



FOR SALE/FOR LEASE

2701 Texas Central Pkwy Waco, TX 76712

WAREHOUSE FACILITY AVAILABLE



LOCATION DESCRIPTION

Located in Texas Central Industrial Park, just minutes from I-35, Highway 84 and Loop 340, this is the perfect area for distribution/warehousing in the greater Waco area. It features easy access to all major roads in and out of Waco, as well as quick access around town. Neighboring Companies include: Amazon, Holt Cat, Caterpillar, Abbvie, Poly Glass, Sonoco, Envases, Hello Bello, and Glaziers. Property includes additional 2.2 acres vacant land for future expansion or yard space.

OFFERING SUMMARY

Sale Price:	Undisclosed
Lease Rate:	\$9,00 SF/yr (NNN)
Available SF:	60,765 SF
Lot Size:	9.8 Acres
Year Built:	2008

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	837	42,724	76,991
Total Population	2,089	106,236	189,238
Average HH Income	\$69,646	\$66,745	\$60,982

The information contained herein is derived from sources deemed reliable, but no warranty or representation is made or assumed for the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, or physical or familial status.

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PAT FARRAR
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2701 Texas Central Pkwy Waco, TX 76712

LOCATION INFORMATION

Street Address	2701 Texas Central Pkwy Waco, TX 76712
City, State, Zip	Waco, TX 76712
County	McLennan

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	M2
Lot Size	9.8 Acres
APN #	36-040706-000502-0
Rail Access	No

BUILDING INFORMATION

Building Size	60,765 SF
Tenancy	Single
Ceiling Height	28' to 30'
Minimum Ceiling Height	6
Office Space	9,394 SF
Dock High/Grade Level Doors	6(DH)/4(GL)
Year Built	2008
Column Space	50 ft
Fire System	Wet
Exterior Walls	Concrete/Metal
Mezzanine (concrete)	9,141

PARKING

Parking Type	Surface
Main Parking Lot	88 spaces
Fenced in Parking Lot	35 Trailer/ 9 Utility/30 Passenger
Covered Staging Area	43' X 92'

UTILITIES

Power	400 Amp 277/480V 3-phase
Gas	1 1/2" line (Atmos)
Water	2" line (City of Waco)

DISTANCE FROM WACO

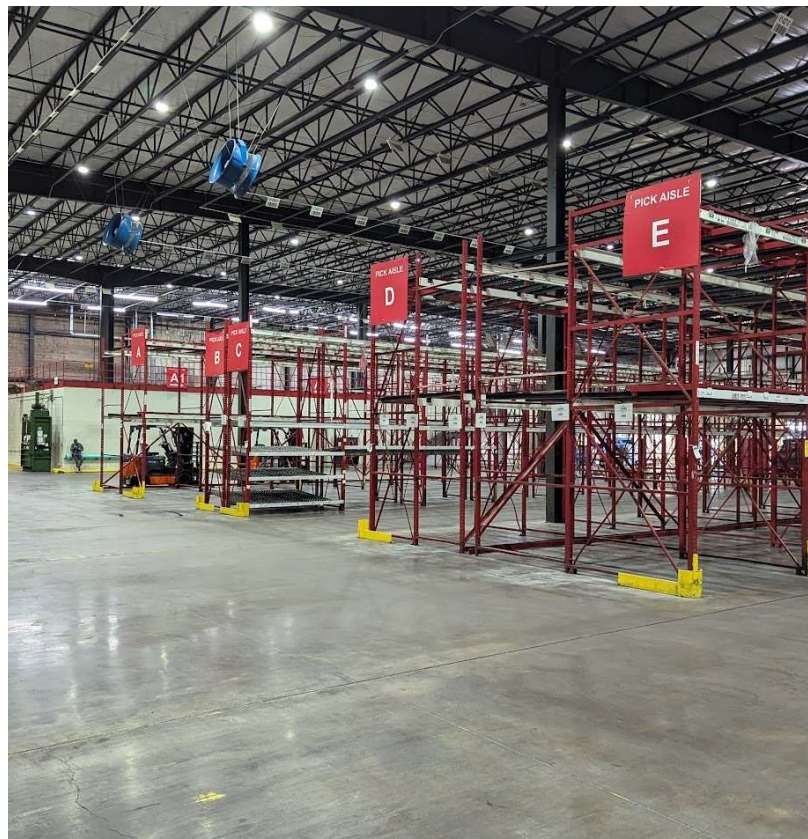
Dallas/Fort Worth	96 Miles
Austin	102 Miles
San Antonio	180 Miles
Houston	185 Miles
Laredo	336 Miles

POPULATION AND LABOR FORCE

MSA Population	301,825
McLennan County Population	263,608
MSA Workforce	142,669

EDUCATION

Baylor University	20,824 Students
McLennan County CC	8,027 Students
TSTC	10,601 Students



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LOCATION MAP

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WAREHOUSE/MANUFACTURING/DISTRIBUTION FACILITY

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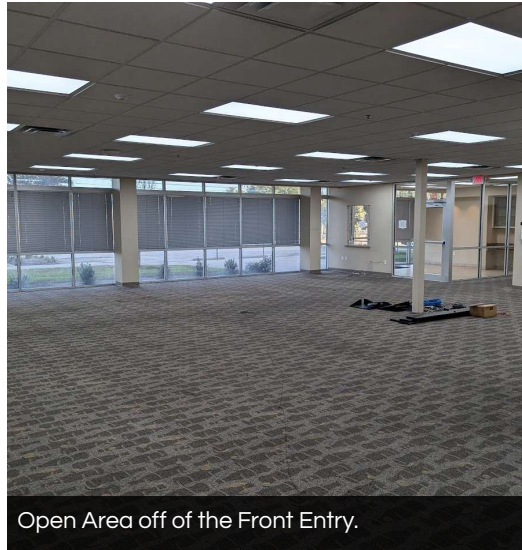


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Front Entry



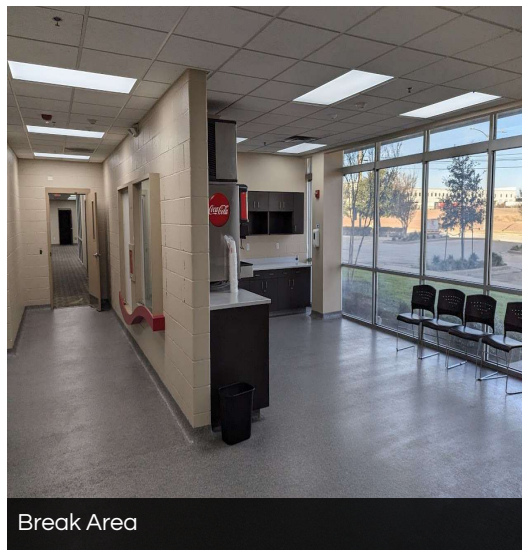
Open Area off of the Front Entry.



Training Room



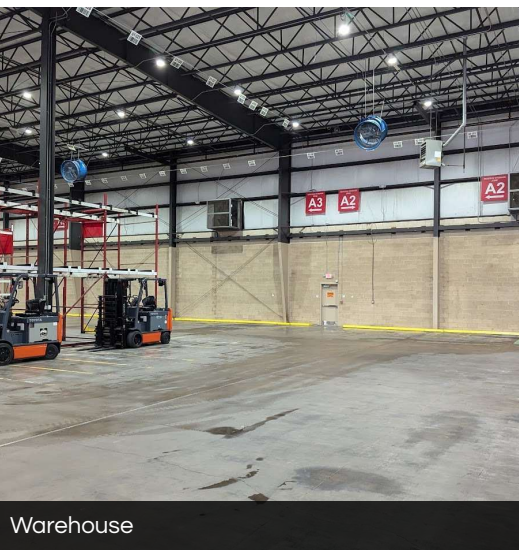
Driver Collection Area



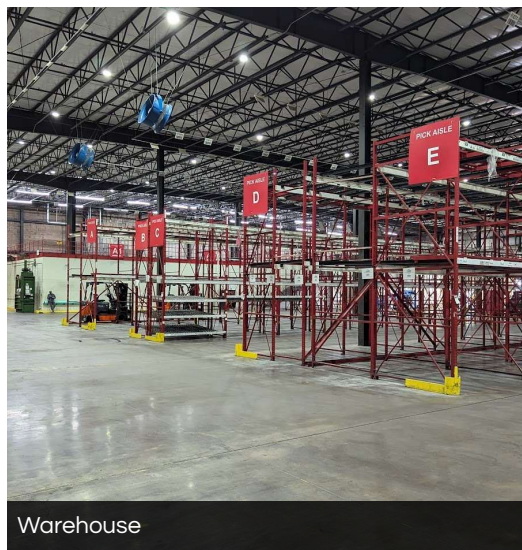
Break Area



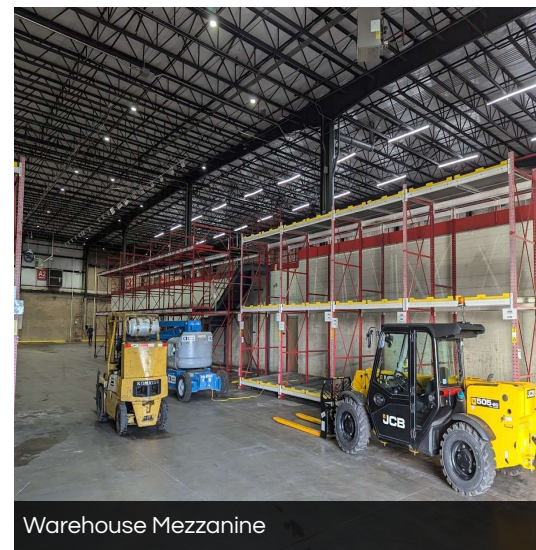
Executive Offices



Warehouse



Warehouse



Warehouse Mezzanine

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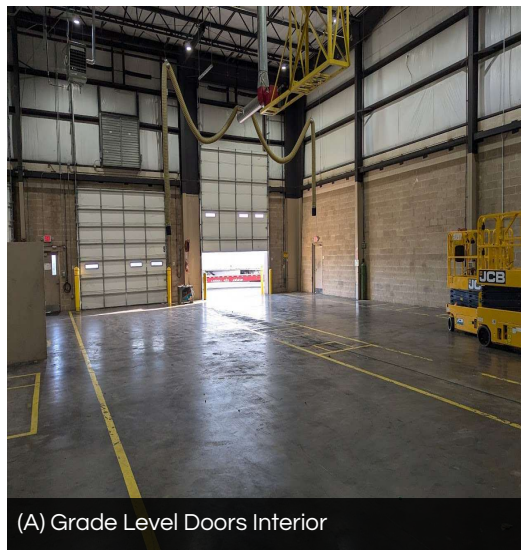
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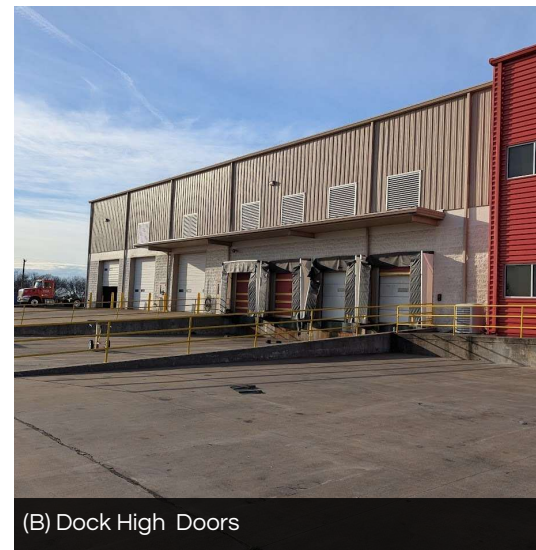
Door Layout



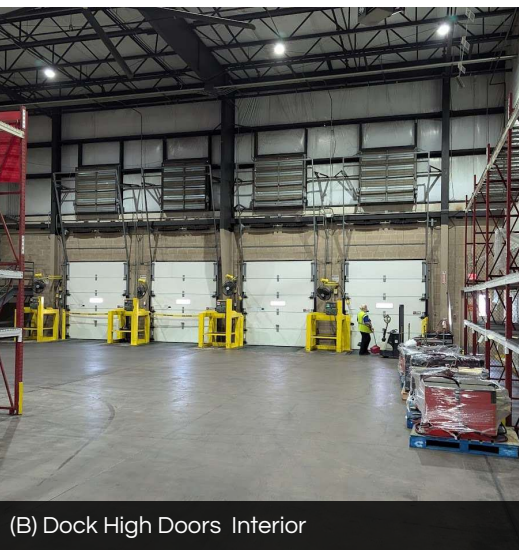
(A) Grade Level Doors



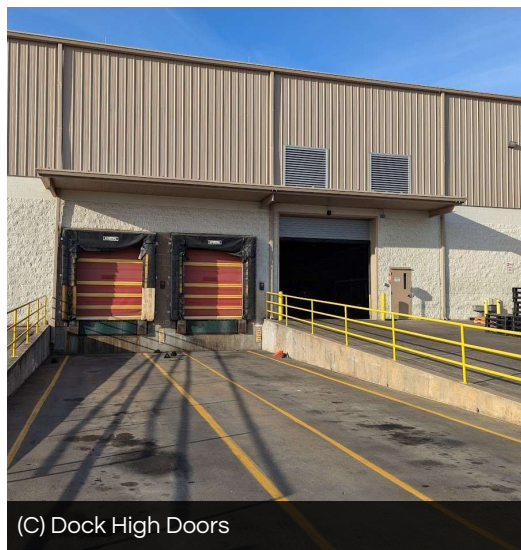
(A) Grade Level Doors Interior



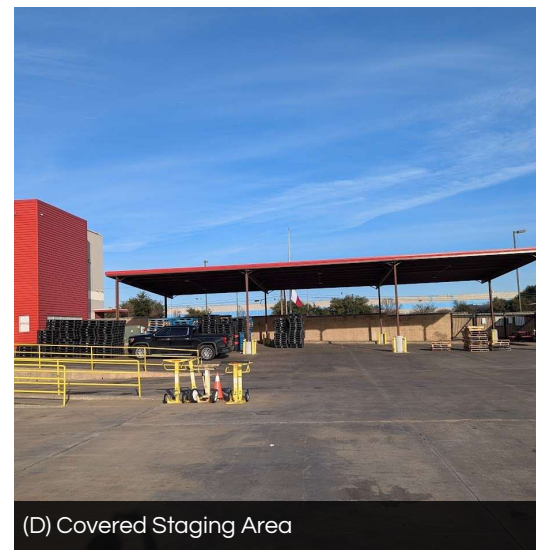
(B) Dock High Doors



(B) Dock High Doors Interior



(C) Dock High Doors



(D) Covered Staging Area

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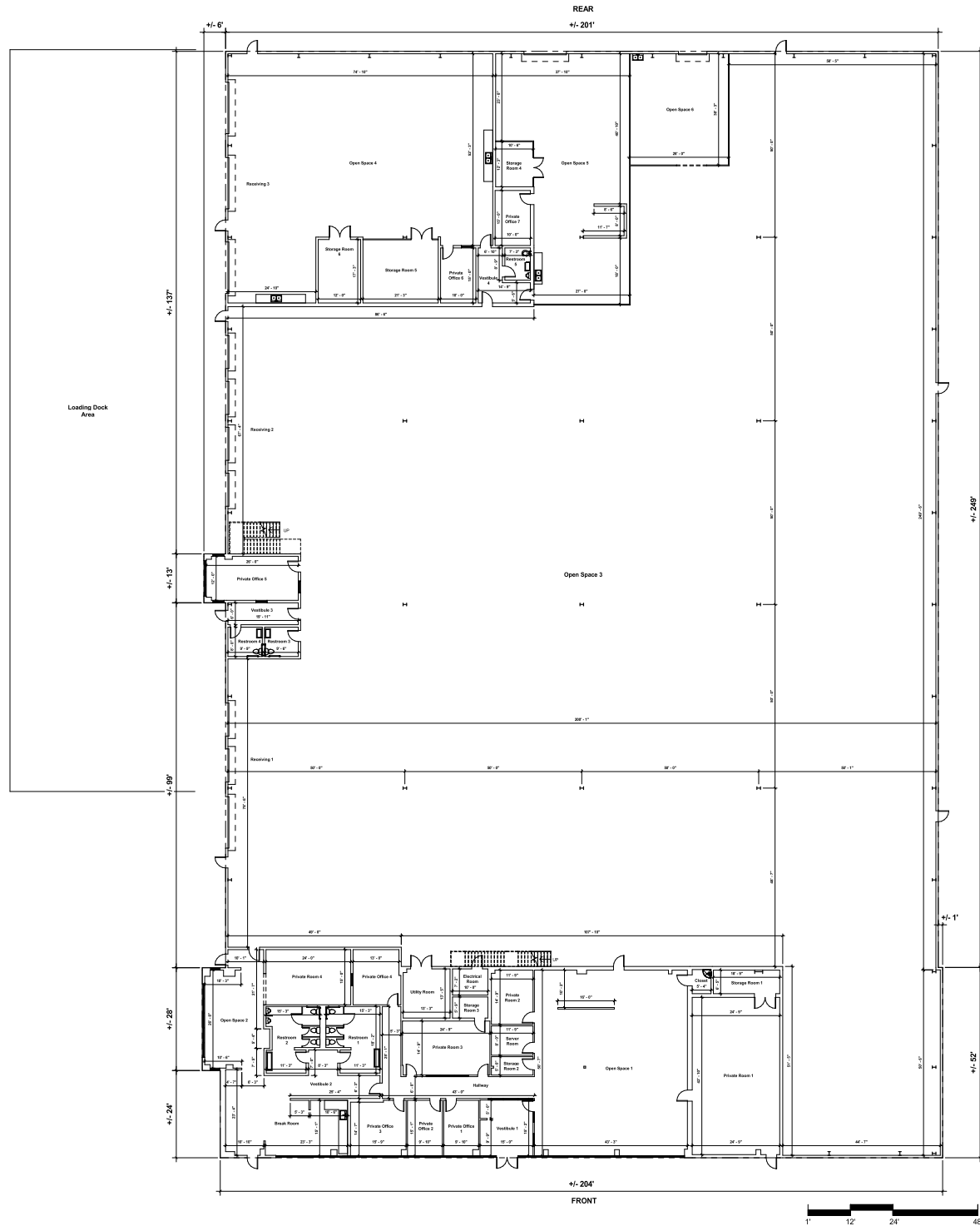




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FLOOR PLAN



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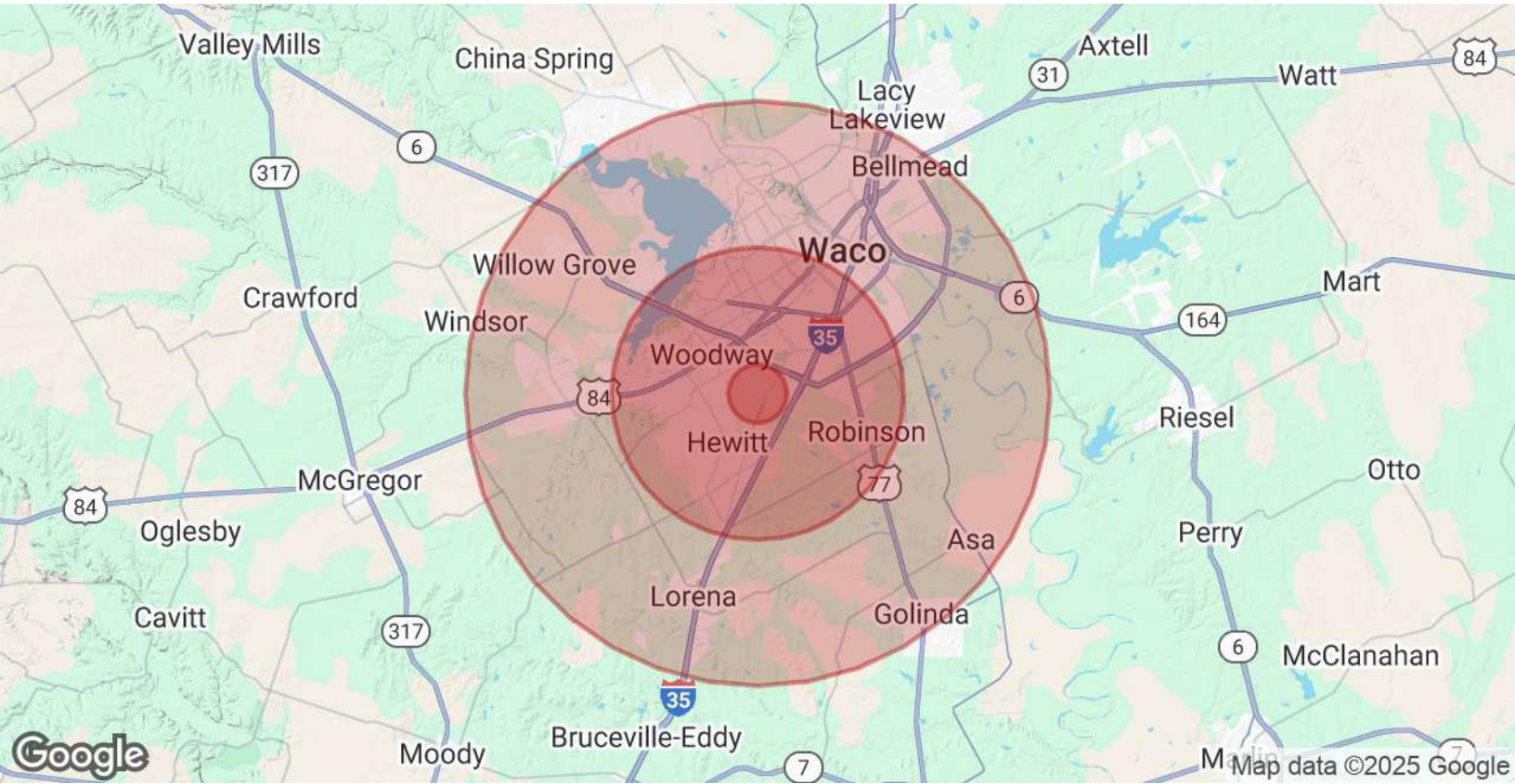
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,089	106,236	189,238
Average Age	37.4	34.8	34.6
Average Age (Male)	37.3	33.2	32.8
Average Age (Female)	40.1	36.5	36.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	837	42,724	76,991
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$69,646	\$66,745	\$60,982
Average House Value	\$191,277	\$148,809	\$144,308

2020 American Community Survey (ACS)

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11-2-2015



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:
 - 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jim Peevey	419000	jim@reidpeevey.com	(254) 752-9500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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