

## 2026 New Development

133 N Lacy Dr, Waco, TX 76705



**Ahmad Mohammad**

Black Sea Equities

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(817) 901-1812



## 2026 New Development

Upon Request

Brand-new commercial flex development now pre-leasing at 133 N Lacy Dr in Waco, TX. This ±8,400 SF project offers modern retail, showroom, warehouse, and flex commercial space with prime highway frontage, strong visibility, and flexible layouts designed for a variety of business uses. Features include street-facing storefronts, three-phase power, convenient access, and a professional modern design in one of Waco's rapidly growing commercial corridors. Ideal for retail, contractor, service, and warehouse users seeking high-exposure space....

- Brand New Construction
- Street-facing retail / showroom units
- Excellent access to major roads and surrounding areas



|              |              |
|--------------|--------------|
| Rental Rate: | Upon Request |
|--------------|--------------|

|                |      |
|----------------|------|
| Property Type: | Flex |
|----------------|------|

|                   |          |
|-------------------|----------|
| Property Subtype: | Showroom |
|-------------------|----------|

|                 |   |
|-----------------|---|
| Building Class: | A |
|-----------------|---|

|                         |          |
|-------------------------|----------|
| Rentable Building Area: | 8,400 SF |
|-------------------------|----------|

|                      |          |
|----------------------|----------|
| Construction Status: | Proposed |
|----------------------|----------|

|                 |              |
|-----------------|--------------|
| Rental Rate Mo: | Upon Request |
|-----------------|--------------|

## 1st Floor Ste A

|                 |                  |
|-----------------|------------------|
| Space Available | 1,505 SF         |
| Rental Rate     | Upon Request     |
| Contiguous Area | 8,400 SF         |
| Date Available  | To Be Determined |
| Service Type    | Triple Net (NNN) |
| Office Size     | 420 SF           |
| Space Type      | Relet            |
| Space Use       | Flex             |
| Lease Term      | Negotiable       |

Now Leasing | Brand New Commercial Flex Development | Waco, TX  
Property Description  
Now Pre-Leasing – Brand New Flex Retail / Warehouse Space with Prime Highway Frontage  
A new commercial development is now pre-leasing at 133 N Lacy Dr in Waco, Texas, offering businesses the opportunity to secure space in a modern, professionally designed flex retail / industrial project. This ±8,400 SF development features highly visible highway frontage, easy access, and flexible unit layouts ideal for retail, showroom, contractor, warehouse, or service-based businesses. Designed to accommodate a wide range of commercial uses, the property provides street-facing showroom units, modern construction, and flexible configurations that allow tenants to tailor space to their operational needs. As well as this building has three phase power. With Waco continuing to experience strong commercial growth, this project offers a rare opportunity for businesses looking to establish themselves in a high-visibility corridor with strong traffic exposure.  
Pre-leasing opportunities now available.  
Available Units  
Left Side• 1,505 SF – Street-front retail / showroom• 1,365 SF – Flex commercial space• 1,330 SF – Flex commercial space  
Right Side• 1,505 SF – Street-front retail / showroom• 1,365 SF – Flex commercial space• 1,330 SF – Flex commercial space  
Property Highlights• Brand new commercial construction• Modern professional building design• Street-facing retail / showroom units• Flexible layouts for retail, office, or warehouse use• Prime highway frontage with strong visibility• Excellent access to major roads and surrounding areas• Ideal for retail, contractor, and service businesses• Located in a rapidly growing commercial corridor  
Ideal Tenant Uses• HVAC, plumbing, electrical, roofing contractors• Automotive sales or service businesses• Construction or trade services• E-commerce / fulfillment operations• Retail showroom businesses• Office / warehouse combinations• Light manufacturing or fabrication• Three Phase Power  
Location Advantages• Prime frontage along N Lacy Dr• Excellent exposure to passing traffic• Convenient access to major Waco commercial corridors• Located within a growing business district  
Now accepting leasing inquiries. Contact for availability, pricing, and any questions.

## 1st Floor Ste B

|                 |                  |
|-----------------|------------------|
| Space Available | 1,365 SF         |
| Rental Rate     | Upon Request     |
| Contiguous Area | 8,400 SF         |
| Date Available  | To Be Determined |
| Service Type    | Triple Net (NNN) |
| Office Size     | 144 SF           |
| Space Type      | Relet            |
| Space Use       | Flex             |
| Lease Term      | Negotiable       |

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| Contiguous Area | 8,400 SF         |
| Date Available  | To Be Determined |
| Service Type    | Triple Net (NNN) |
| Office Size     | 144 SF           |
| Space Type      | Relet            |
| Space Use       | Flex             |
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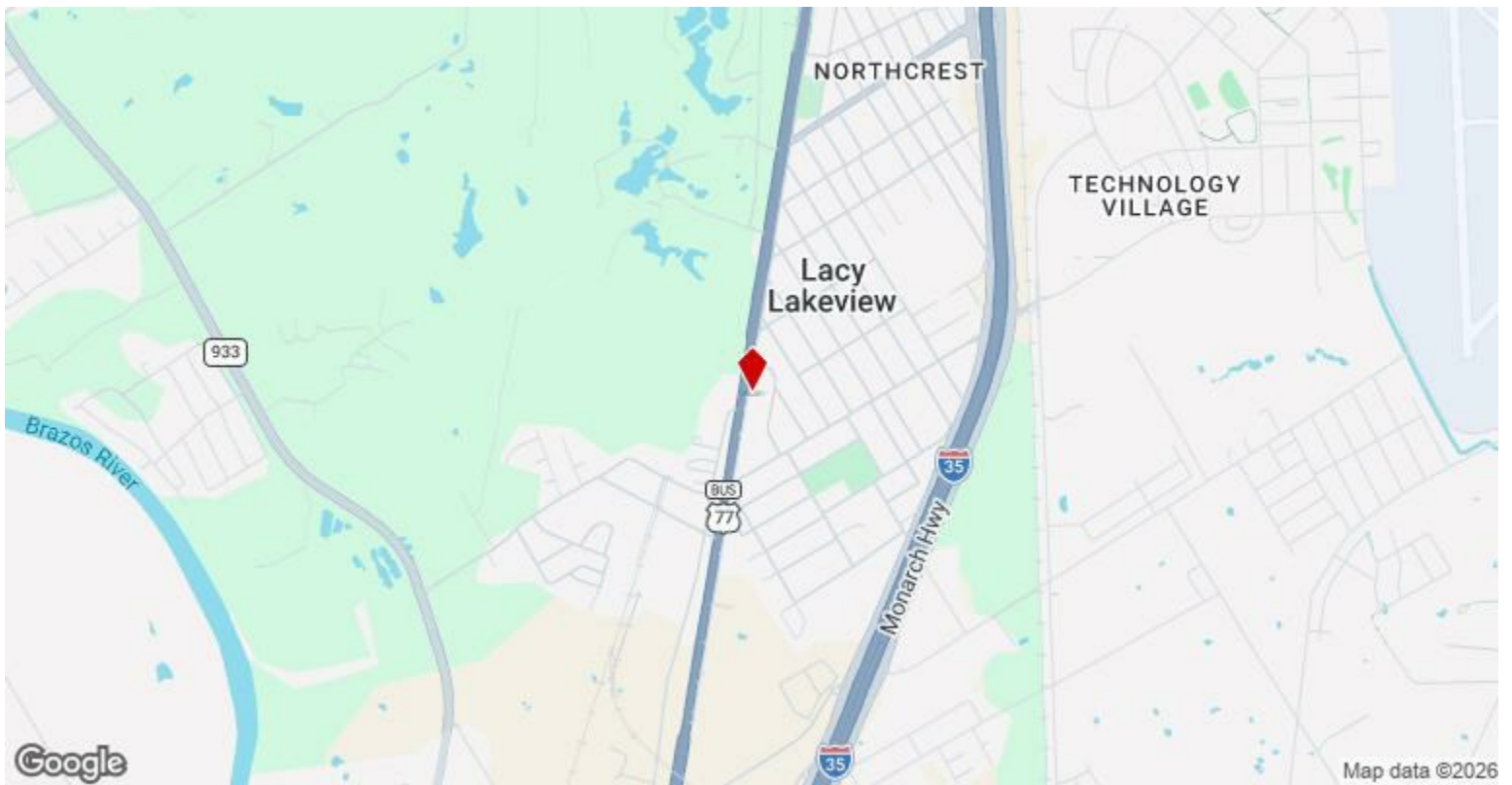
|                 |                  |
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# Property Photos

