



**COLDWELL BANKER  
COMMERCIAL**

**JIM STEWART,  
REALTORS®**

**EXCLUSIVELY OFFERED BY:**

**RAYNOR CAMPBELL, SIO**

**1300 FRANKLIN AVENUE**

**WACO, TX 76710**

**FOR LEASE**

**Approximately 20,930 SF**

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# PROPERTY HIGHLIGHTS

- Office/Showroom (5,800 SF Approximately) Large Showroom 3 Executive Offices 1 Conference Room Reception Break Area ADA Restrooms WH Manager Office Off Street Parking
- Large Warehouse (7,900 SF Approximately) 1 DH Door with Ramp (20' X 14' Roll Up Door) 14' Clear Height 21' X 24' Column Spacing Access off of S 13th Street 3 Phase / 220 Volt Power Off Street Parking
- Warehouse Addition (7,200 SF Approximately) 1 GL Door (18' X '15 Roll Up Door) Clear Span Access off of Franklin Avenue Off Street Parking Fenced Yard Connected to Large Warehouse
- Call for pricing
- Can be divided

# DEMOGRAPHICS



## POPULATION

1 MILE	3 MILE	5 MILE
12,249	82,965	130,967



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$56,091	\$54,181	\$63,801



## NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
4,594	30,083	49,511

# PROPERTY SUMMARY

## LOCATION

**1300 Franklin Avenue**  
**Waco, TX, 76710**

## COUNTY

**McLennan**

## AVAILABLE SPACE

**20,930 SF**

## LEASE TYPE

**NNN**

## LEASE RATE

**Call for Pricing**



**Raynor Campbell, SIOR**  
(254) 313-0000  
raynor@raynorcampbellcre.com

## PROPERTY FEATURES

BUILDING SF	20,930
LAND SF	31,350
LAND ACRES	.72
YEAR BUILT	1951
ZONING TYPE	M-2
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	25 (OFF STREET)
CORNER LOCATION	YES

## TENANT INFORMATION

LEASE TYPE	NNN
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## LOCATION SUMMARY

1300 Franklin Avenue, located on the main feeder into Downtown Waco, and has great potential for various uses due to its prime location.

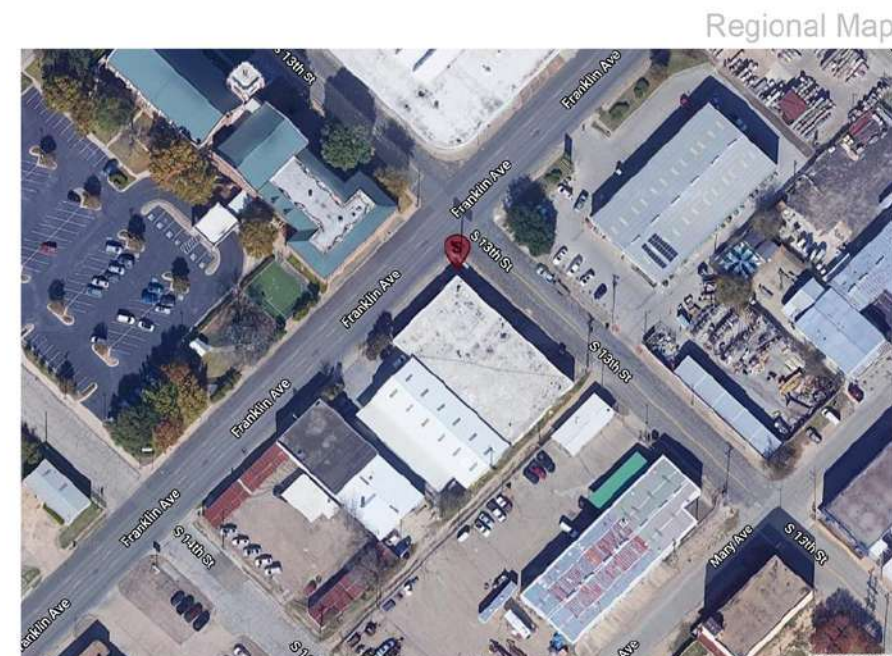
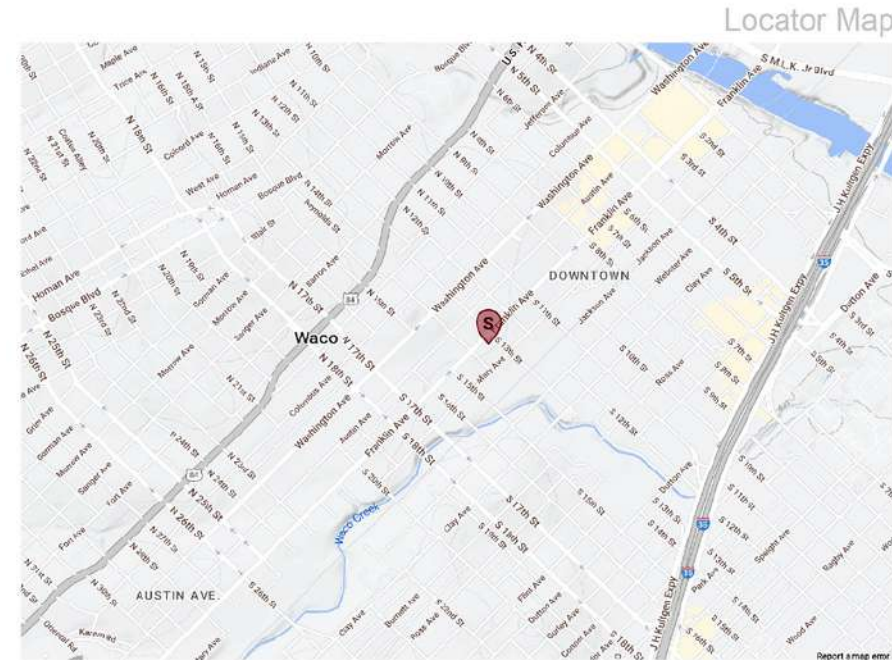
Here are a few potential uses for the property:

~Office/Warehouse Space: This versatile property offers a unique combination of office, warehouse, and showroom space, making it ideal for businesses that require a space to showcase their products or services.

~Retail: The property's location on a main feeder road into Downtown Waco making it an ideal spot for a retail store front. With high visibility and easy access.

## Recent Activity In Downtown Waco:

- ~Magnolia moves Headquarters to the former Waco Trib Building
- ~Hotel AC Under Construction
- ~Magnolia Hotel Under Construction
- ~Baylor University's Foster Pavilion Under Construction
- ~Terry Black's Barbeque Purchases Building
- ~Tecovas opens Retail Location
- ~Downtown Riverfront coming on line







River Development

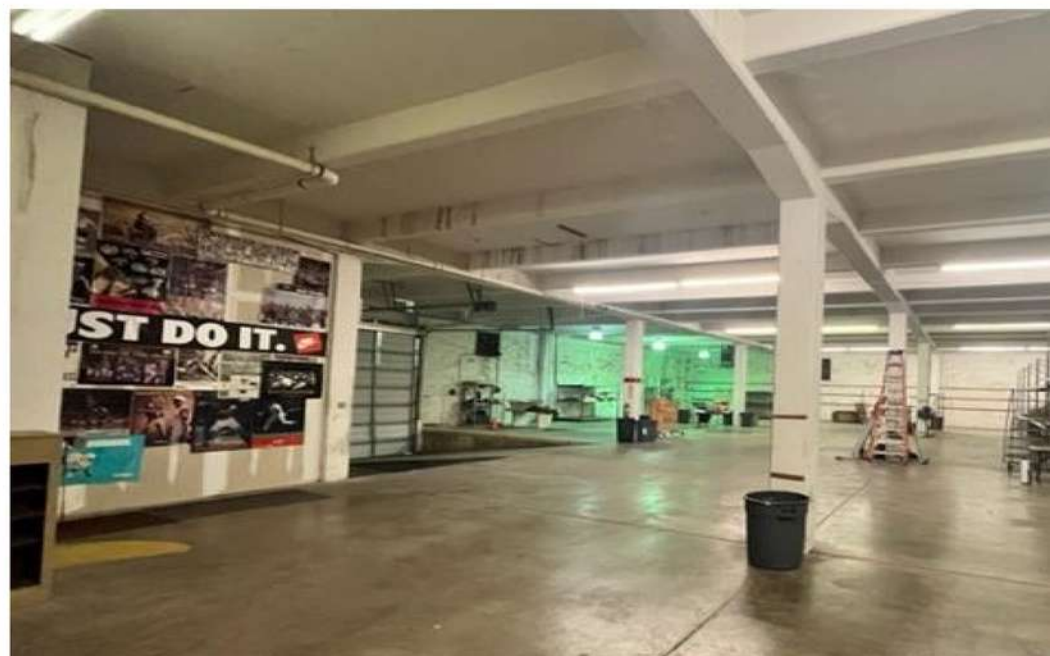
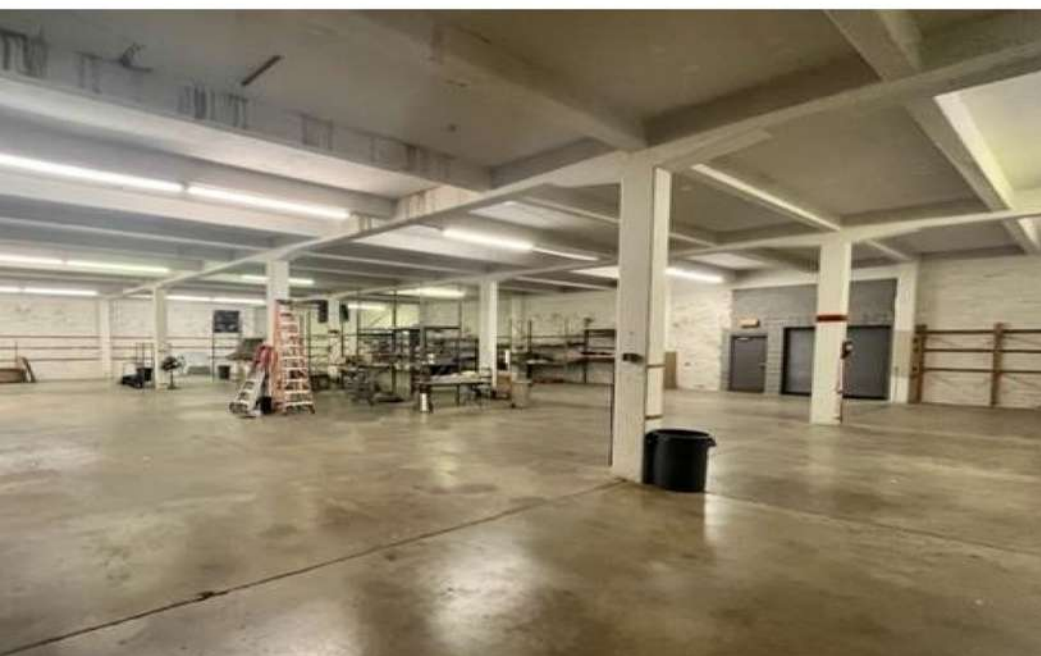
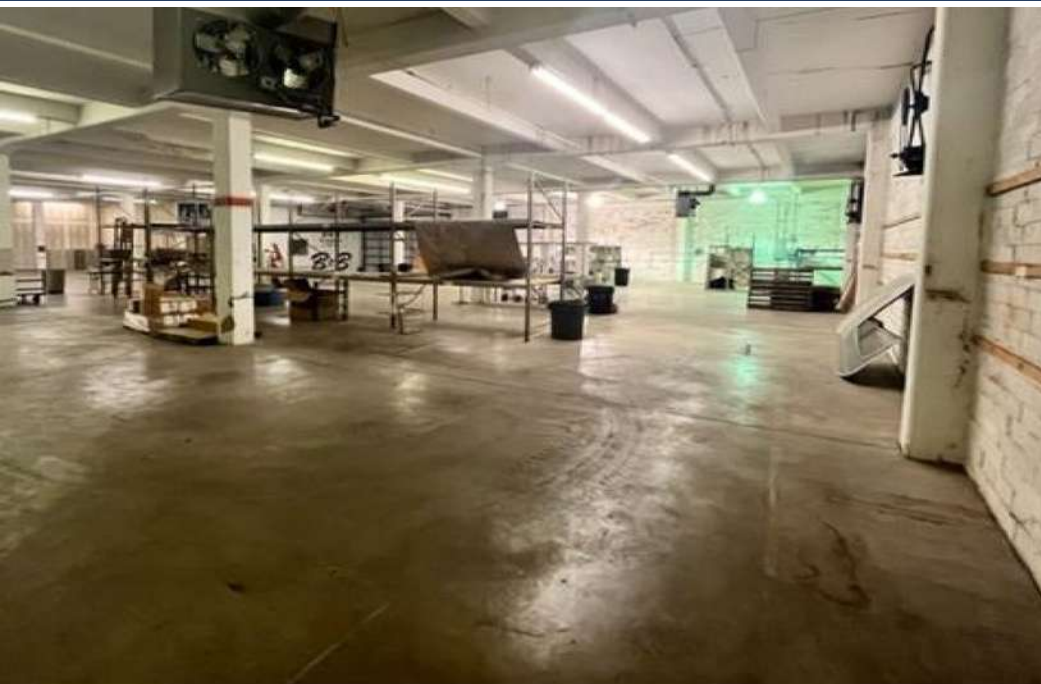
Magnolia Silo  
District



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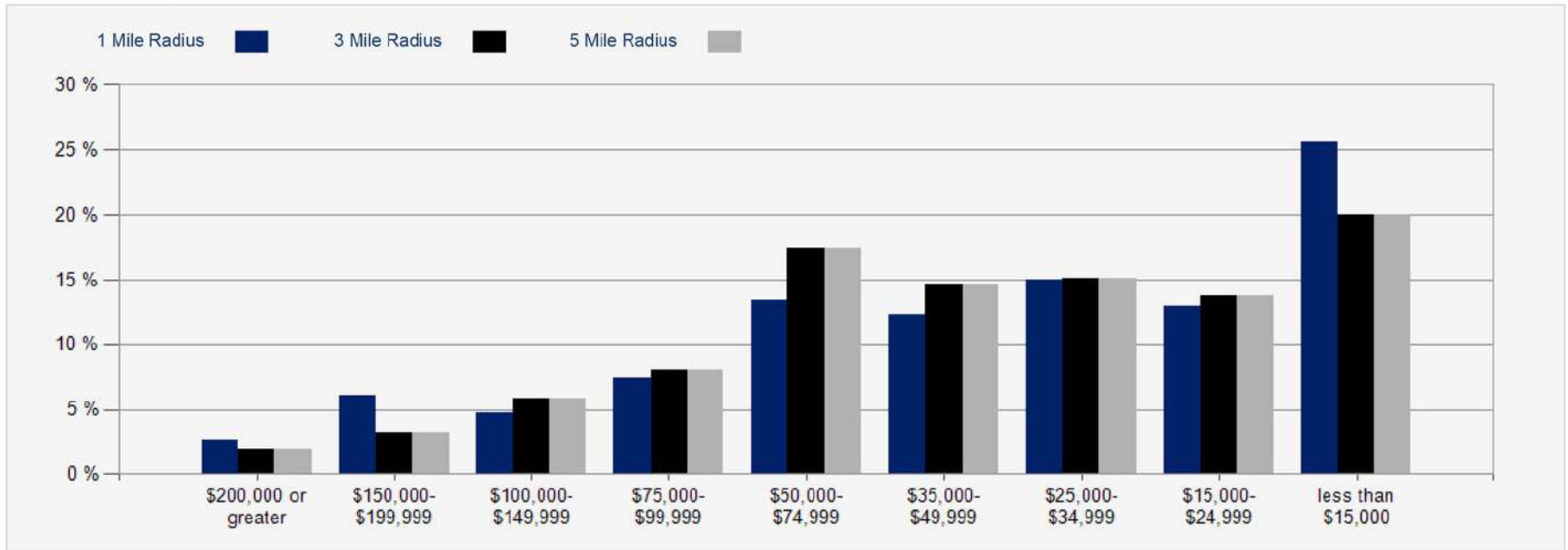
# PROPERTY IMAGES



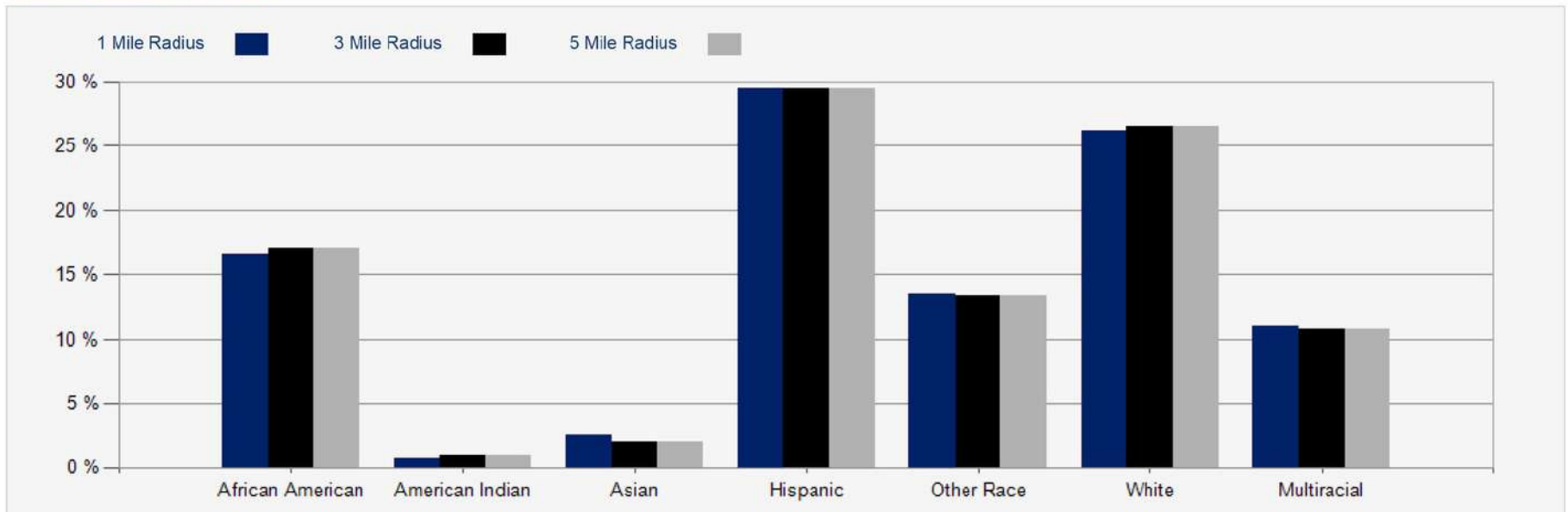
**Raynor Campbell, SIOR**  
(254) 313-0000  
raynor@raynorcampbellcre.com

# DEMOGRAPHIC CHARTS

2022 Household Income

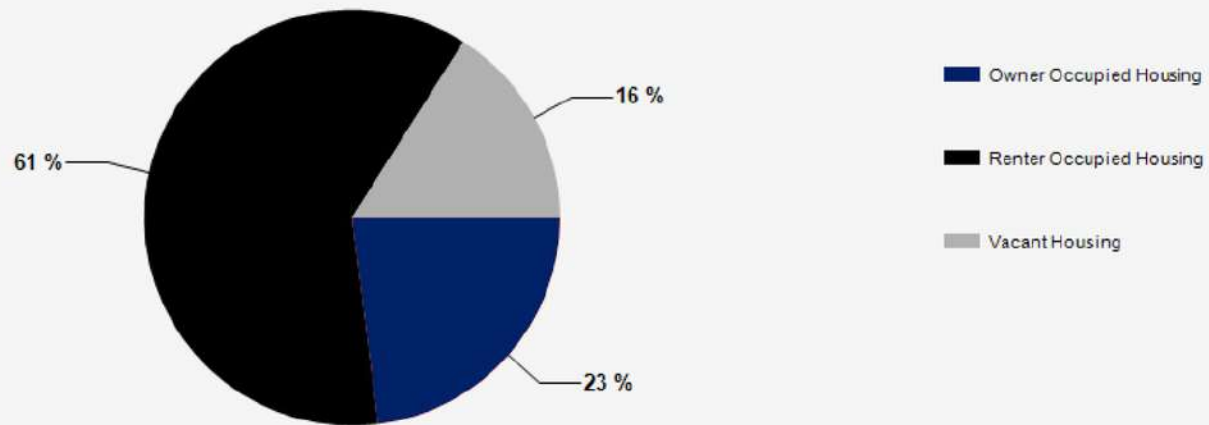


2022 Population by Race

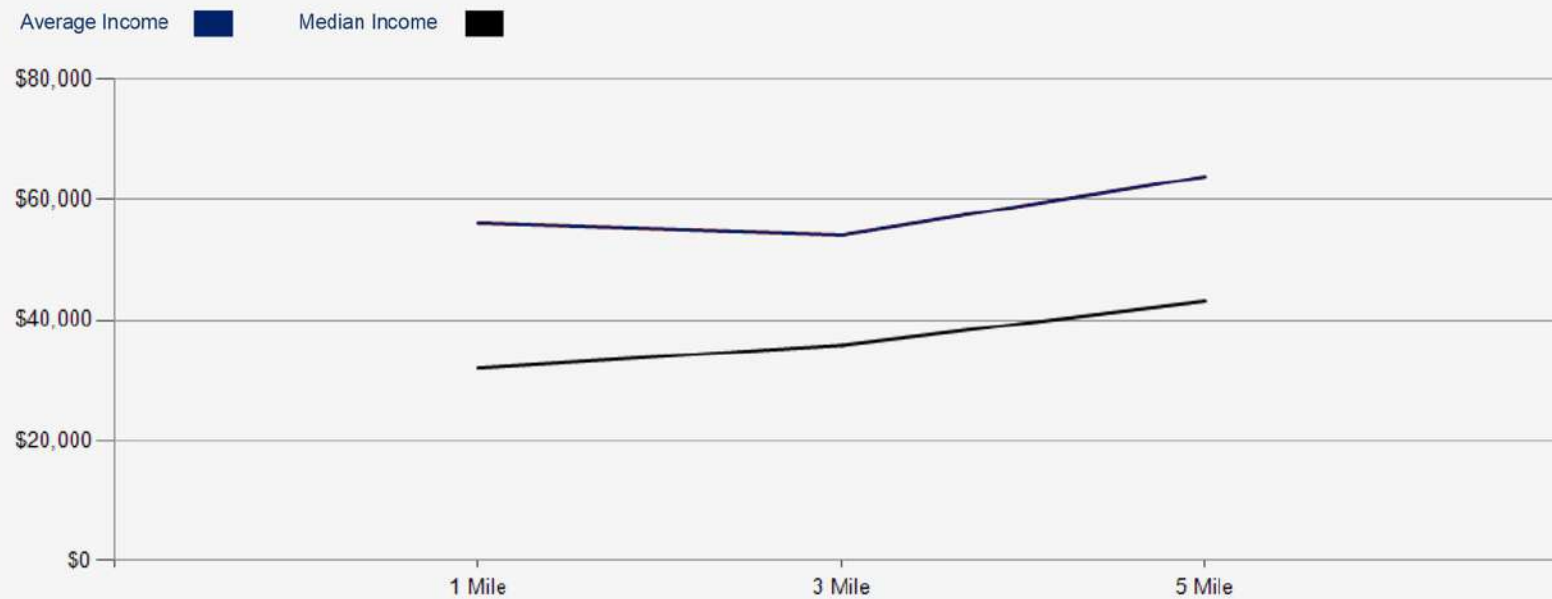


# DEMOGRAPHIC CHARTS

2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median







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**PRESENTED BY:**



**Raynor Campbell, SIOR**

(254) 313-0000

[raynor@raynorcampbellcre.com](mailto:raynor@raynorcampbellcre.com)



## 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.

<b>COLDWELL BANKER COMM JIM STEWART, REALTORS</b>	<b>0590914</b>	<b>COMMERCIAL@JSRWACO.COM</b>	<b>(254) 313-0000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>CB APEX REALTORS, LLC</b>	<b>0590914</b>		
Designated Broker of Firm	License No.	Email	Phone
<b>KATHRYN ANNE SCHROEDER</b>	<b>0269763</b>	<b>KATHY@CBAPEX.COM</b>	<b>(254) 776-0000</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>RAYNOR CAMPBELL</b>	<b>634453</b>	<b>RAYNOR@RAYNORCAMPBELLCRE.COM</b>	<b>(254) 313-0000</b>
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	