



**COLDWELL
BANKER
COMMERCIAL**

JIM STEWART, REALTORS®

901 N Valley Mills Dr
Waco, TX 76710

SALE / LEASE

CBCWORLDWIDE.COM



Exclusively Offered By:

Brad Davis, CCIM

C: 254.722.0150 | O: 254.313.0000
braddavis@jsrwaco.com

Gregg Glime, CCIM

C: 254.339.2200 | O: 254.313.0000
greggglime@greggglimecre.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Jim Stewart, Realtors®. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

**COLDWELL BANKER COMMERCIAL
JIM STEWART, REALTORS®**

500 North Valley Mills Drive, Waco, TX 76710
254.776.0000



THE LOG CABIN

901 N Valley Mills Dr, Waco, TX 76710



OFFERING SUMMARY

Sale Price: \$565,000.00

Lease Price: \$14.00/SF/NNN

Lot Size: 0.55 Acres

Building Size: 1,440 SF & 1,712 SF

Zoning: O-3

CBCWORLDWIDE.COM

Brad Davis, CCIM
C: 254.722.0150 | O: 254.313.0000
braddavis@jsrwaco.com

Gregg Glime, CCIM
C: 254.339.2200 | O: 254.313.0000
greggglime@greggglimecre.com

C: | O: C: | O:

PROPERTY OVERVIEW

Two (2) free standing buildings located on a corner tract of Valley Mills Dr. One building is currently leased to A-Max Insurance and the other building is vacant, ready for an owner occupant or future tenant.

This property is directly across from the Valley Mills Drive from the acclaimed Italian restaurant of Waco, Baris and surrounded by many national retailers. Excellent traffic counts and re-development of many properties along Valley Mills Dr. make this an excellent real estate opportunity for a business or investor.

PROPERTY HIGHLIGHTS

- Gross Potential Net Income: \$45,360/YR
- Two (2) Free Standing Buildings
- Ample On-Site Parking
- Traffic Count: 29,400 vpd
- The "Log Cabin" - Available NOW



**COLDWELL
BANKER
COMMERCIAL**

JIM STEWART, REALTORS®



THE LOG CABIN

901 N Valley Mills Dr, Waco, TX 76710



CBCWORLDWIDE.COM

Brad Davis, CCIM
C: 254.722.0150 | O: 254.313.0000
braddavis@jsrwaco.com

Gregg Glime, CCIM
C: 254.339.2200 | O: 254.313.0000
greggglime@greggglimecre.com

C: | O: C: | O:



**COLDWELL
BANKER
COMMERCIAL**

JIM STEWART, REALTORS®



THE LOG CABIN

901 N Valley Mills Dr, Waco, TX 76710

S A L E / L E A S E



CBCWORLDWIDE.COM

Brad Davis, CCIM
C: 254.722.0150 | O: 254.313.0000
braddavis@jsrwaco.com

Gregg Glime, CCIM
C: 254.339.2200 | O: 254.313.0000
greggglime@greggglimecre.com

C: | O: C: | O:



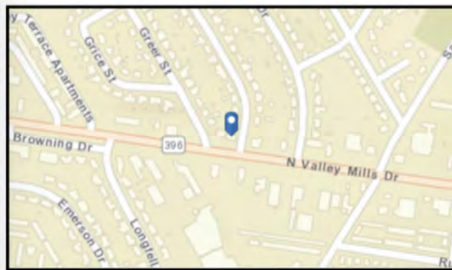
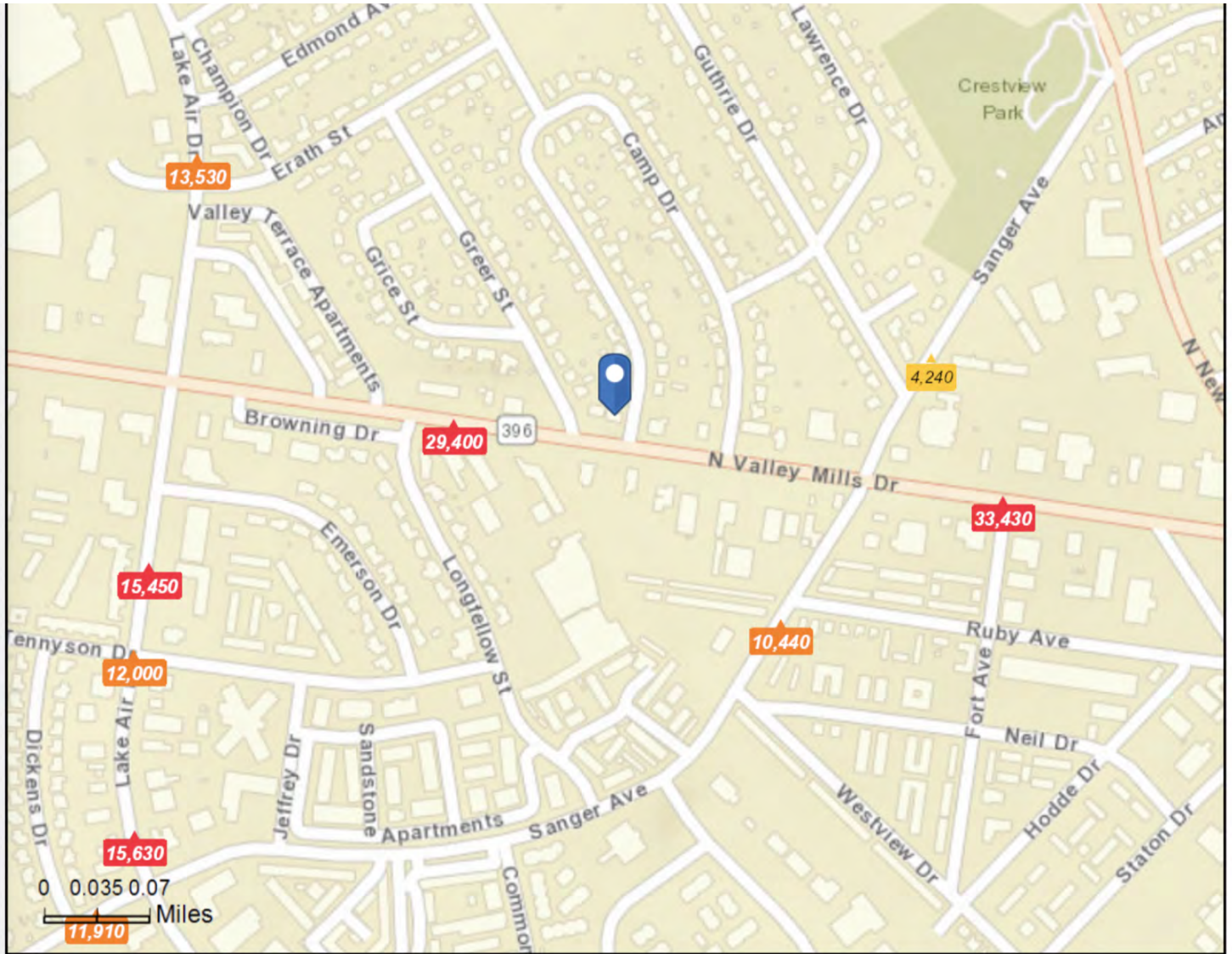
**COLDWELL
BANKER
COMMERCIAL**

JIM STEWART, REALTORS®

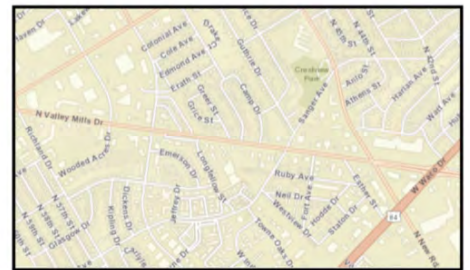


THE LOG CABIN

901 N Valley Mills Dr, Waco, TX 76710



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q2 2019).

CBCWORLDWIDE.COM

Brad Davis, CCIM
C: 254.722.0150 | O: 254.313.0000
braddavis@jsrwaco.com

Gregg Glime, CCIM
C: 254.339.2200 | O: 254.313.0000
greggglime@greggglimecre.com

C: | O: C: | O:



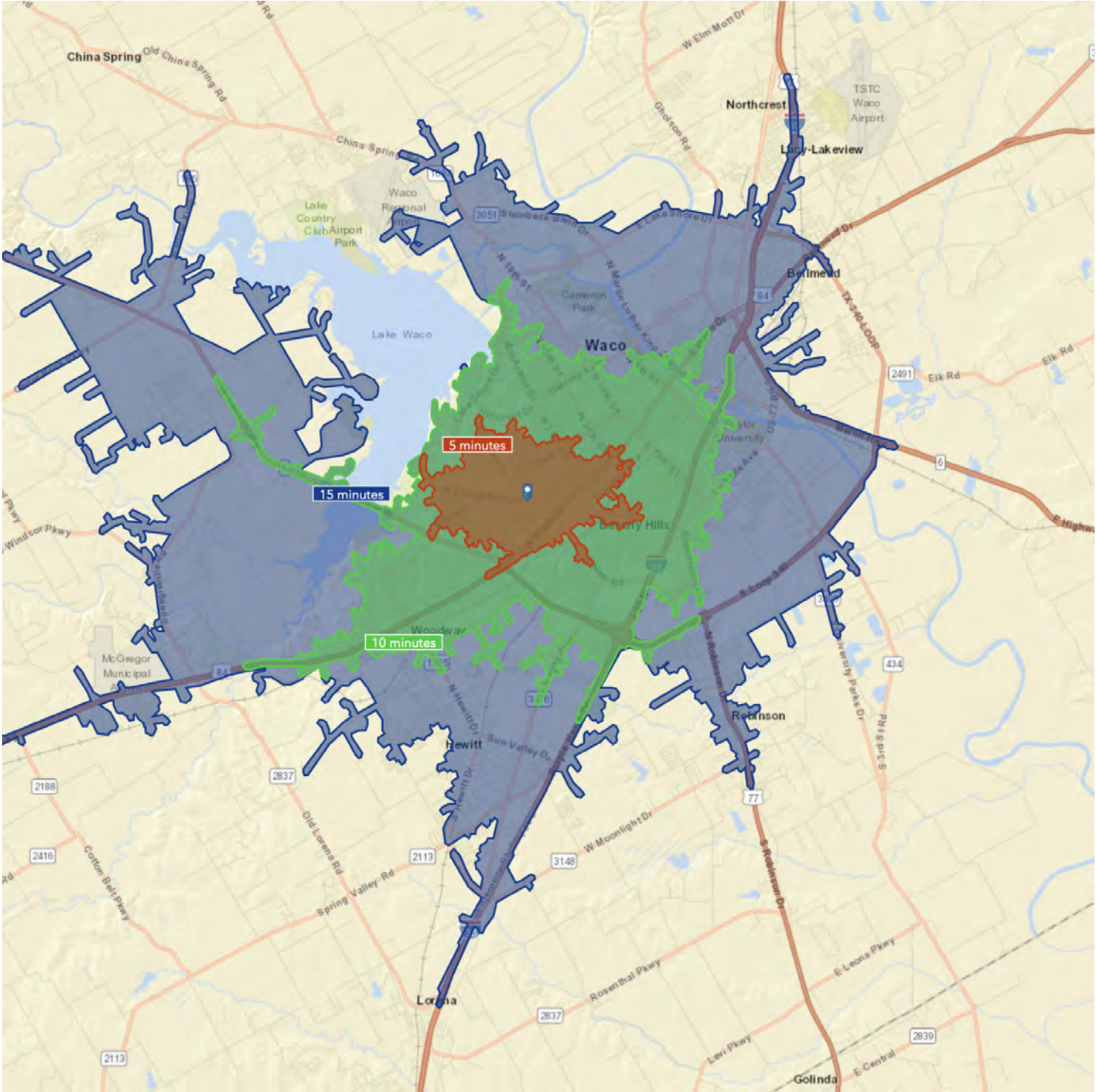
**COLDWELL
BANKER
COMMERCIAL**

JIM STEWART, REALTORS®



THE LOG CABIN

901 N Valley Mills Dr, Waco, TX 76710



CBCWORLDWIDE.COM

Brad Davis, CCIM
C: 254.722.0150 | O: 254.313.0000
braddavis@jsrwaco.com

Gregg Glime, CCIM
C: 254.339.2200 | O: 254.313.0000
greggglime@greggglimecre.com

C: | O: C: | O:



**COLDWELL
BANKER
COMMERCIAL**

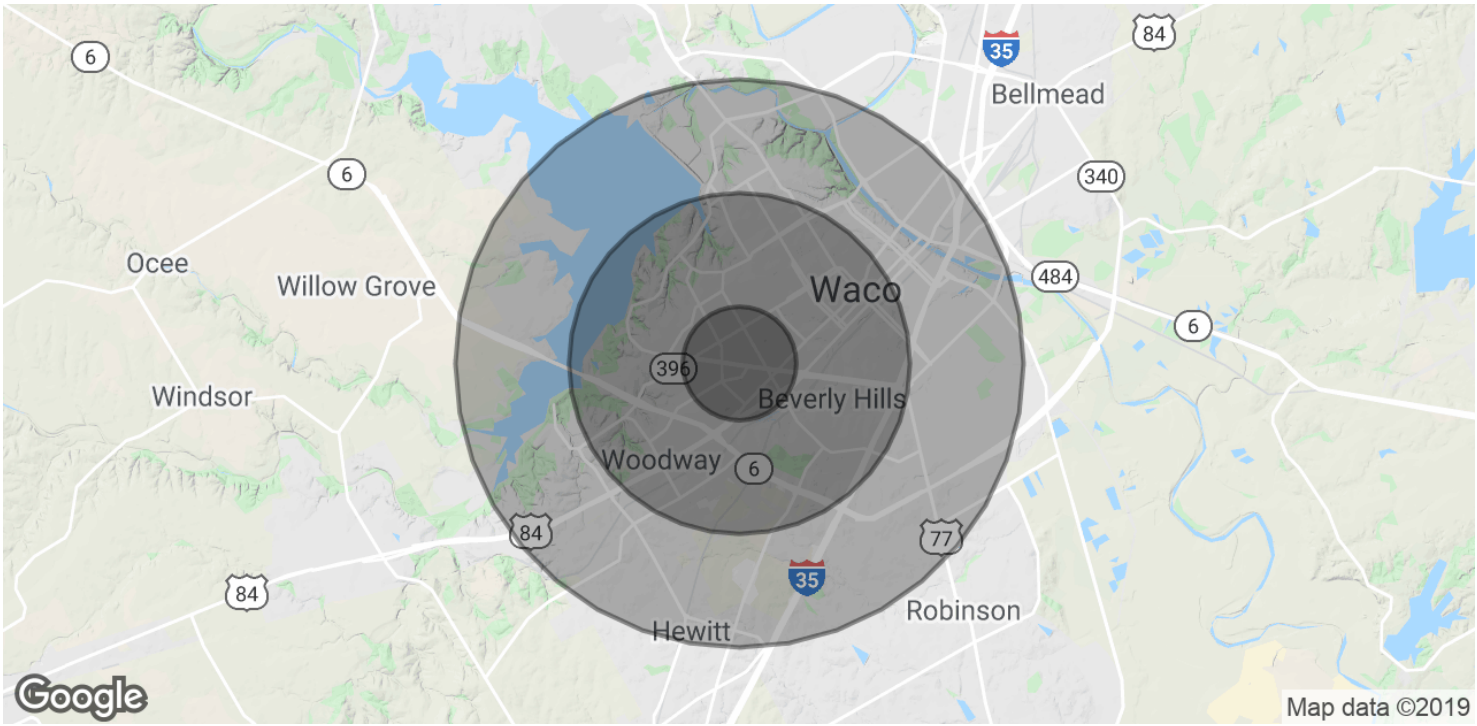
JIM STEWART, REALTORS®



THE LOG CABIN

901 N Valley Mills Dr, Waco, TX 76710

S A L E / L E A S E



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,025	71,128	130,784
Median age	31.5	33.9	32.9
Median age (Male)	31.3	32.9	32.1
Median age (Female)	31.9	35.3	33.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,233	26,298	47,289
# of persons per HH	2.4	2.7	2.8
Average HH income	\$42,400	\$49,657	\$48,251
Average house value	\$168,582	\$126,954	\$131,529

* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

Brad Davis, CCIM
C: 254.722.0150 | O: 254.313.0000
braddavis@jsrwaco.com

Gregg Glime, CCIM
C: 254.339.2200 | O: 254.313.0000
greggglime@greggglimecre.com

C: | O: C: | O:



COLDWELL
BANKER
COMMERCIAL

JIM STEWART, REALTORS®



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 JIM 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	Enter Text Here	Enter Text Here
Designated Broker of Firm	License No.	Email	Phone
KATHRYN ANNE SCHROEDER	269763	realtors@jsrwaco.com	(254) 776-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Davis, CCIM	0234986	braddavis@jsrwaco.com	254.313.0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date