



BOUNDARY LINES ARE APPROXIMATE

CLAY FULLER

CALEB LOUDAMY

IH-35 PAD SITE S 12TH ST & DUTTON

20,713 SF

FOR SALE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

Cromwell Commercial Group proudly presents this 20,713 SF site in Waco, Tx. This site provides for excellent visibility from IH-35 that is primed for development. Nearby neighbors include Raising Canes, Velvet Taco, Mod Pizza, Dutch Bros, Chick-fil-A and Whataburger.

The adjacent tract is for sale separately.

- IH-35 S frontage with great visibility
- Convenient access via 12th St underpass from Baylor
- Ingress/egress off of Dutton

PROPERTY HIGHLIGHTS

PROPERTY

IH-35 Pad Site - S 12th St & Dutton

LOCATION

1122, 1124, 1128 & 1130 Dutton Ave, Waco, TX 76706

1100 & 1104 S 12th St, Waco, TX 76706

MARKET

Downtown Waco | IH-35

ZONING

C-3

LOT SIZE

20,713 SF

ASKING PRICE

\$275,000



Clay Fuller

clay@cromwellcommercialgroup.com

Caleb Loudamy

caleb@cromwellcommercialgroup.com

PHOTO GALLERY



Clay Fuller
clay@cromwellcommercialgroup.com

Caleb Loudamy
caleb@cromwellcommercialgroup.com



AVAILABLE
20,713 SF

ADDITIONAL 25,352 SF
AVAILABLE FOR PURCHASE

BOUNDARY LINES ARE APPROXIMATE



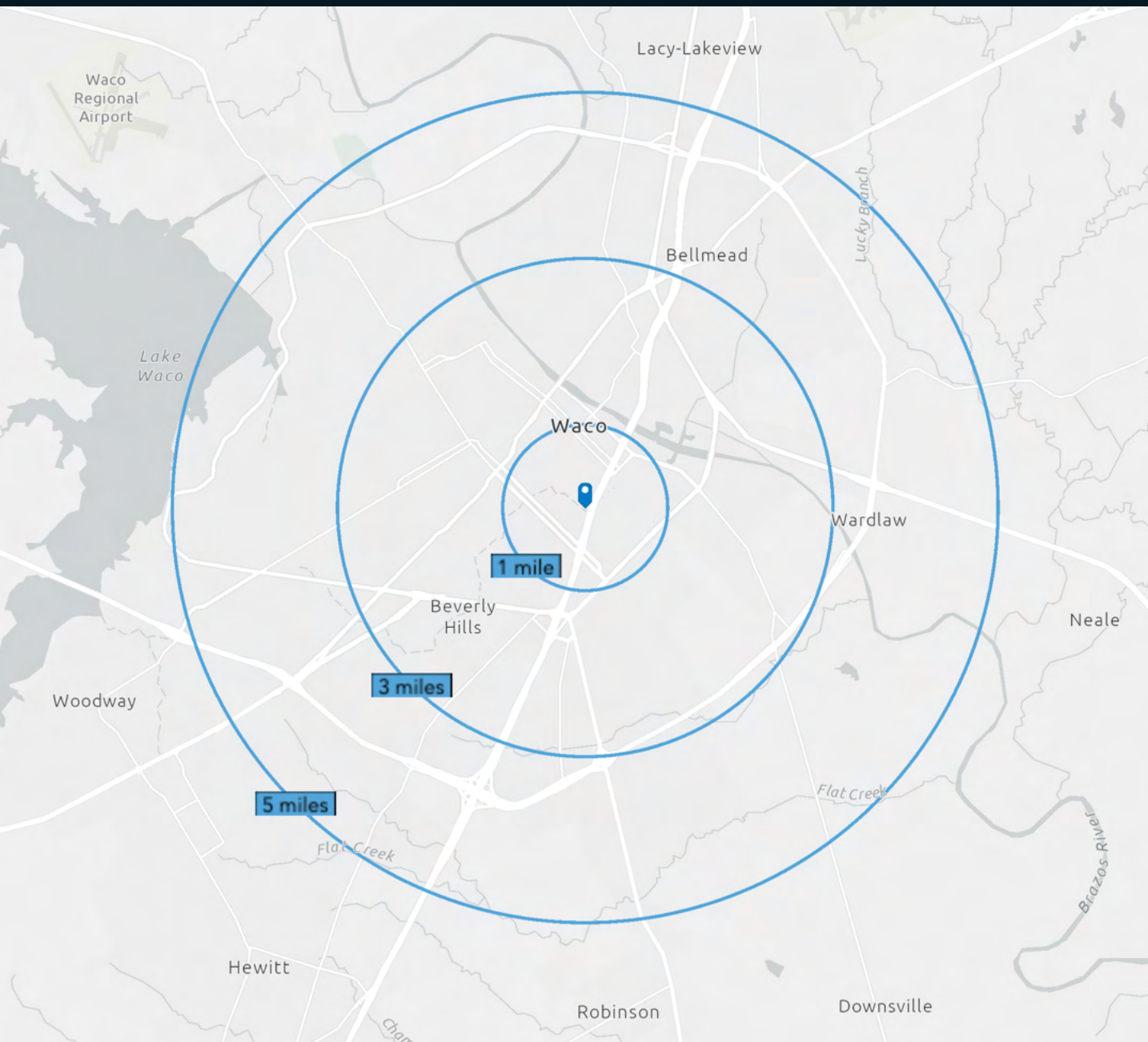
Click to view property



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clay@cromwellcommercialgroup.com

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caleb@cromwellcommercialgroup.com

DEMOGRAPHICS



POPULATION

	-1mi	-3mi	-5mi
2010 Population	16,953	71,420	118,961
2020 Population	17,405	73,859	127,026
2023 Population	17,478	75,683	129,886



Median Age
30

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	5,046	24,187	43,650
2020 Households	5,336	26,177	47,067
2023 Households	5,415	27,116	48,985

MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	\$25,620	35,333	\$42,905

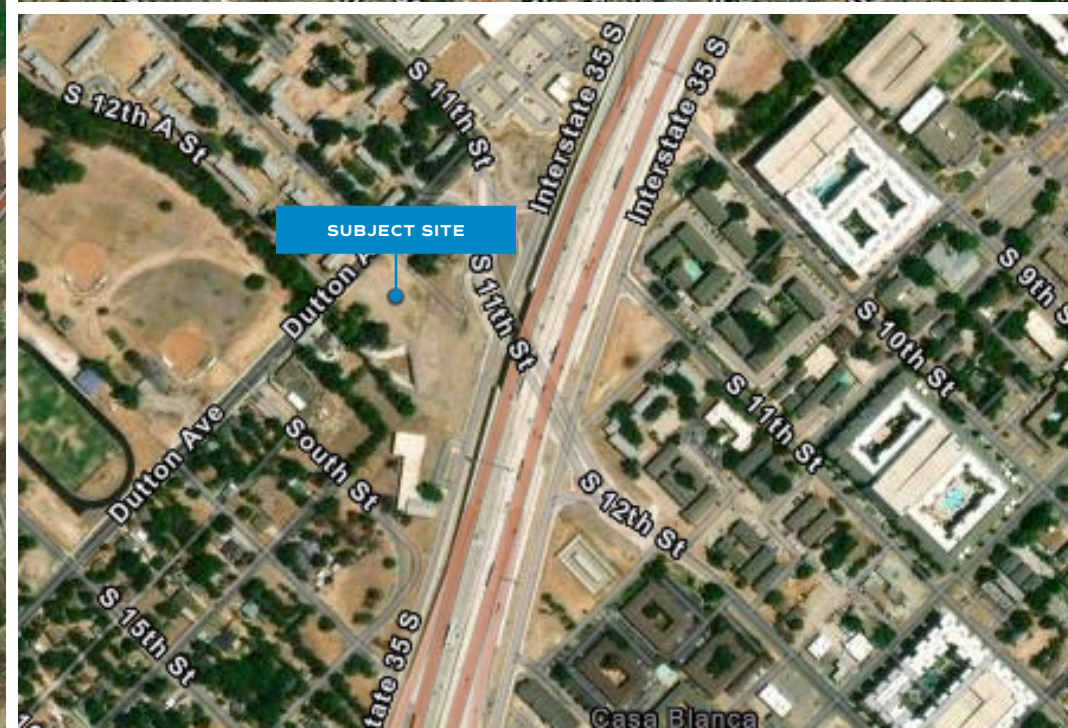
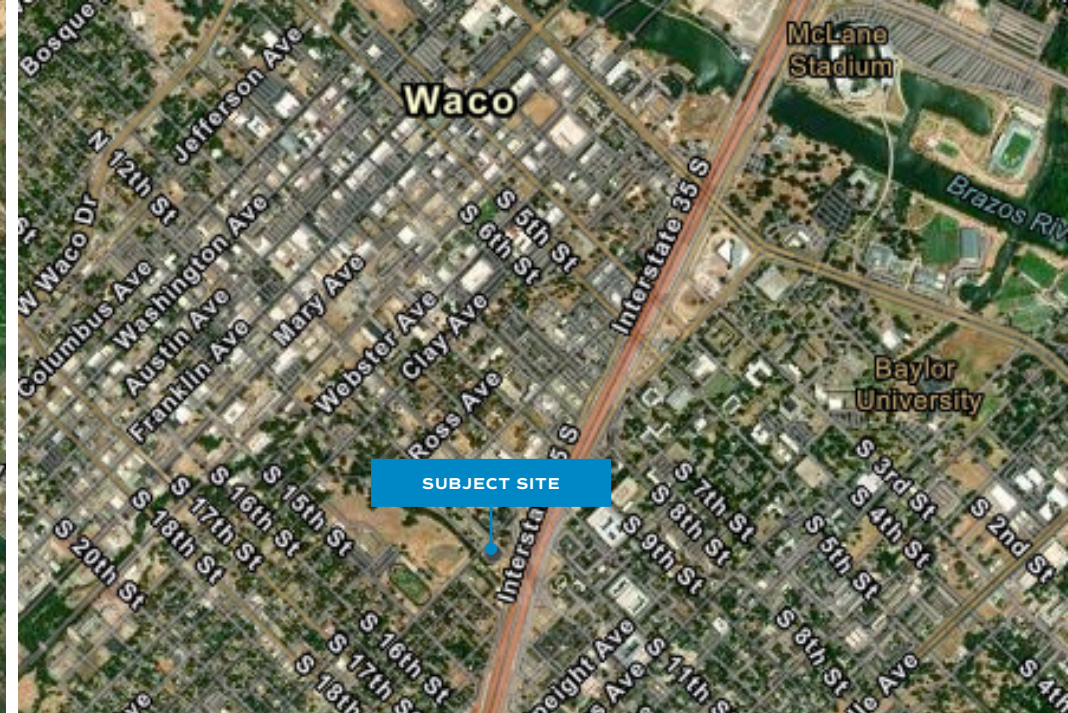
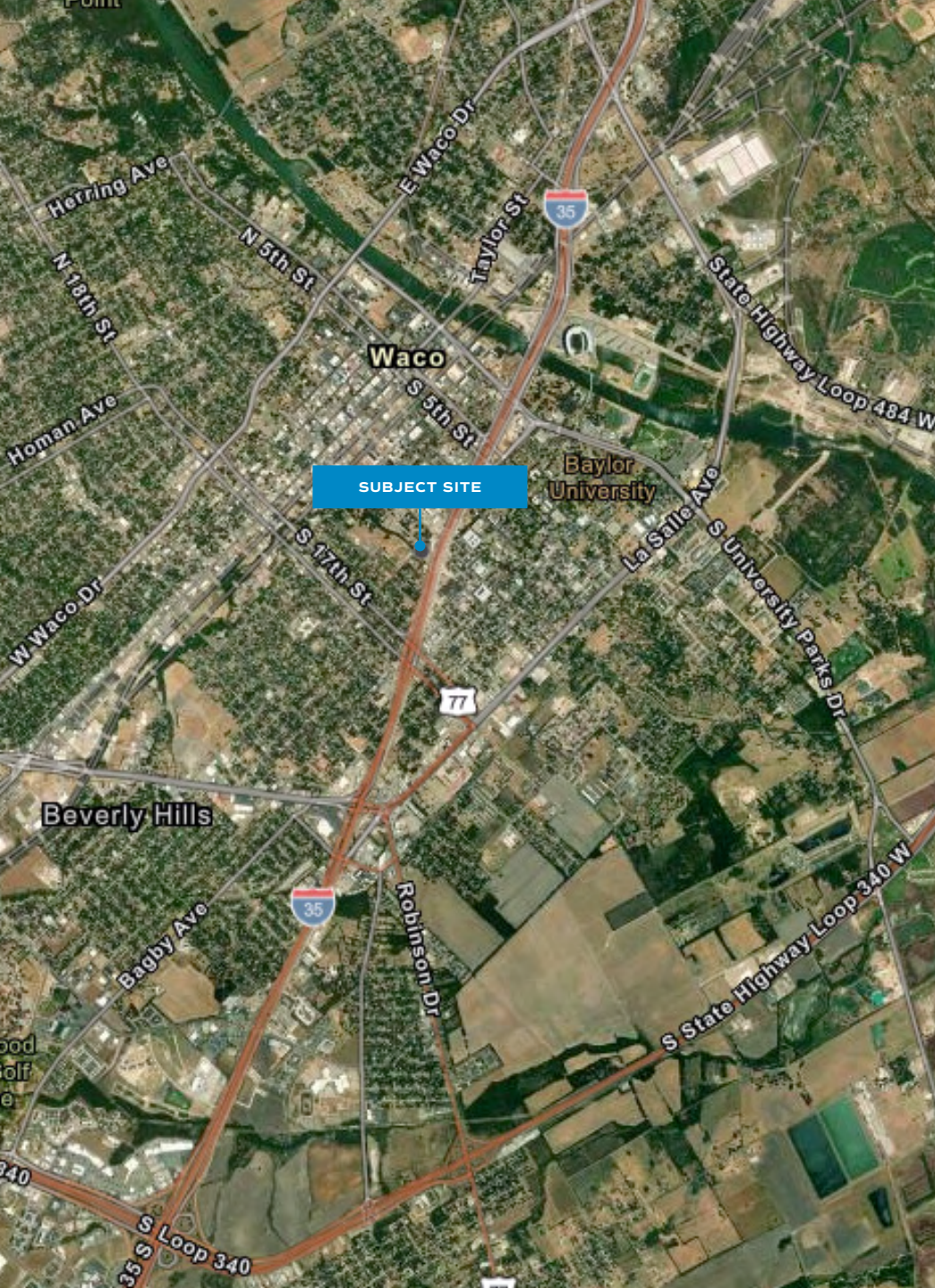
AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	\$40,962	\$52,715	\$63,422



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caleb@cromwellcommercialgroup.com



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clay@cromwellcommercialgroup.com

Caleb Loudamy

caleb@cromwellcommercialgroup.com

CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



CLAY FULLER

C: 512.744.9701

O: 254.313.0000

E: clay@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



CALEB LOUDAMY

C: 254.981.3036

O: 254.313.0000

E: caleb@cromwellcommercialgroup.com

W: 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 Apex, Realtors	0590914	lori@cbapex.com	254-313-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	0590914	lori@cbapex.com	254-313-0000
Designated Broker of Firm	License No.	Email	Phone
Kathy Schroeder	269763	kathy@cbapex.com	254-776-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Clay Fuller	666232	clay@cromwellcommercialgroup.com	254-313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date