

CROMWELL

COMMERCIAL GROUP

EXCLUSIVELY OFFERED BY:

WILL PHIPPS

2332 S 18TH

WACO, TX 76706

AVAILABLE SPACE

3.208 ACRES

COLDWELL BANKER APEX, REALTORS DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. INDEPENDENT VERIFICATION AND/OR CONFIRMATION OF THE INFORMATION PROVIDED HEREIN SHOULD BE OBTAINED PRIOR TO RELYING THEREON AND THE COMPANY SHALL NOT BE HELD LIABLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF SUCH INFORMATION. FURTHER, THIS INFORMATION IS NOT INTENDED TO BE A PART OF A CONTRACTUAL AGREEMENT. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE.

PROPERTY SUMMARY

PROPERTY OVERVIEW

For Sale - Development Opportunity within the La Salle Avenue Corridor District which connects Baylor University to the Waco Traffic Circle and I-35. TIF Zone #4 allows for public improvements and to assist private initiatives which enhance the value of real property located within the zone. Ingress/Egress on two key Waco thoroughfares on 18th street and La Salle. Conveniently located in close proximity to the popular tourist destination Magnolia Table, Rudys BBQ, historic Health Camp and Baylor University.

PROPERTY HIGHLIGHTS

- 18,638 - Traffic Count 2019
- Centrally Located
- Easily Accessible
- Extensive Baylor Student Housing Nearby

PROPERTY TYPE

Land

LOCATION

La Salle Corridor

ZONING

C-5 Service Commercial District

ASKING PRICE

\$700,000 /\$5 per square foot

LOT SIZE

3.208 Acres



Will Phipps

(254) 313-0000

will@cromwellcommercialgroup.com

CROMWELL COMMERCIAL GROUP | COLDWELL BANKER APEX, REALTORS

SUBJECT PROPERTY



Will Phipps
(254) 313-0000
will@cromwellcommercialgroup.com

CROMWELL COMMERCIAL GROUP | COLDWELL BANKER APEX, REALTORS

PHOTO GALLERY



Will Phipps
(254) 313-0000
will@cromwellcommercialgroup.com

CROMWELL COMMERCIAL GROUP | COLDWELL BANKER APEX, REALTORS

CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



WILL PHIPPS

(254) 313-0000

will@cromwellcommercialgroup.com



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 COMM JIM STEWART, REALTORS

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

Email

Phone

Designated Broker of Firm

License No.

KATHRYN ANNE SCHROEDER

0269763

KATHY@CBAPEX.COM

(254) 776-0000

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

WILL PHIPPS

0744913

WILL@WILLPHIPPSCRE.COM

(254) 313-0000

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date