



**COLDWELL
BANKER
COMMERCIAL**

JIM STEWART, REALTORS®

FOR SALE

RETAIL PAD

\$625,000

906 N IH 35
Waco, TX 76705

AVAILABLE SPACE
34,630 SF (+/-)

CBCWORLDWIDE.COM

EXCLUSIVELY OFFERED BY:

Gregg Glime, SIOR, CCIM
254.313.0000
greggglime@greggglimecre.com

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL
JIM STEWART, REALTORS®
500 N. Valley Mills Drive, Suite 201, Waco, TX 76710
254.313.0000



SALE

0.795 ACRES ON I-35

906 N IH 35, Waco, TX 76705



OFFERING SUMMARY

Sale Price: \$625,000

Lot Size: 34,630 SF

Zoning: C-3

Price / SF: \$18.05

CBCWORLDWIDE.COM

Gregg Glime, SIOR, CCIM
254 313 0000
greggglime@greggglimecre.com

PROPERTY OVERVIEW

Development Pad located on the I-35 Frontage Road is available now. Conveniently located at the Waco Drive exit across the highway from HEB and next to Comfort Suites. This property offers excellent accessibility and visibility from I-35

LOCATION OVERVIEW

Located on I-35 at Highway 84/Waco Dr., this property is strategically positioned at the off ramp of the I-35. With the I-35 expansion project nearly complete, this site offers an excellent location sharing the intersection with: HEB Plus, Sams Club, Comfort Suites and Collin Street Bakery.

PROPERTY HIGHLIGHTS

- Neighbors include: HEB and Sam's Club, Comfort Suites
- Access from the I-35 Frontage Road and Faulkner Lane
- Easy access to Waco Drive
- 2 miles from Baylor Stadium and Downtown Waco
- Utilities Available at Site - Cit of Waco



JIM STEWART,
REALTORS®



0.795 ACRES ON I-35

906 N IH 35, Waco, TX 76705

SALE



CBCWORLDWIDE.COM

Gregg Glime, SIOR, CCIM
254 313 0000
greggglime@greggglimecre.com



JIM STEWART,
REALTORS®



0.795 ACRES ON I-35

906 N IH 35, Waco, TX 76705

SALE



CBCWORLDWIDE.COM

Gregg Glime, SIOR, CCIM
254 313 0000
greggglime@greggglimecre.com



JIM STEWART,
REALTORS®



0.795 ACRES ON I-35

906 N IH 35, Waco, TX 76705

SALE



CBCWORLDWIDE.COM

Gregg Glime, SIOR, CCIM
254 313 0000
greggglime@greggglimcre.com

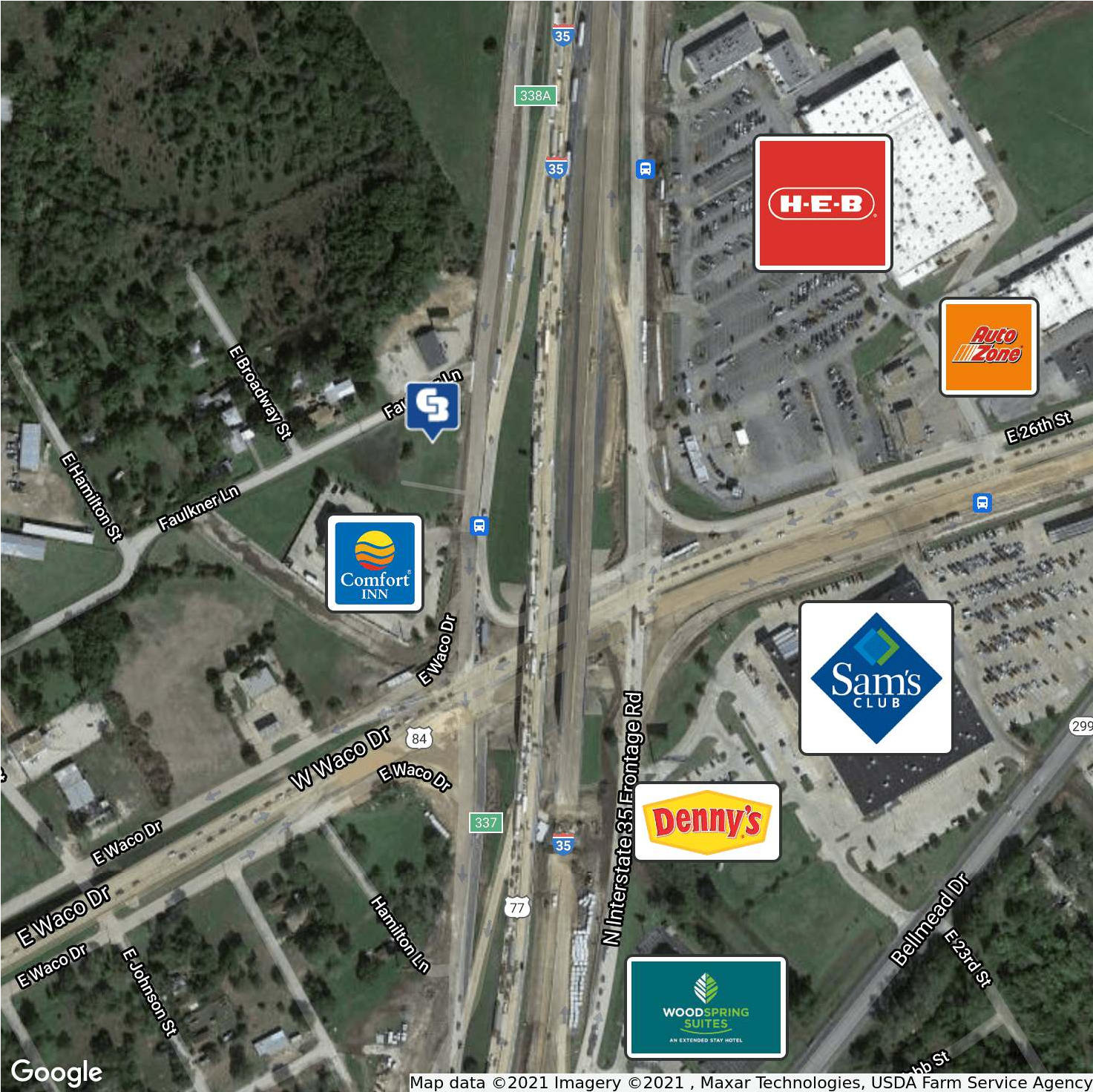
 **COLDWELL
BANKER
COMMERCIAL**
**JIM STEWART,
REALTORS®**



0.795 ACRES ON I-35

906 N IH 35, Waco, TX 76705

SALE



CBCWORLDWIDE.COM

Gregg Glime, SIOR, CCIM
254 313 0000
greggglime@greggglimecre.com

**COLDWELL
BANKER
COMMERCIAL**

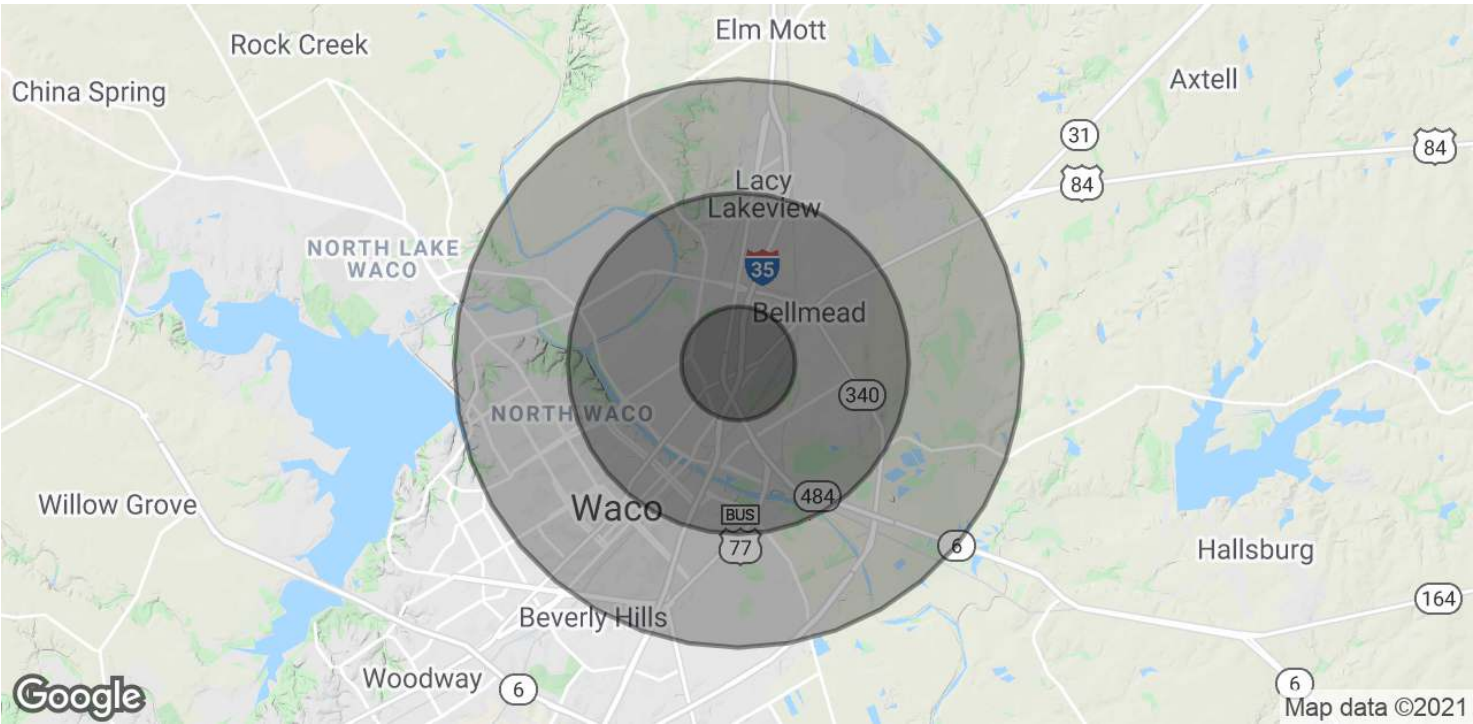
JIM STEWART,
REALTORS®



0.795 ACRES ON I-35

906 N IH 35, Waco, TX 76705

SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,655	34,523	94,735
Average age	28.8	27.1	27.6
Average age (Male)	24.9	24.6	26.3
Average age (Female)	33.3	29.5	29.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,727	11,119	31,374
# of persons per HH	2.7	3.1	3.0
Average HH income	\$36,592	\$31,729	\$33,316
Average house value	\$57,484	\$67,439	\$73,079

* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

Gregg Glime, SIOR, CCIM
254 313 0000
greggglime@greggglimecre.com

 **COLDWELL
BANKER
COMMERCIAL**
**JIM STEWART,
REALTORS®**



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.

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 COMMERCIAL JIM STEWART, REALTOS

0590914

COMMERCIAL@JSRWACO.COM

(254) 313-0000

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

CB APEX REALTORS, LLC

0590914

Designated Broker of Firm

License No.

Email

Phone

KATHRYN ANNE SCHROEDER

0269763

KATHY@CBAPEX.COM

(254) 776-0000

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

GREGG GLIME, SIOR, CCIM

0620081

GREGGGLIME@GREGGGLIMECRE.COM

(254) 313-0000

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date