501-503 Elm Ave. Waco, TX 76704

Historic Kestner's Building

Exclusively Offered By:

Colt Kelly | 817.991.0182 ckelly@kellyrealtors.com

Kelly Realtors Commercial 254.741.1500 kellyrealtorscommercial.com 1229 N. Valley Mills Dr, Waco TX 76710



Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Kelly, Realtors, it's agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or inancing, or withdrawal without notice. We include projections, opinions, or assumptions estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Historic Kestner's Building



Offering Summary

• Base Rent: Call to Discuss

• Building Size: 10,960 +/-

(May Divide)

• Land Size: 1.01 Acres

• Year Built: Late 1800's

• Lease Type: NNN

• Zoning: C-4

• TI Allowance: Negotiable

Colt Kelly 817.991.0182 ckelly@kellyrealtors.com kellyrealtorscommercial.com

Property Highlights

- Full City Block on Historic Elm Avenue
- Great Opportunity for Restaurant Venue and Plenty Other Uses
- Surrounded by New Development and Redevelopment Projects
- Next door to Brotherwell Brewing



Historic Kestner's Building





Property Overview

Built in the late 1800's, the Kestner's building is one of the most historic buildings in Waco, Tx. Mostly know for its almost 90-year run as Kestner's Family Department Store, this property has served as a community staple for generations. This iconic 10,960 sf building and entire city block leaves plenty of room for parking and outdoor entertainment.

New developments and redevelopment surround this one acre tract. Just off of I-35 and across the Brazos River from Downtown Waco, this property presents endless opportunities in one of the most anticipated growth areas in Waco!



Historic Kestner's Building



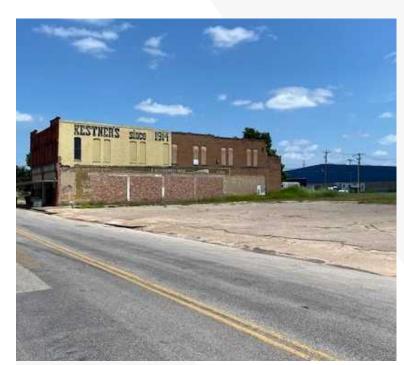
Recent Development - Historic Elm Avenue District

- Cambria Hotel
- Even Hotel
- 101 Elm Aparment Project
- Brotherwell Brewery

- "Front Porch" Bridge Street Project
- OTB Cyclery
- TFNB



Historic Kestner's Building









Historic Kestner's Building

Concept Renderings







Historic Kestner's Building

Concept Renderings







Historic Kestner's Building

Concept Renderings









Historic Kestner's Building



Information About Brokerage Services

11-2-2015

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:
 - 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.

Kelly Realtors Commercial	0485811		254-741-1500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Leah Cox	509469	lcox@kellyrealtors.com	254-741-1500
Designated Broker of Firm Leah Cox	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Colton William Kelly	717734	ckelly@kellyrealtors.com	817-991-0182
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Landk	ord Initials Date	

Information available at www.trec.texas.gov

IABS 1-0



Regulated by the Texas Real Estate Commission

