



JOSH CARTER CCIM

1200 MARY AVE, WACO, TX 76701

17,500 SF BUILDING ON 0.647 ACRES

AVAILABLE

CROMWELL
COMMERCIAL GROUP



PROPERTY OVERVIEW

Versatile two-story industrial building features 6,000 SF first floor and 6,000 SF second floor, both climate controlled. Additional 5,500 SF warehouse with ground-level access, automatic overhead door, 15' clear height, and fire sprinklers. Well-maintained property with updated electrical, plumbing, and HVAC systems. Security fence and gated access.

- Close proximity to Interstate 35 and Baylor University
- Located in the center of Waco's revitalizing Downtown District
- Concrete and steel construction
- Priced significantly below replacement cost

Please contact listing broker to schedule a tour.

PROPERTY HIGHLIGHTS

LIST PRICE

\$1,500,000.00

UNIT PRICE

\$86.71 per SF

PROPERTY TYPE

Industrial

LOCATION

Downtown Waco

LOT SIZE

0.674 ACRES

BUILDING SIZE

17,500 SF

YEAR BUILT

1958

ZONING

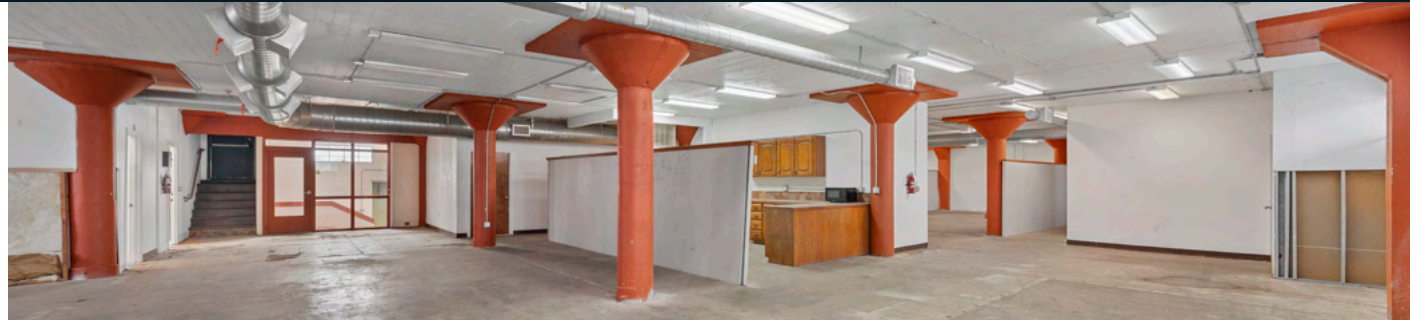
M-2 Light Industrial



PHOTO GALLERY

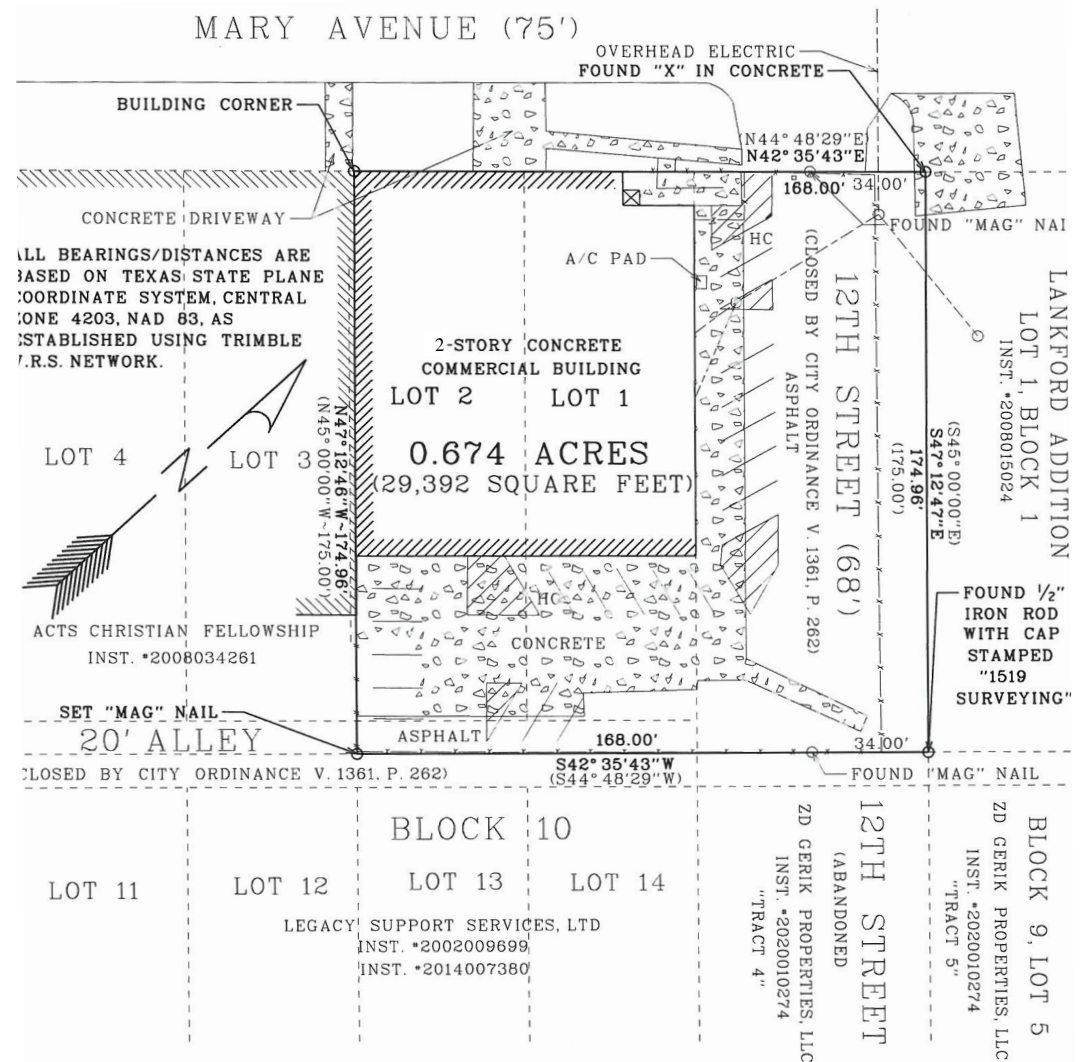


PHOTO GALLERY



SITE INFORMATION

- Lot Size: 29,392 SF / 0.674 ACRES
- Building Size: 17,500 SF







BAYLOR UNIVERSITY

MAGNOLIA
MARKET

IH35 140,000 VPD

STONE HOUSE
STORAGE

11TH STREET

AVAILABLE
17,500 SF

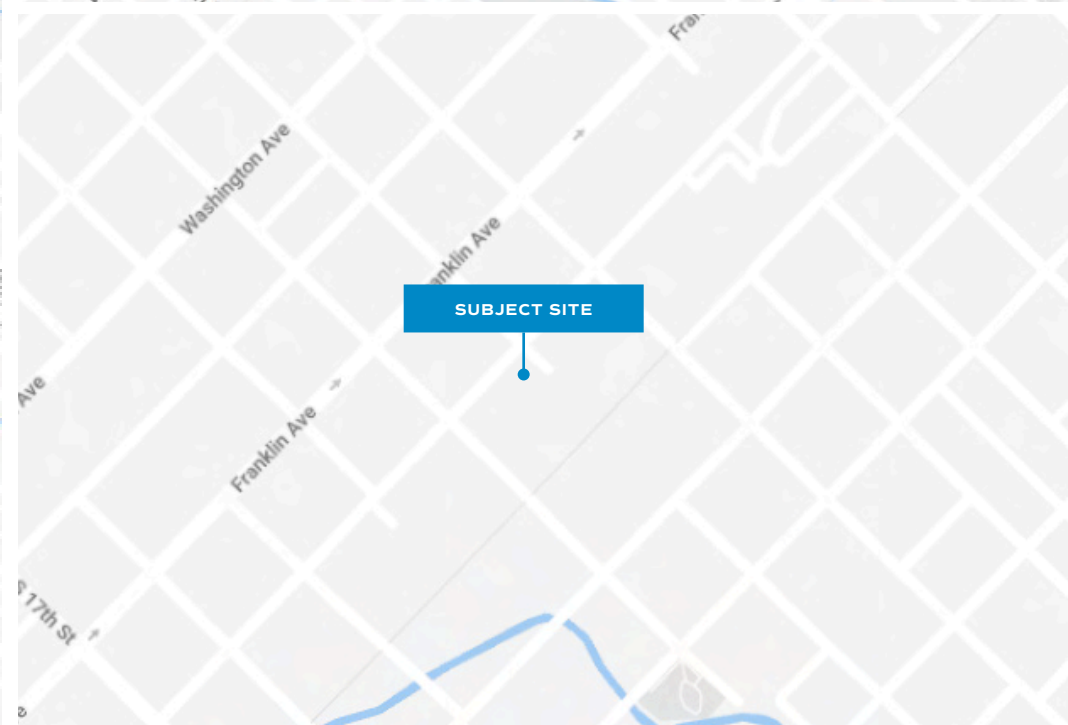
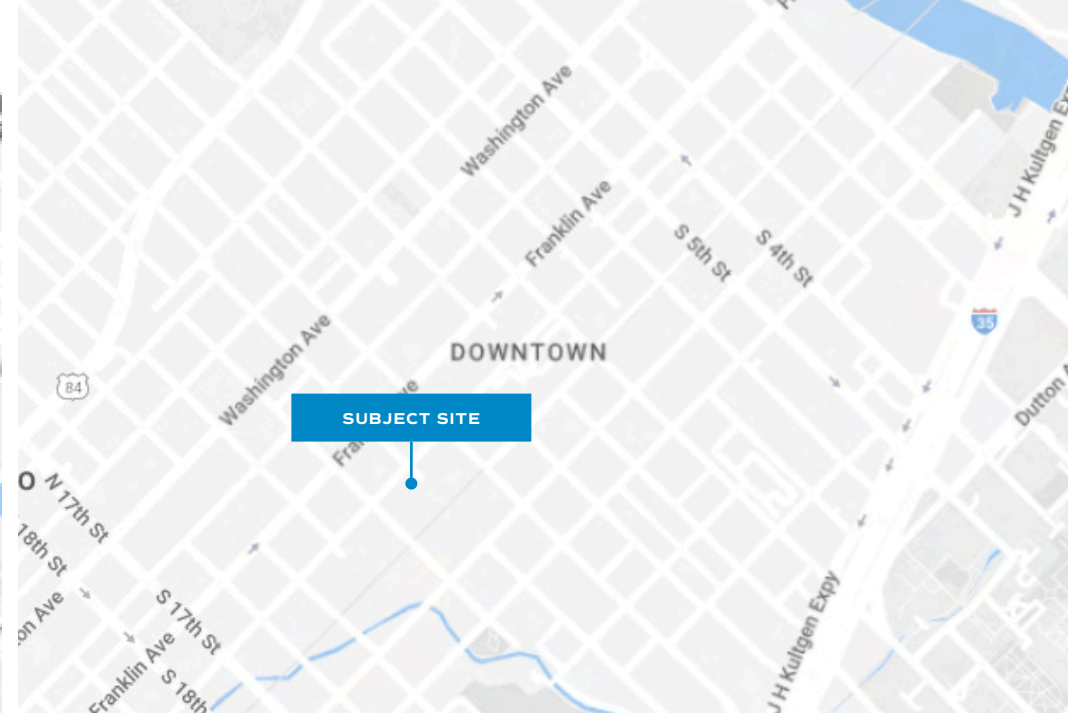
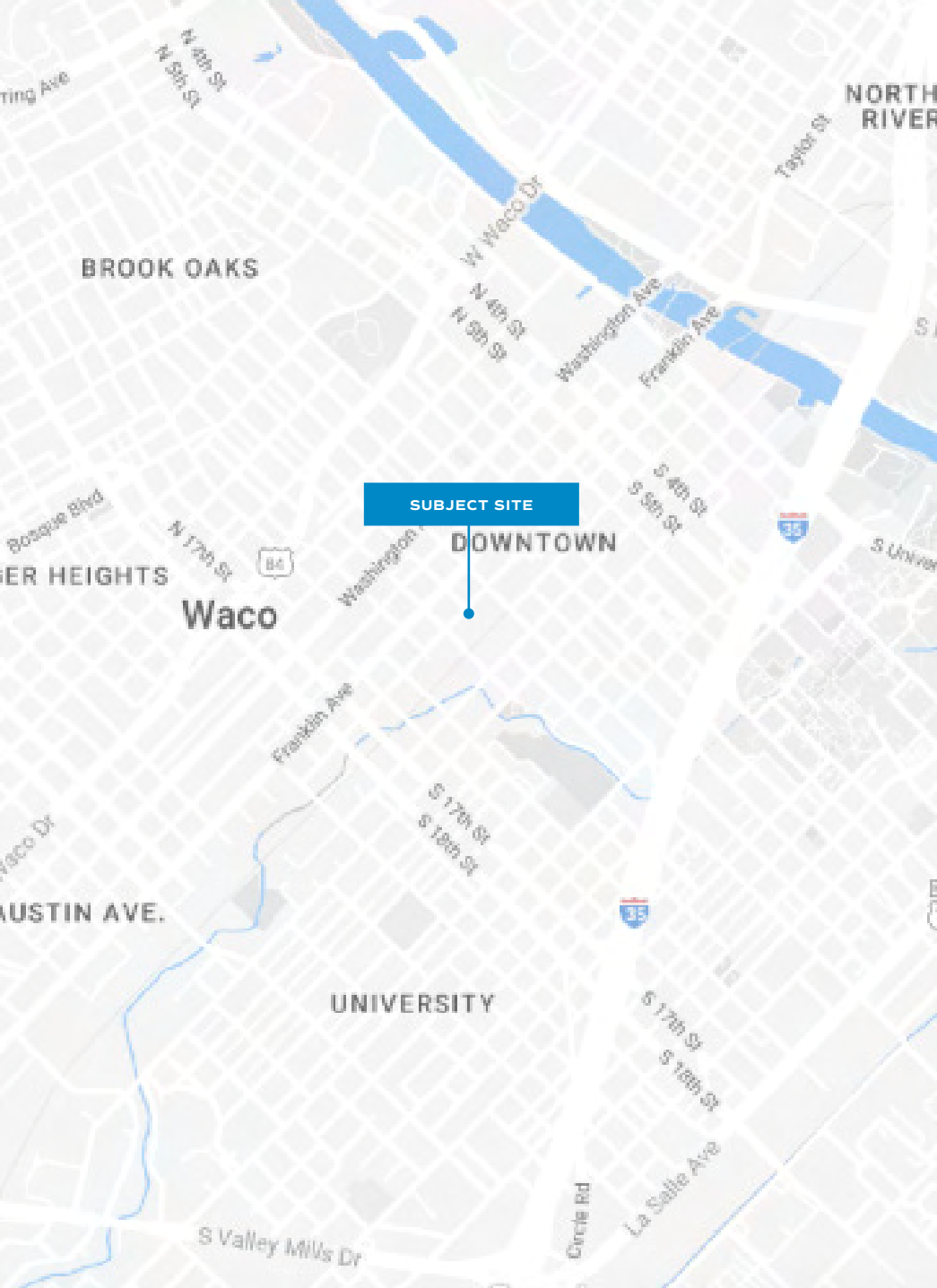
BALCONES

ACTS
CHURCH

MARY AVE



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CROMWELL

COMMERCIAL GROUP

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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.

11-2-2015



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.

Coldwell Banker Apex, Realtors	0590914	lori@cbapex.com	254-313-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Josh Carter, CCIM	476150	josh@cromwellcommercialgroup.com	254-313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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