



**COLDWELL BANKER
COMMERCIAL**

**JIM STEWART,
REALTORS®**

EXCLUSIVELY OFFERED BY:

CLAY FULLER

501 S 8TH STREET

WACO, TX 76706

FOR LEASE

9,971 SF

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PROPERTY OVERVIEW

501 S 8th St is located in the heart of Downtown Waco's Silo District. Located on a hard corner, directly across from Magnolia Silos and surrounded by current and planned entertainment / tourism centric developments, this is THE opportunity to lease an elite space in Waco, Texas.

The building is rich in Waco history as it was home to the famous Percy Medicine in the early 1900s. Beautifully renovated in 2015, the building has been home to the Findery and The Broiler Room, serving the needs of over 1.8 million tourists annually. The space is complete with intricate design and modern functionality, including exposed brick, overhead conduit and both a freight and passenger elevator. The building consists of two above-ground stories, functional basement, a bar/lounge area and 27 private parking spaces.

Neighbors include Magnolia Silos, Pivovar and The Backyard Bar & Grill.

PROPERTY HIGHLIGHTS

- Located in the heart of the Downtown Waco Silo District
- Two-story building with additional basement
- Preferred C-4 Zoning
- 27 private parking spaces
- Includes built-out bar / lounge area
- Freight and Passenger Elevators

PROPERTY SUMMARY

PROPERTY TYPE

Retail / Entertainment

LOCATION

Downtown Waco, TX

ZONING

C-4

FOR LEASE

Call for Price

LOT SIZE

0.39 Acres

TOTAL BUILDING SIZE

9,971sf

YEAR BUILT/YEAR RENOVATED

1908 / 2015

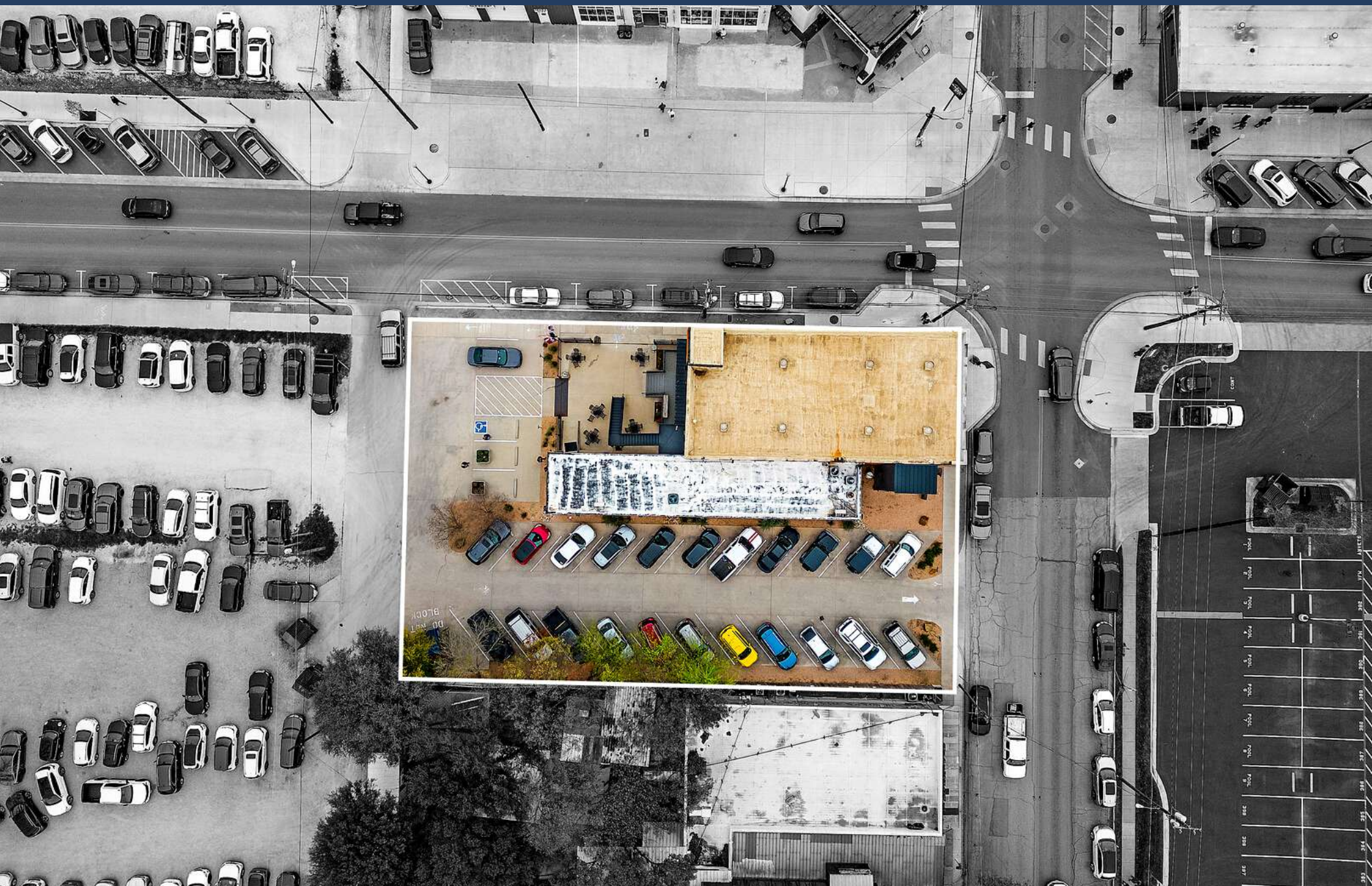


Clay Fuller

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SUBJECT PROPERTY



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AREA MAP



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PHOTO GALLERY



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WACO, TX

Waco is the county seat of McLennan County and is situated on the I-35 corridor between Dallas and Austin. Waco is the home of Chip and Joanne Gains of Fixer Upper and is the place to stop for scores of shops and restaurants galore. The city was founded in 1849 and has a current population of more than 140,000 with nearly 1% growth each year. Waco offers some major attractions, five historic homes, seven recreational venues, and nine arts organizations staging theatrical and musical productions, as well as art exhibitions. The City is the birthplace of Dr Pepper, the Texas Ranger Hall of Fame and Museum and the Texas Sports Hall of Fame. Waco is also home to the Waco Mammoth National Monument, a 100-plus acre stretch of wooded parkland along the Bosque River.

Waco is not only brimming with Texas history, economic opportunity, and a rich variety of cultural experiences, it is also a major seat of higher learning with THREE major colleges in its city limits including: Baylor University, Texas State Technical College and McLennan Community College.

WACO'S ECONOMY:

CONVENIENCE:

- Just 90 minutes to/from Austin & Dallas
- 185 miles to Houston & San Antonio
- Just 3 hours to 85% of Texas population

WORKFORCE:

- 5 local colleges & universities
- 75,000 students within 60 minutes
- Advanced education high school programs

JOBS

- #2 in Texas in job growth
- #7 nationally in job growth
- We have surpassed pre-covid employment numbers

TOURISM:

- 1.8 Million tourists visited in 2022 (over 135% annual tourism growth over the past 7 years)
- Over 1 million hotel rooms booked annually
- 2nd ranked hotel occupancy rate in Texas
- A top-ranked Texas travel destination





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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.

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Sales Agent/Associate's Name

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Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date