 %	2.15 %	2.80 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	52	1,115	2,843
\$15,000-\$24,999	76	1,580	3,760
\$25,000-\$34,999	123	1,789	4,487
\$35,000-\$49,999	92	2,012	5,195
\$50,000-\$74,999	245	4,550	9,190
\$75,000-\$99,999	87	2,654	5,296
\$100,000-\$149,999	130	2,973	6,422
\$150,000-\$199,999	89	1,922	3,628
\$200,000 or greater	11	1,176	2,738
Median HH Income	\$58,293	\$66,476	\$62,428
Average HH Income	\$76,752	\$93,614	\$91,251

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	768	16,132	36,540
2010 Total Households	858	16,944	37,319
2023 Total Households	906	19,771	43,559
2028 Total Households	914	20,376	45,154
2023 Average Household Size	2.11	2.39	2.54
2000 Owner Occupied Housing	322	8,550	20,600
2000 Renter Occupied Housing	459	6,874	13,960
2023 Owner Occupied Housing	312	11,294	26,246
2023 Renter Occupied Housing	594	8,477	17,313
2023 Vacant Housing	52	1,468	3,406
2023 Total Housing	958	21,239	46,965
2028 Owner Occupied Housing	329	11,687	27,127
2028 Renter Occupied Housing	586	8,690	18,026
2028 Vacant Housing	49	1,452	3,379
2028 Total Housing	963	21,828	48,533
2023-2028: Households: Growth Rate	0.90 %	3.00 %	3.60 %

Source: esri



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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	167	3,495	8,157
2023 Population Age 35-39	141	3,503	7,964
2023 Population Age 40-44	117	3,084	7,152
2023 Population Age 45-49	99	2,517	5,901
2023 Population Age 50-54	94	2,549	5,887
2023 Population Age 55-59	105	2,832	6,386
2023 Population Age 60-64	112	2,984	6,579
2023 Population Age 65-69	128	2,911	6,213
2023 Population Age 70-74	108	2,542	5,167
2023 Population Age 75-79	89	1,988	3,793
2023 Population Age 80-84	90	1,557	2,762
2023 Population Age 85+	133	2,067	3,257
2023 Population Age 18+	1,649	39,110	86,191
2023 Median Age	42	40	38

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,772	\$62,437	\$60,665
Average Household Income 25-34	\$74,955	\$82,369	\$81,731
Median Household Income 35-44	\$62,414	\$80,758	\$75,298
Average Household Income 35-44	\$85,564	\$106,443	\$104,070
Median Household Income 45-54	\$69,786	\$83,210	\$77,229
Average Household Income 45-54	\$91,518	\$111,660	\$108,281
Median Household Income 55-64	\$62,787	\$75,172	\$68,562
Average Household Income 55-64	\$78,390	\$106,674	\$101,231
Median Household Income 65-74	\$61,518	\$64,284	\$59,764
Average Household Income 65-74	\$77,706	\$91,690	\$88,078
Average Household Income 75+	\$67,295	\$74,416	\$72,890

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	108	3,115	7,432
2028 Population Age 35-39	153	3,455	8,172
2028 Population Age 40-44	129	3,434	7,883
2028 Population Age 45-49	113	3,036	7,073
2028 Population Age 50-54	96	2,525	5,884
2028 Population Age 55-59	93	2,521	5,776
2028 Population Age 60-64	100	2,718	6,103
2028 Population Age 65-69	110	2,831	6,134
2028 Population Age 70-74	123	2,709	5,655
2028 Population Age 75-79	105	2,304	4,562
2028 Population Age 80-84	91	1,800	3,294
2028 Population Age 85+	149	2,269	3,652
2028 Population Age 18+	1,671	40,017	88,784
2028 Median Age	43	41	39

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,598	\$70,043	\$68,576
Average Household Income 25-34	\$90,619	\$93,712	\$93,768
Median Household Income 35-44	\$68,771	\$88,617	\$82,426
Average Household Income 35-44	\$96,553	\$118,231	\$115,123
Median Household Income 45-54	\$87,531	\$92,296	\$85,808
Average Household Income 45-54	\$105,948	\$123,159	\$119,666
Median Household Income 55-64	\$74,375	\$84,527	\$78,476
Average Household Income 55-64	\$92,377	\$120,352	\$114,500
Median Household Income 65-74	\$69,212	\$73,177	\$67,573
Average Household Income 65-74	\$90,965	\$106,402	\$101,882
Average Household Income 75+	\$80,693	\$88,836	\$86,566



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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:
 - 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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

JS Peevey Company, LLC, 213 Old Hewitt Road Waco TX 76712

Becky Antunes



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Sublet Opportunity

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