

**410 PRECISION DRIVE
WACO, TEXAS**

FOR SALE / BUILD TO SUIT / GROUND LEASE

1.37 Acres

**Randy Reid
Broker
(254) 709-0456
randy@reidpeevey.com**



**Reid Peevey
Commercial**

OFFERING SUMMARY

ADDRESS	410 Precision Dr Waco TX 76710
PRICE	Contact Broker
LAND ACRES	1.37
ZONING TYPE	Commercial

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	8,659	85,530	141,725
2023 Median HH Income	\$51,564	\$43,869	\$48,918
2023 Average HH Income	\$69,788	\$64,317	\$71,849

HIGHLIGHTS

- Excellent site at 410 Precision Drive. With options for sale, build to suit and ground lease. Situated near the intersection of Franklin and Valley Mills Drive, surrounded by national retailers.
- City Utilities
- Zoned C-3
- Great Visibility
- Multiple access routes



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410 Precision Dr



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1.37 Acres

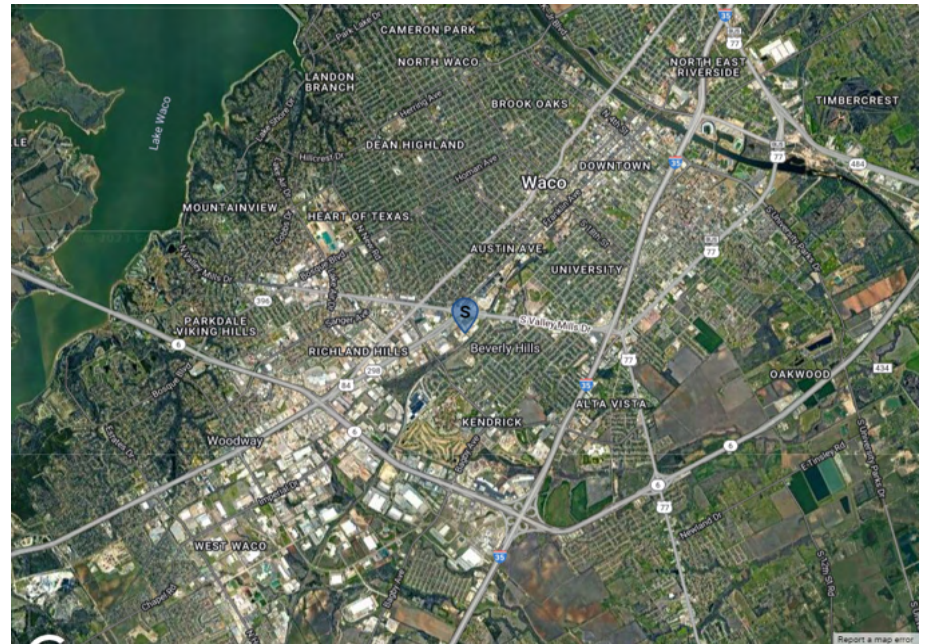
Property Lines are Approximate

Valley Mills Drive

Franklin Ave

LOCATION

- The property is located in the heart of Waco, Texas, a city known for its vibrant business community and economic growth.
- The area surrounding the property is home to several well-established businesses including Wal-Mart, Lowe's and Academy Sports.
- Waco is also a hub for higher education, with Baylor University, McLennan Community College, and Texas State Technical College all within close proximity.
- The property benefits from excellent access, with easy access to major highways such as Interstate 35 and State Highway 6.
- The city of Waco has had significant revitalization in recent years, with notable downtown redevelopment projects such as the Magnolia Market at the Silos.



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Location Summary | 410 Precision Dr



Proposed
Future Expanded
Driveway

END CSJ=0055



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,350	78,324	123,491
2010 Population	8,417	78,502	128,813
2023 Population	8,659	85,530	141,725
2028 Population	8,749	88,563	145,421
2023-2028: Population: Growth Rate	1.05 %	3.50 %	2.60 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	350	4,754	7,704
\$15,000-\$24,999	297	3,908	6,101
\$25,000-\$34,999	562	4,558	6,615
\$35,000-\$49,999	382	4,656	6,914
\$50,000-\$74,999	762	6,338	10,364
\$75,000-\$99,999	499	3,367	5,516
\$100,000-\$149,999	302	2,864	5,444
\$150,000-\$199,999	43	1,284	3,119
\$200,000 or greater	134	900	2,132
Median HH Income	\$51,564	\$43,869	\$48,918
Average HH Income	\$69,788	\$64,317	\$71,849

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,660	31,137	49,746
2010 Total Households	3,309	28,958	48,121
2023 Total Households	3,331	32,630	53,909
2028 Total Households	3,369	34,163	55,829
2023 Average Household Size	2.54	2.51	2.47
2000 Owner Occupied Housing	1,910	13,753	23,175
2000 Renter Occupied Housing	1,498	15,104	23,161
2023 Owner Occupied Housing	1,637	14,554	25,716
2023 Renter Occupied Housing	1,694	18,076	28,193
2023 Vacant Housing	390	3,794	5,777
2023 Total Housing	3,721	36,424	59,686
2028 Owner Occupied Housing	1,676	15,016	26,542
2028 Renter Occupied Housing	1,694	19,147	29,286
2028 Vacant Housing	391	3,866	5,824
2028 Total Housing	3,760	38,029	61,653
2023-2028: Households: Growth Rate	1.15 %	4.60 %	3.50 %

Source: esri



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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	729	6,236	9,663
2023 Population Age 35-39	645	5,489	8,746
2023 Population Age 40-44	577	4,666	7,593
2023 Population Age 45-49	444	3,797	6,333
2023 Population Age 50-54	449	3,804	6,321
2023 Population Age 55-59	467	4,011	6,876
2023 Population Age 60-64	501	4,111	7,067
2023 Population Age 65-69	446	3,700	6,537
2023 Population Age 70-74	305	2,902	5,516
2023 Population Age 75-79	190	2,089	4,064
2023 Population Age 80-84	135	1,506	3,085
2023 Population Age 85+	158	1,727	3,692
2023 Population Age 18+	6,426	64,813	109,885
2023 Median Age	35	31	32

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,449	\$45,808	\$50,509
Average Household Income 25-34	\$68,639	\$61,517	\$66,826
Median Household Income 35-44	\$58,185	\$54,169	\$59,602
Average Household Income 35-44	\$78,178	\$76,094	\$85,785
Median Household Income 45-54	\$58,400	\$53,998	\$59,856
Average Household Income 45-54	\$78,863	\$74,993	\$87,341
Median Household Income 55-64	\$52,647	\$48,445	\$54,047
Average Household Income 55-64	\$79,277	\$70,939	\$83,155
Median Household Income 65-74	\$45,858	\$41,444	\$48,990
Average Household Income 65-74	\$62,093	\$63,988	\$73,190
Average Household Income 75+	\$51,209	\$60,350	\$64,435

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	611	5,552	8,811
2028 Population Age 35-39	649	5,811	9,150
2028 Population Age 40-44	626	5,274	8,502
2028 Population Age 45-49	515	4,567	7,486
2028 Population Age 50-54	453	3,798	6,304
2028 Population Age 55-59	426	3,716	6,201
2028 Population Age 60-64	460	3,841	6,520
2028 Population Age 65-69	423	3,744	6,550
2028 Population Age 70-74	343	3,246	6,016
2028 Population Age 75-79	241	2,460	4,814
2028 Population Age 80-84	154	1,756	3,560
2028 Population Age 85+	166	1,883	4,042
2028 Population Age 18+	6,475	67,165	112,913
2028 Median Age	36	31	33

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,085	\$51,761	\$55,004
Average Household Income 25-34	\$79,493	\$69,678	\$75,952
Median Household Income 35-44	\$65,040	\$58,883	\$64,973
Average Household Income 35-44	\$88,030	\$85,748	\$95,609
Median Household Income 45-54	\$66,077	\$59,593	\$66,719
Average Household Income 45-54	\$90,437	\$85,735	\$98,267
Median Household Income 55-64	\$60,223	\$53,759	\$59,930
Average Household Income 55-64	\$92,295	\$80,380	\$93,648
Median Household Income 65-74	\$52,307	\$48,078	\$54,051
Average Household Income 65-74	\$72,731	\$74,236	\$83,917
Average Household Income 75+	\$58,892	\$70,618	\$75,852

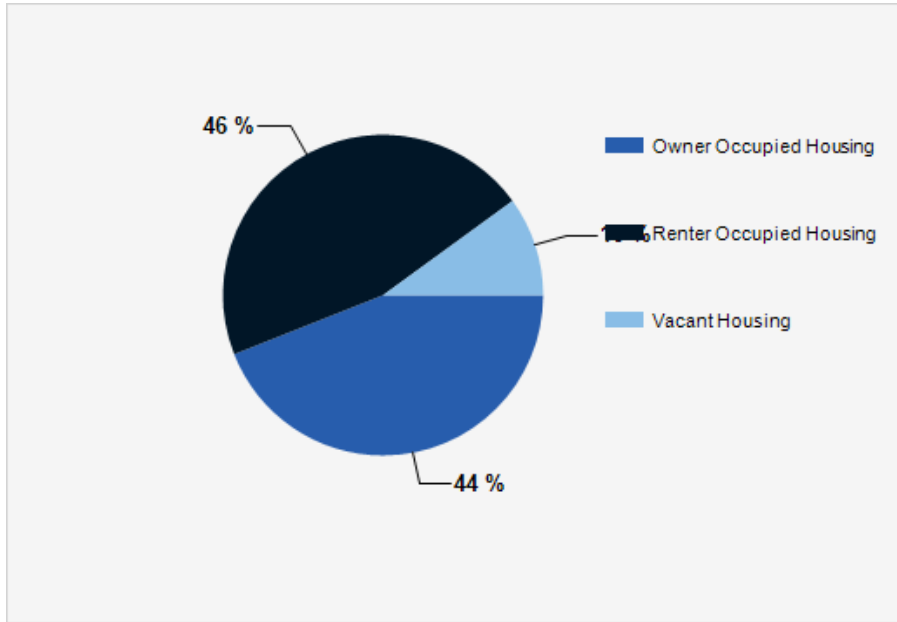


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Demographics | 410 Precision Dr

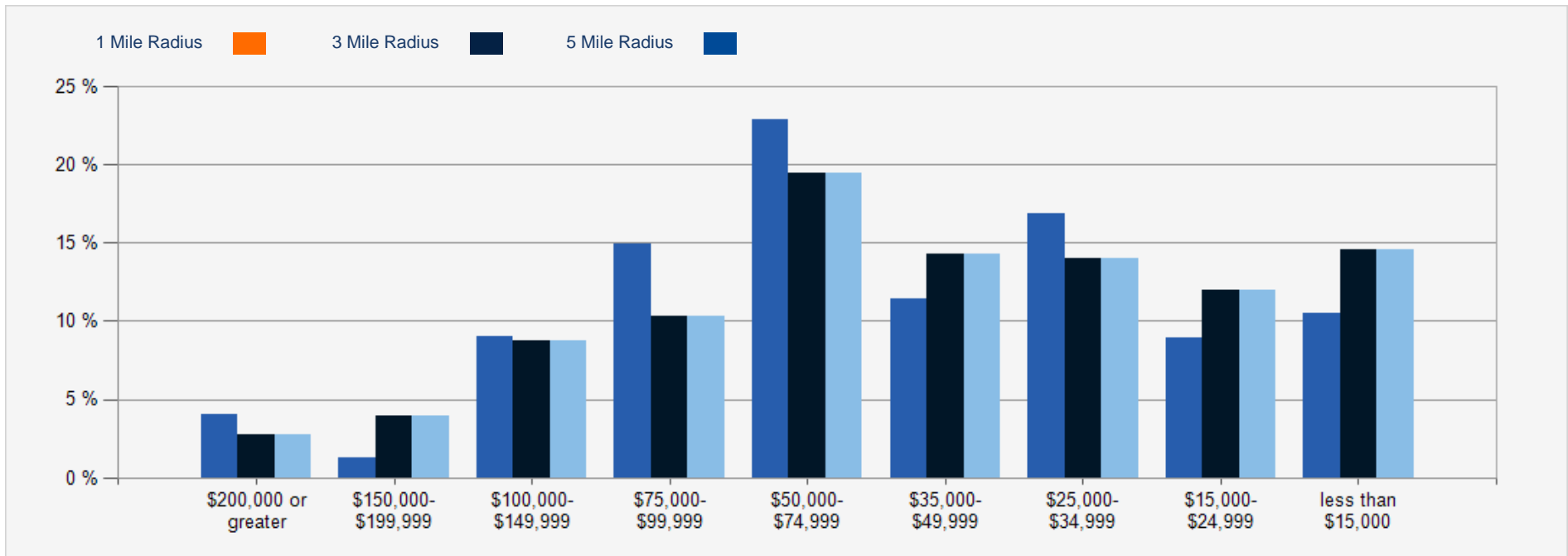
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Jim Peevey, SIOR, CCIM Sales Agent/Associate's Name	419000 License No.	jim@reidpeevey.com Email	254-752-9500 Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date