

501-503 Elm Ave.
Waco, TX 76704

Historic Kestner's
Building

Exclusively Offered By:

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FOR LEASE

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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

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

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May 20, 1921 Waco News-Tribune article



MANUFACTURERS' OUT-LET SALE

Eastern and northern manufacturers being hard pressed for funds, owing to the big slump in prices, have wired their jobbers and big merchants to convert their merchandise into cash, and to do it now—and quick.

Manufacturers Are Over-Stocked. They Must Take Their Loss and They Are Willing to Sacrifice Their Stocks

MERCHANDISE IS BEING SOLD FOR LESS MONEY THAN THE RAW MATERIAL CAN BE BOUGHT FOR DURING THIS SALE

Buy with one dollar here \$2.00, \$1.00 and so much as \$4.00 worth of merchandise. Think what a sale like this means to you right at this time when merchants are reaping the benefits of big profits.

15—DAYS OF WONDERFUL BARGAINS—15

IKE KESTNER
501-3 Elm Street East Waco

Space does not permit us to list all of the wonderful bargains that will be thrown on the market at this sale, but come and we promise you the most stupendous carnival of bargains ever offered the people of this community. Everything goes—nothing reserved.

WESTERN UNION TELEGRAM
25c Unbleached Domestic 7½c
This offer closes with limited lot sizes. About 10 pieces very fine quality unbleached domestic — yard wide. Former price 25c — sale price, per yard 7½c

WESTERN UNION TELEGRAM
Ladies' Wash Waists and Skirts, 25c Each
Former price up to \$12.00. Come early for this bargain as it is like getting them for nothing. About 200 garments in this lot. Choice for 25c

SHOES AT BANKRUPT PRICES
Shoes and Oxfords \$1.00
Values up to \$6.50. A wonderful offer. About 100 pairs of Children's and Ladies' Shoes and Oxfords, colors black and brown. All sizes. Choice \$1.00

SHOES 25c
One entire table of Ladies', Misses' and Children's White Canvas Pump, Oxfords and Shoes. Values up to \$4.00. Choice 25c

SALE OPENS 8 A.M. SATURDAY, MAY 21 RAIN OR SHINE

Blue Buckle Overalls and Jumpers, 98c
The best union made Overalls on the market. While they last — 98c

Regular 30c Old Cloth 20c Yard
300 yards to sell so will limit each customer to 2 yards so as to give everyone a chance at this wonderful saving. The yard — 20c

Ladies' Ready-to-Wear Almost Given Away

501-3 Elm St. IKE KESTNER EAST WACO

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!

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Recent Development - Historic Elm Avenue District

- Cambria Hotel
- Even Hotel
- 101 Elm Apartment Project
- Brotherwell Brewery
- "Front Porch" Bridge Street Project
- OTB Cyclery
- TFNB

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Concept Renderings



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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:
 - 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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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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