

PRIME COMMERCIAL PROPERTY

WITH ESTABLISHED ARCHERY & SHOOTING RANGES

5500 FRANKLIN AVENUE - WACO, TX



TRANSWORLD®
Commercial Real Estate



FOR SALE

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



PRESENTED BY:

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OVERVIEW

Prime Commercial Property with Established Archery & Shooting Ranges
5500 Franklin Avenue - Waco, TX

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Property Summary

- | | | |
|-----------------------------------|---------------------------|-----------------------|
| • Property Condition: C | Parking Number: 31 | Zoning: M- 2 |
| • Property Type: Retail | Building Status: Existing | Parking (Handicap): 2 |
| • Sale Type: Owner User | Total Floors: 2 | Surface: Concrete |
| • Total Available Area: 15,000 SF | Year Build: 1986 | Docks: 2 |
| • Land Area: .56 Acres | | |

Property Overview

The property at 5500 Franklin Avenue, Waco, Texas is a 15,000-square-foot commercial building situated on approximately 0.56 acres. Constructed in 1986, this two-story structure features durable tilt-wall construction and a concrete parking lot with 31 spaces, including 2 ADA-compliant spots. Positioned along Franklin Avenue, one of Waco's key commuting corridors, the site enjoys high traffic counts and exceptional visibility.

This versatile property is currently home to a well-established archery and sporting goods store, with both pistol and archery ranges located on the second floor. Standard 12-foot ceilings and a flexible layout provide future adaptability for a variety of uses.

Designed to support both business operations and office functions the property includes six offices & kitchenette with the main office featuring a private bathroom and shower. There are five ADA-compliant bathrooms located throughout the building for user convenience. For logistics and operations, the facility is equipped with two overhead grade-level doors.

A distinctive feature is the 288 SF weatherproof bunker, ideal for secure storage or specialty use. This property is 100% owner-occupied and offers a rare opportunity, this property offers a rare opportunity for an owner-user or investor seeking a custom-built, multi-functional space in a high-growth market.

Location Overview

Waco, Texas: A Thriving Central Texas Hub:

Situated along Interstate 35, Waco, Texas, is a rapidly growing city strategically located between Dallas and Austin. Known for its strong economy, rich history, and vibrant tourism industry, Waco offers a dynamic mix of business opportunities and lifestyle amenities.

Home to Baylor University, Waco attracts a steady influx of students, professionals, and visitors, fueling demand for retail, commercial, and residential developments. The city is also famous for Magnolia Market at the Silos, drawing millions of visitors annually, along with attractions like the Dr Pepper Museum, Cameron Park Zoo, and the Texas Ranger Hall of Fame.

With a diverse economy driven by healthcare, education, manufacturing, and logistics, Waco benefits from a business-friendly environment, affordable real estate, and continued infrastructure growth. Its central location and strong transportation networks make it an ideal spot for commerce and investment, offering excellent accessibility for businesses and residents alike.

M-2 Zoning:

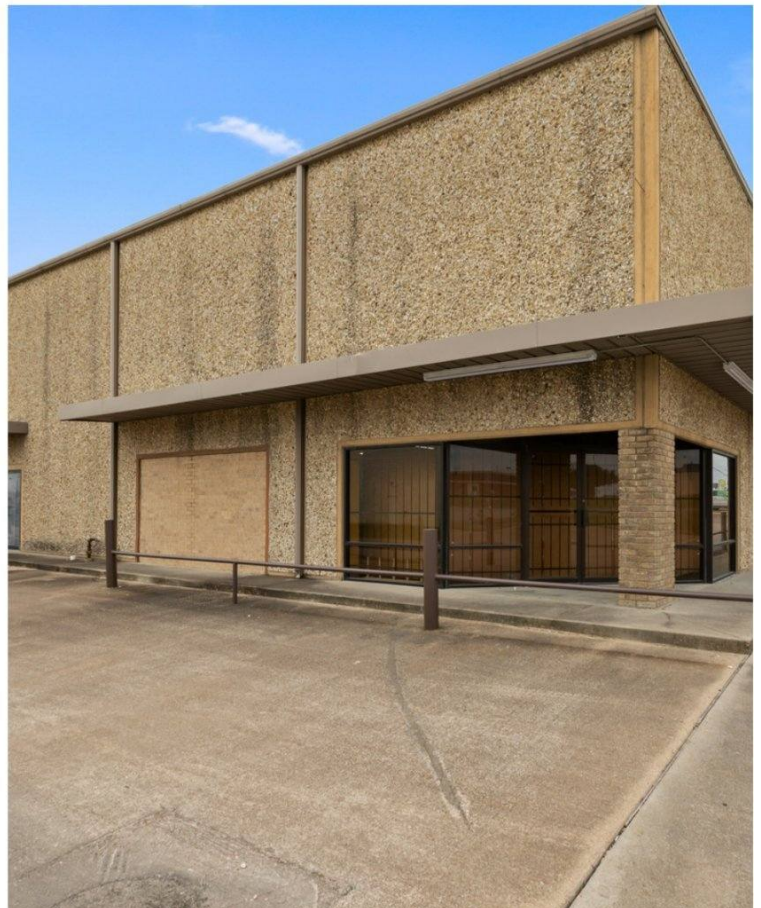
In Waco, Texas, the M-2 Light Industrial District is designated to accommodate a broad range of industrial activities that operate without causing nuisances to surrounding areas. This zoning classification permits various industrial and compatible related uses.

For a comprehensive understanding of the M-2 zoning regulations, including a detailed list of permitted uses and development standards, please refer to the City of Waco's Code of Ordinances.

PROPERTY PHOTOS

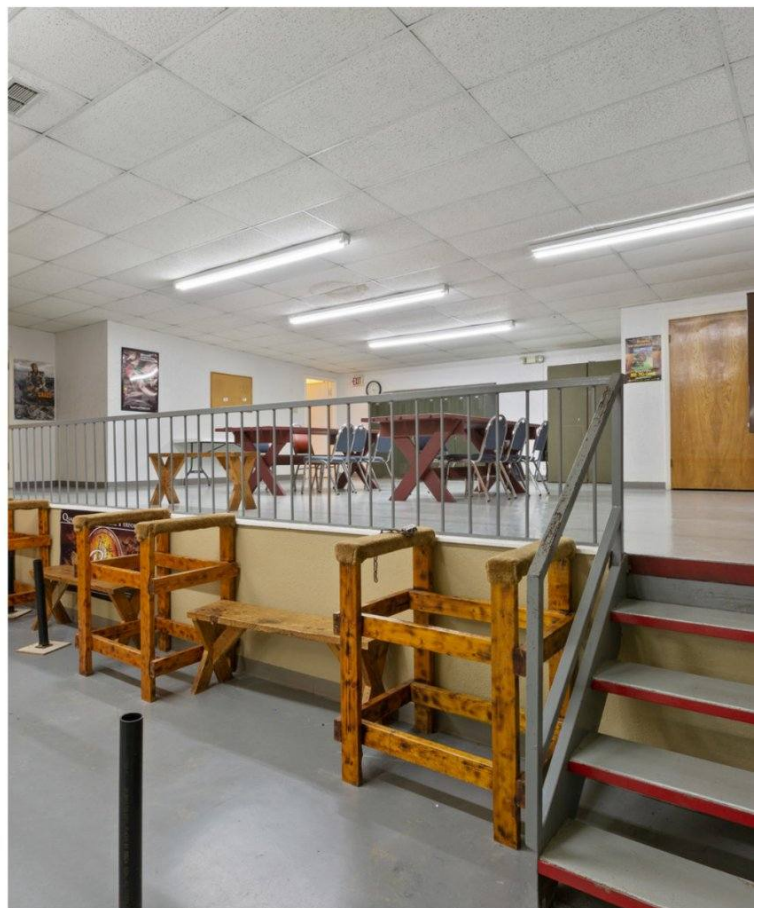
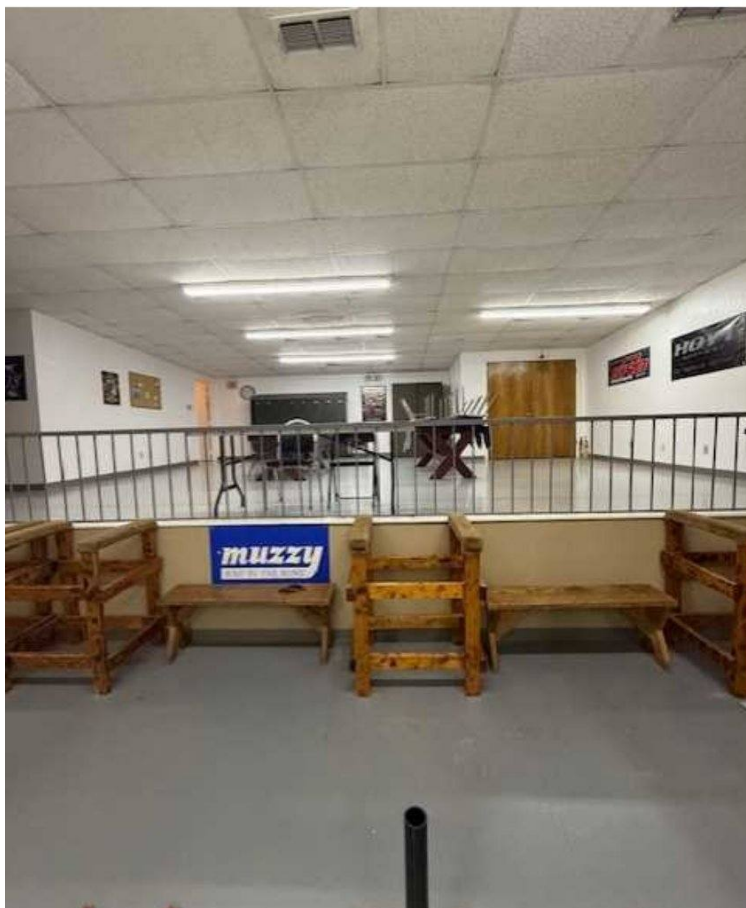
5500 Franklin Avenue
Waco, TX 76710

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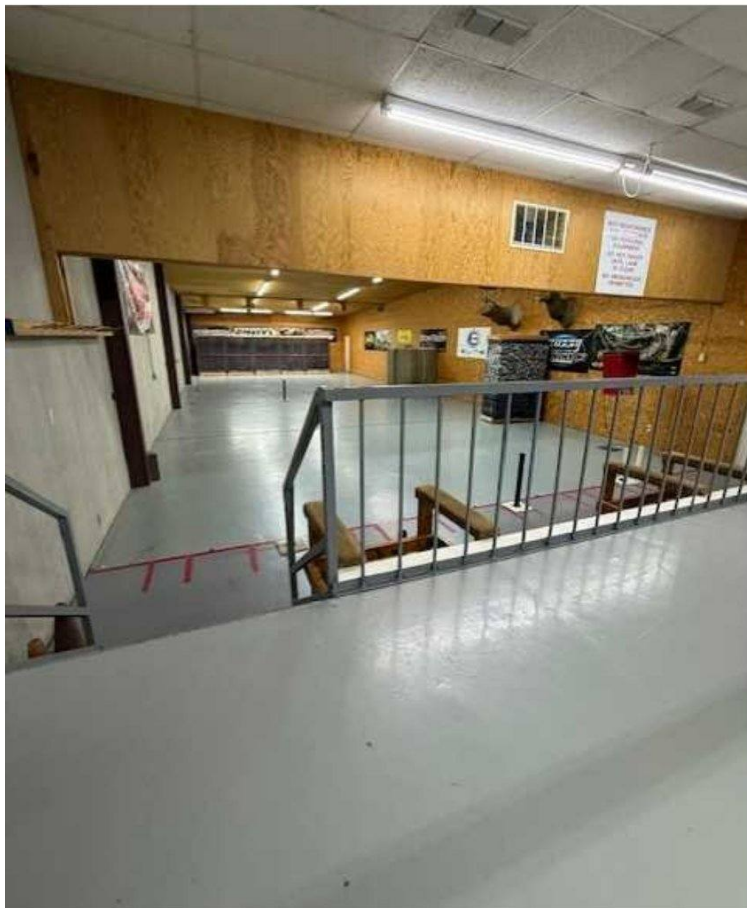
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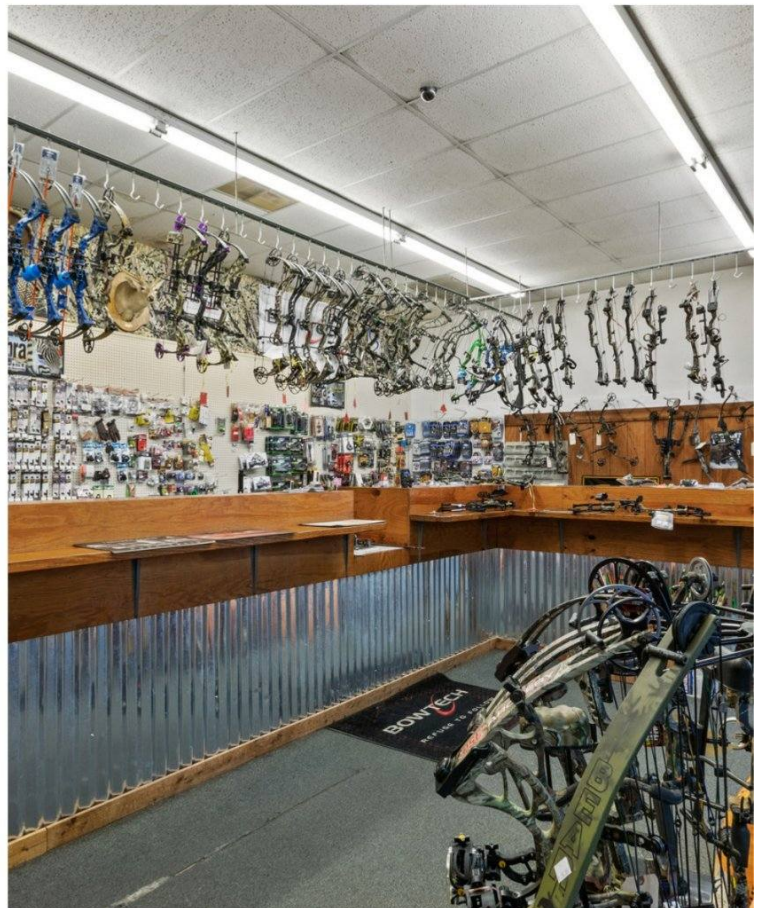
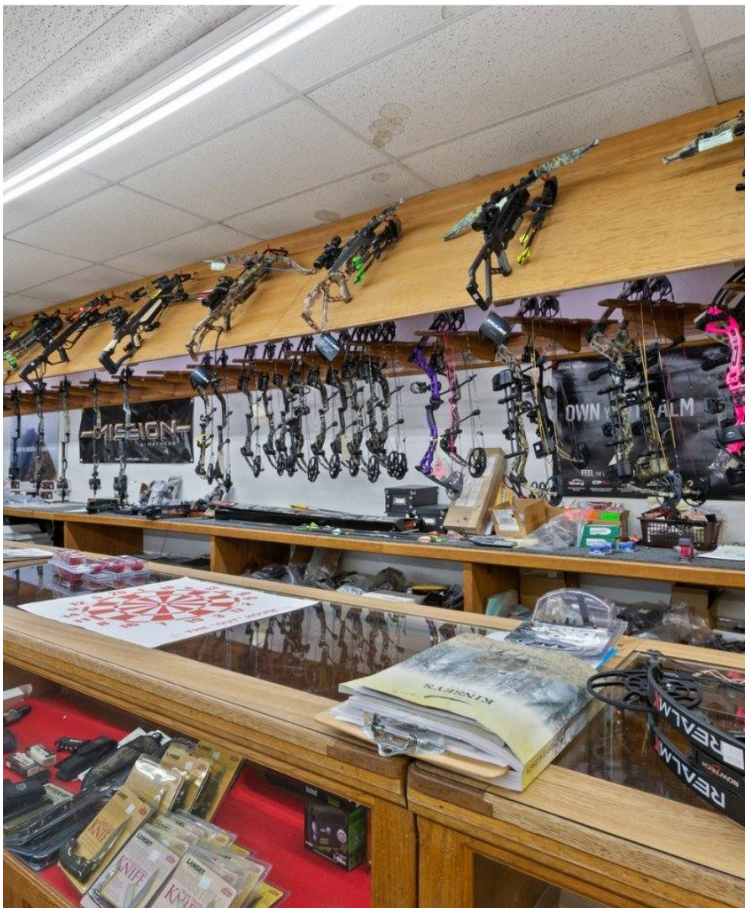
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PROPERTY PHOTOS

5500 Franklin Avenue
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PROPERTY PHOTOS

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PROPERTY PHOTOS

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FRANKLIN AVENUE



SECTION I

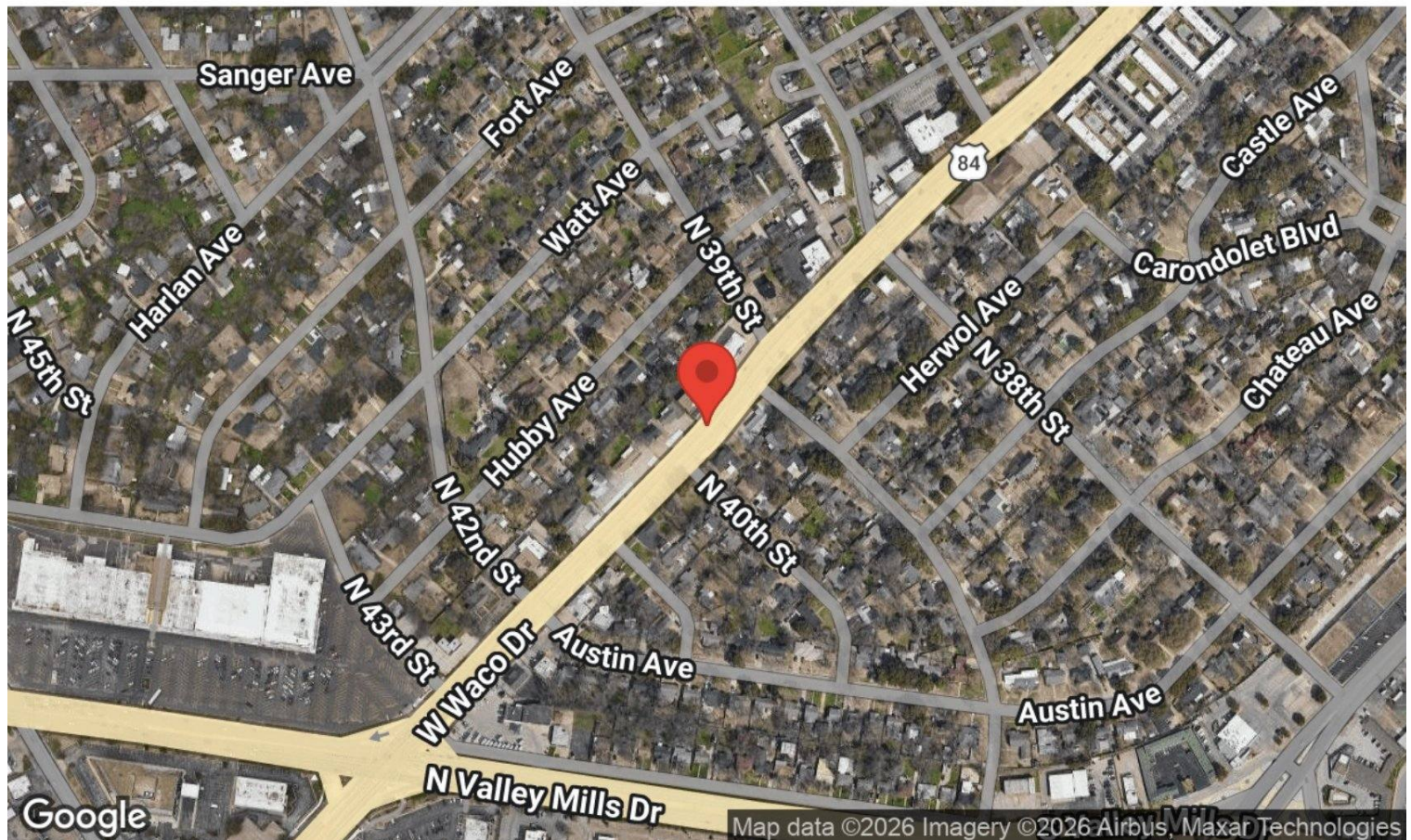
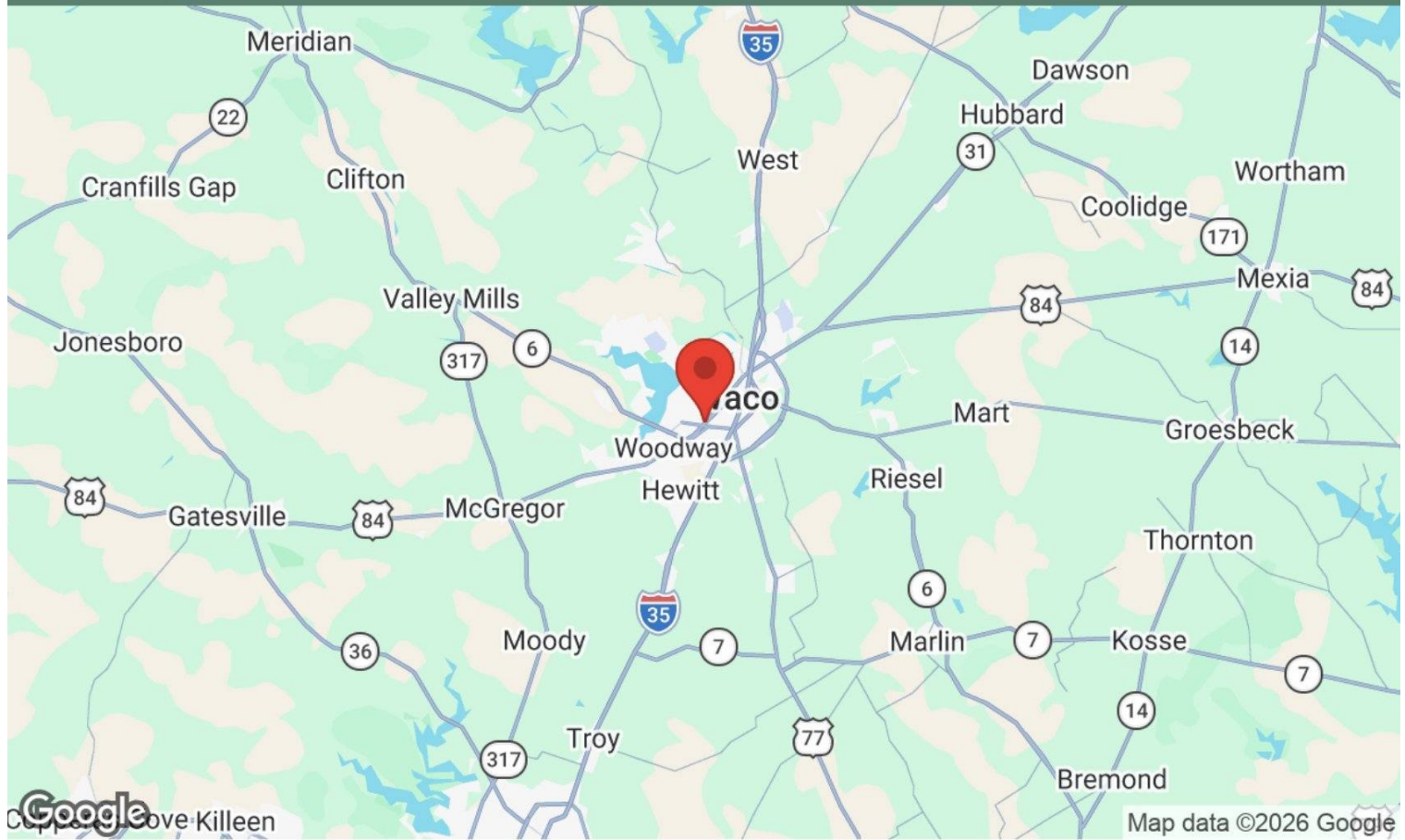
Maps / Demographics



LOCATION MAPS

5500 Franklin Avenue
Waco, TX 76710

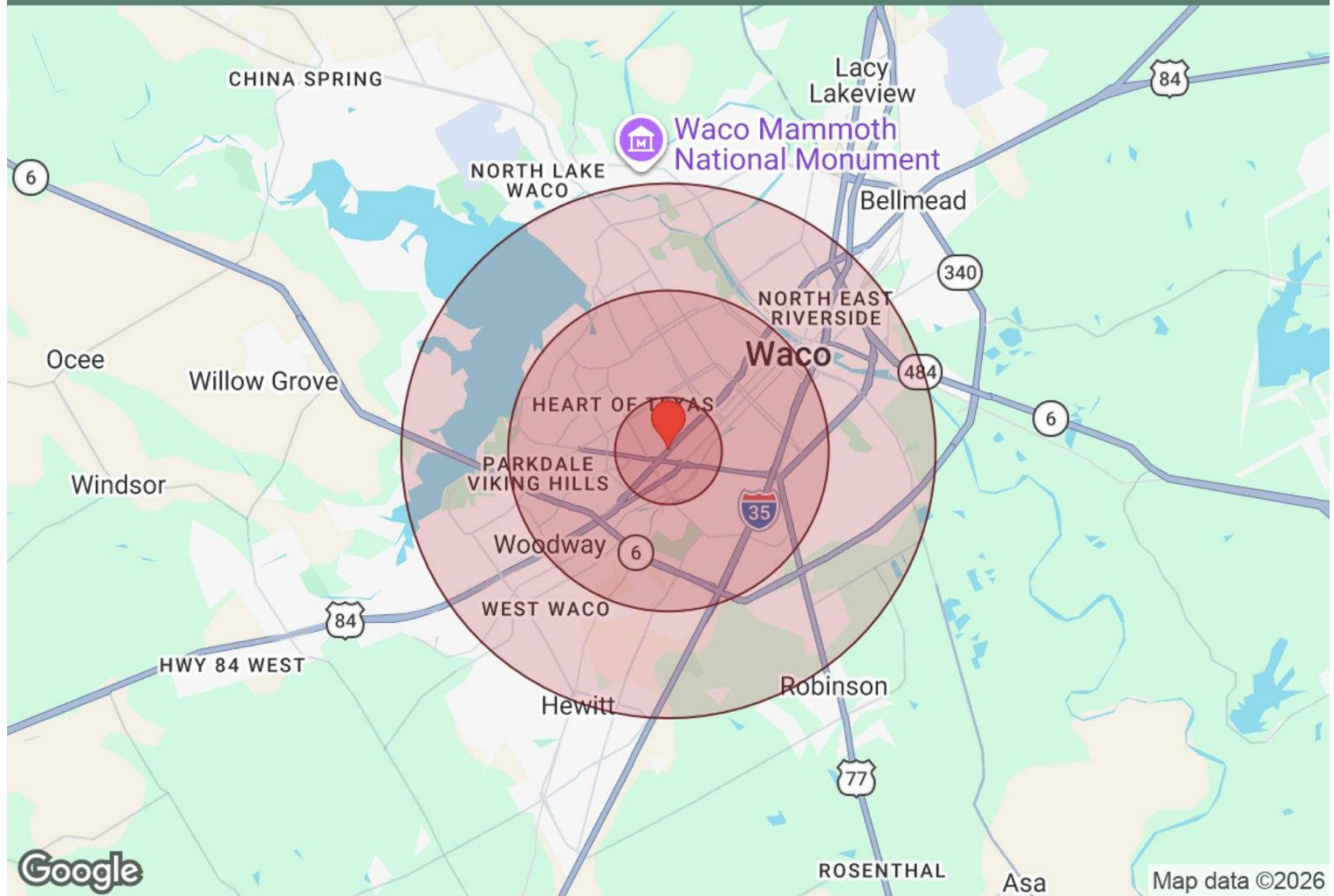
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DEMOGRAPHICS

5500 Franklin Avenue
Waco, TX 76710

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Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,537	40,858	64,797
Female	4,771	44,312	71,586
Total Population	9,308	85,170	136,383

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,163	36,598	62,927
Black	1,574	14,734	24,508
Am In/AK Nat	17	145	259
Hawaiian	1	26	41
Hispanic	3,322	30,397	42,020
Asian	84	1,618	3,655
Multiracial	144	1,550	2,755
Other	2	102	205

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,111	36,748	58,723
Occupied	3,680	32,892	52,896
Owner Occupied	1,718	14,348	22,777
Renter Occupied	1,962	18,544	30,119
Vacant	431	3,856	5,827

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,890	16,809	26,001
Ages 15 - 24	1,416	17,838	30,221
Ages 25 - 54	3,742	31,495	47,723
Ages 55 - 64	998	7,871	12,505
Ages 65+	1,262	11,156	19,933

Income	1 Mile	3 Miles	5 Miles
Median	\$50,855	\$53,471	\$54,965
Under \$15k	447	4,125	7,258
\$15k - \$25k	211	2,840	4,743
\$25k - \$35k	540	3,794	5,596
\$35k - \$50k	622	4,739	6,911
\$50k - \$75k	602	6,152	9,389
\$75k - \$100k	484	3,950	6,273
\$100k - \$150k	514	4,036	6,658
\$150k - \$200k	110	1,335	2,539
Over \$200k	152	1,920	3,528

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INFO. ABOUT BROKERAGE SERVICES

5500 Franklin Avenue
Waco, TX 76710

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NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

EXHIBIT "C"

11-2-2015



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensee 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:
 - 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
STEPHEN COLEMAN	792728	SCOLEMAN@TRANSWORLDCRE.COM	(972)684-0135
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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