



**COLDWELL
BANKER
COMMERCIAL**

JIM STEWART, REALTORS®

**1708-1726 AUSTIN AVENUE
WACO, TX 76701**

AVAILABLE



CBCWORLDWIDE.COM



LISTING BROKER:

Josh Carter, CCIM
254.776.0000
joshcarter@jsrwaco.com

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**COLDWELL BANKER COMMERCIAL
JIM STEWART, REALTORS®**
500 North Valley Mills Drive, Waco, Texas 76710
254.776.0000



1708-1726 AUSTIN AVE

Waco, TX 76701



SALE PRICE **\$1,400,000**

OFFERING SUMMARY

Lot Size:	0.97 Acres
Year Built:	1951
Building Size:	38,740 SF
Zoning:	C-3
Price / SF:	\$36.14

PROPERTY OVERVIEW

Positioned in the path of Waco's downtown growth and development trends, this excellent re-development opportunity is strategically located in Waco's dynamic "Midtown District". Originally built as an HEB Grocery Store in 1951, remodeled as Hicks Rubber Co. in 1971, and currently in operation as local Sedberry Furniture. The building's high-profile retro vertical sign provides high visibility for miles. The main building consists of a 14,000+/- retail showroom 3,000+/- SF office area, 2,000+/- SF storage area, a 4,800+/- SF 2nd floor mezzanine above, and a 7,440+/- SF basement below; the warehouse portion consists of 5,000+/- SF with a 2,500+/- SF 2nd floor mezzanine above. In addition to front parking, the property also offers a smaller parking area in the rear. (C-3) "General Commercial", Waco's most versatile zoning, allows for a number of diverse commercial uses. Please contact the listing broker to schedule a tour.

PROPERTY HIGHLIGHTS

- Close proximity to Downtown Waco, Magnolia Silo District, and Baylor University
- Surrounded by a number of new and re-developing retail, office, and residential uses
- Signalized corner location across from the Waco-Mclennan County Public Library
- Street frontage on Austin Ave and S 18th St

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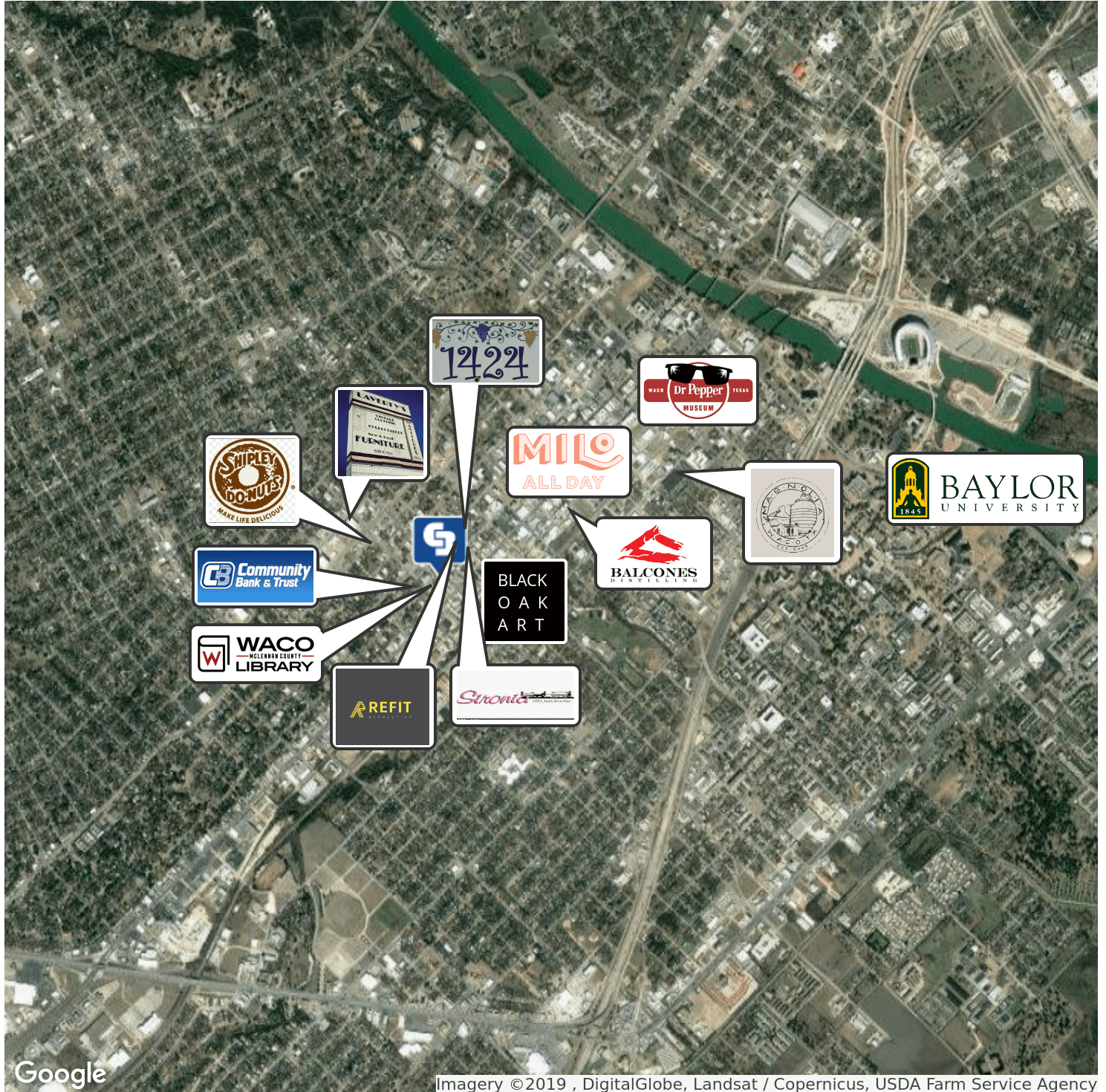
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AERIAL PHOTO

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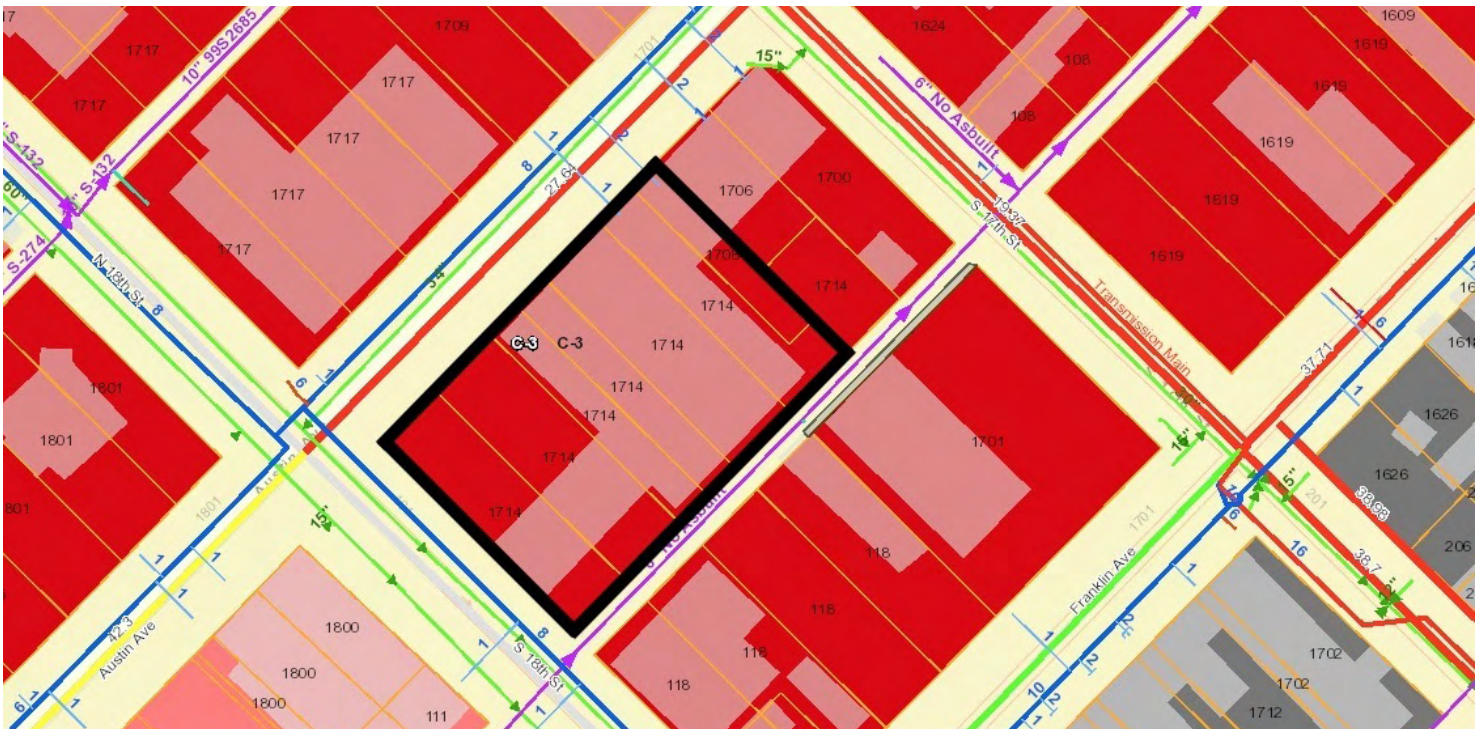
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AERIAL PHOTO & ZONING MAP

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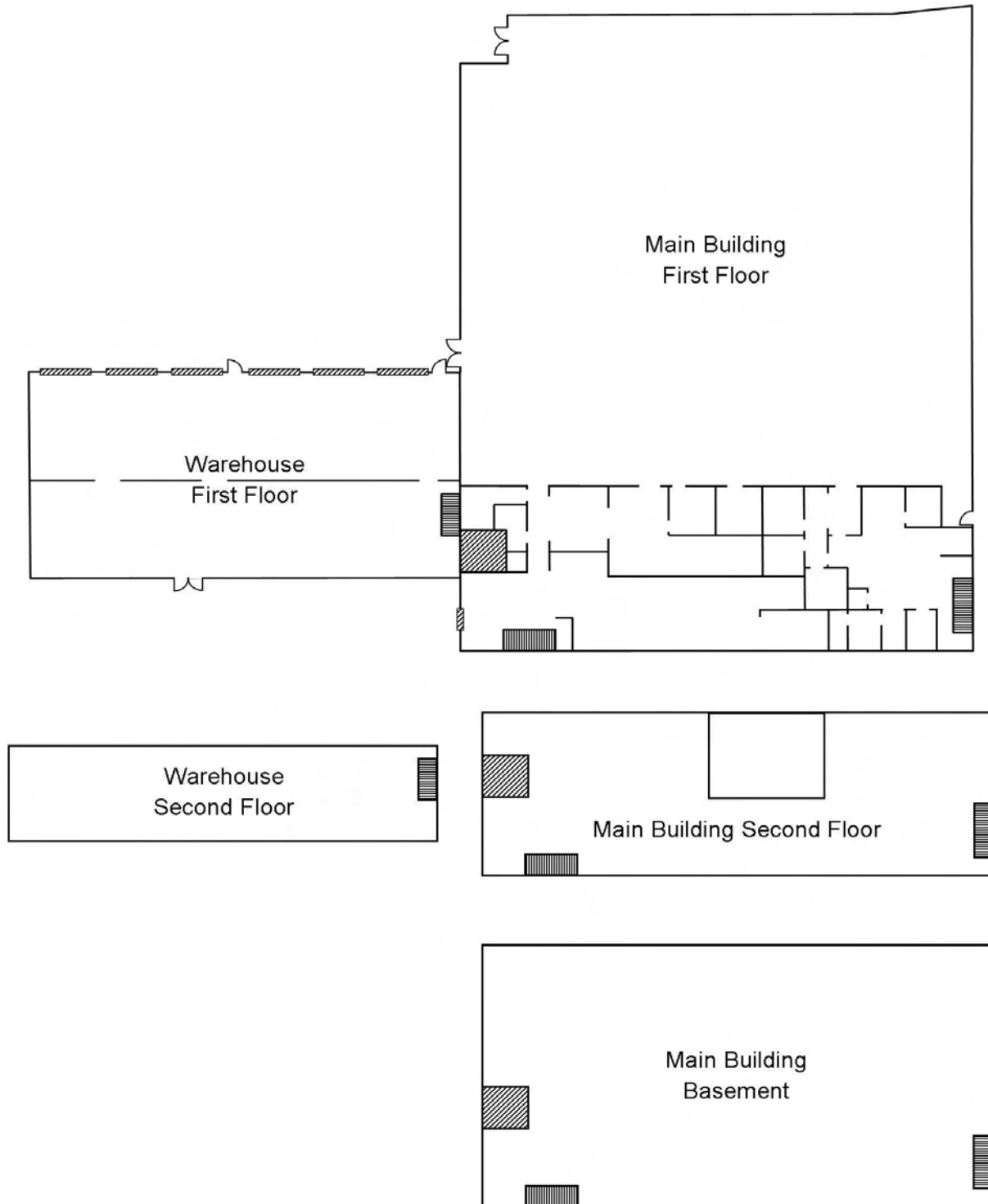
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FLOOR PLAN

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PROPERTY PHOTOS

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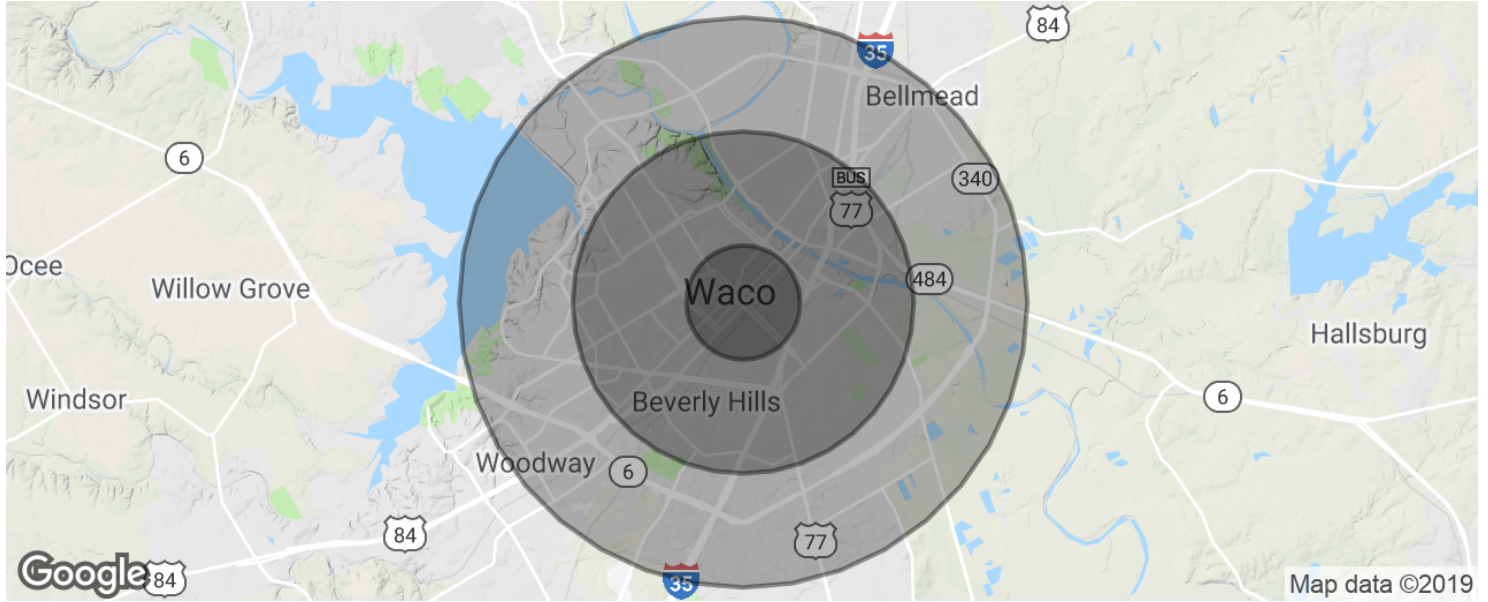
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,627	79,370	131,161
Median age	26.3	27.3	30.5
Median age (Male)	28.1	26.7	29.4
Median age (Female)	25.3	28.0	31.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,569	26,121	46,940
# of persons per HH	3.0	3.0	2.8
Average HH income	\$28,594	\$33,033	\$40,735
Average house value	\$79,212	\$64,850	\$104,520

* Demographic data derived from 2010 US Census

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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.

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.

Coldwell Banker Comm Jlm Stewart, Realtors	0590914	commercial@jsrwaco.com	(254)776-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
CB Apex Realtors, LLC	0590914		
Designated Broker of Firm	License No.	Email	Phone
Kathryn Anne Schroeder	0269763	kathy@cbapex.com	(254)776-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joshua W. Carter, CCIM	0476150	joshcarter@jsrwaco.com	254.776.0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date