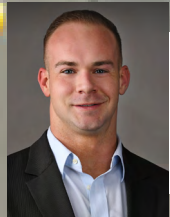
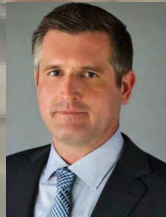


FOR LEASE



**JOSH BARRETT**  
INVESTMENT SALES/LEASING

254-722-9587



**SHANE TURNER**  
INVESTMENT SALES/LEASING



**DANIELA RODRIGUEZ**  
INVESTMENT SALES/LEASING

214-407-3434

600 FRANKLIN AVENUE, WACO, TX 76701

# PROPERTY DESCRIPTION

## OFFERING SUMMARY

Available SF	1,233 – 3,676 SF
Lease Rate	\$22.00 SF/yr
Lease Rate	Introductory Pricing
Lease Rate	Up to \$25/SF
T.I. Allowance	with approval
Lease Type	Retail
Zoning	C-4 Central Commercial



## PROPERTY OVERVIEW

Located at 600 Franklin Avenue, The Franklin Place is your ideal retail location. This newly renovated building is 68,224 SF total with living quarters on the top 3 floors and prime retail spaces available on the first floor. There is currently 3 commercial/retail spaces available

## HIGHLIGHTS

- Available Space: 1,233 – 3,676 SF
- Now Leasing
- Year Built: 2014
- Zoned: Waco's C-4: Central Commercial District
- Lower Level Retail Spaces
- Upper Levels Apartment Housing
- Total Franklin Avenue Frontage: ± 275'
- Franklin Avenue: 6,260 Vehicles/Day (TxDOT: 2016)

600 FRANKLIN AVE

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# DOWNTOWN COMPARABLES

LOCATION

PRICE

U Parks Village

\$25 SF

LOCATION

PRICE

West Bay

\$28-30 SF



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# DOWNTOWN COMPARABLES

LOCATION PRICE

Franklin Square \$22 SF



LOCATION PRICE

Mary St Property \$21-24 SF

Mix NNN + Modified Gross



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# DOWNTOWN COMPARABLES

## COMMON EXPENSES

Taxes	\$262,834
Insurance	\$30,958
Pest Control	\$2,532
Landscaping	\$4,848
Common Area Electric	\$7,782
Trash Removal	\$7,410
Irrigation	\$2,004
MGT Fee	\$6,500
<b>Total</b>	<b>\$326,888</b>
<b>Total Bldg Rentable SF</b>	<b>W55,597</b>
<b>Annual CAM/SF</b>	<b>\$5.88</b>
<b>Retail/Common SF</b>	<b>10,058</b>
<b>Total Cost Attributable to Retail</b>	<b>\$59,137.06</b>

## PROJECTED RETAIL

Space	CAMSqft	2021 CAM/mo
Space 1	2,377	\$1,164.65
Space 2/3	3,676	\$1,801.12
Space 4	1,233	\$604.13
Space 5	1,183	\$579.63
Space 6	1,589	\$778.56
<b>Total</b>	<b>10,058</b>	<b>\$4,928.09</b>

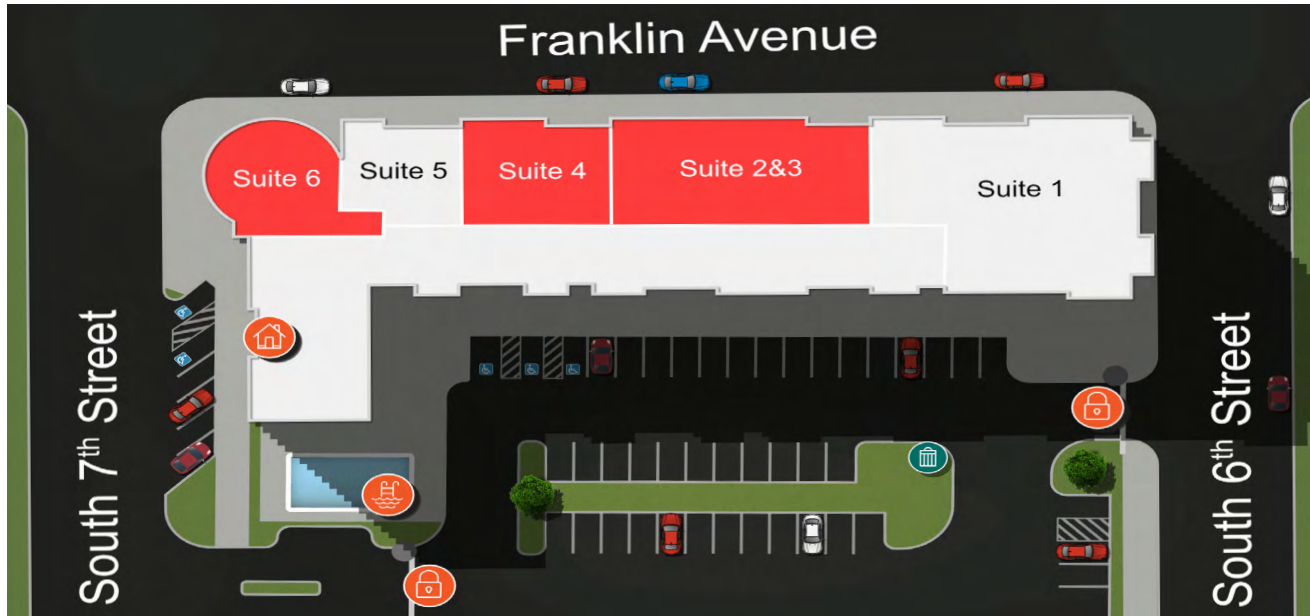


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# LEASED SPACES



## AVAILABLE SUITES

**Suite 1: 2,377 SF**

LEASE TYPE: NNN

**DESCRIPTION:**

Coming Home to Waco; Seasonal décor and gifts for the home and garden

60 month lease: Signed OCT'19, lease began APR'20, lease end APR'25

**Suites 2&3: 3,676 SF**

LEASE TYPE: NNN

LEASE RATE: \$22 SF/yr

**DESCRIPTION:**

Vacant, combined, built out as light medical offices

**Suite 4: 1,233 SF**

LEASE TYPE: NNN

LEASE RATE: \$22 SF/yr

**DESCRIPTION:**

Vacant, white-box status

**Suite 5: 1,183 SF**

LEASE TYPE: NNN

**DESCRIPTION:**

Mainstream Boutique; a women's clothing retailer

24 month lease: Signed JAN'21, lease begin APR'21, lease end DEC'22  
Option to extend 36 months: JAN'23-DEC'25

**Suite 6: 1,589 SF**

LEASE TYPE: NNN

LEASE RATE: \$22 SF/yr

**DESCRIPTION:**

Vacant, white-box status

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# LEASED SPACES

## Mainstream Boutique

600 Franklin Avenue  
Waco, TX 76701



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# LEASED SPACES

## Coming Home to Waco The Round Top Collection

600 Franklin Avenue  
Waco, TX 76701



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# AVAILABLE SPACES

## Suite 2 & 3 | 3,676SF

600 Franklin Avenue  
Waco, TX 76701



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# AVAILABLE SPACES

## Suite 4 | 1,233SF

600 Franklin Avenue  
Waco, TX 76701



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# AVAILABLE SPACES

**Suite 6 | 1,589SF**  
600 Franklin Avenue  
Waco, TX 76701



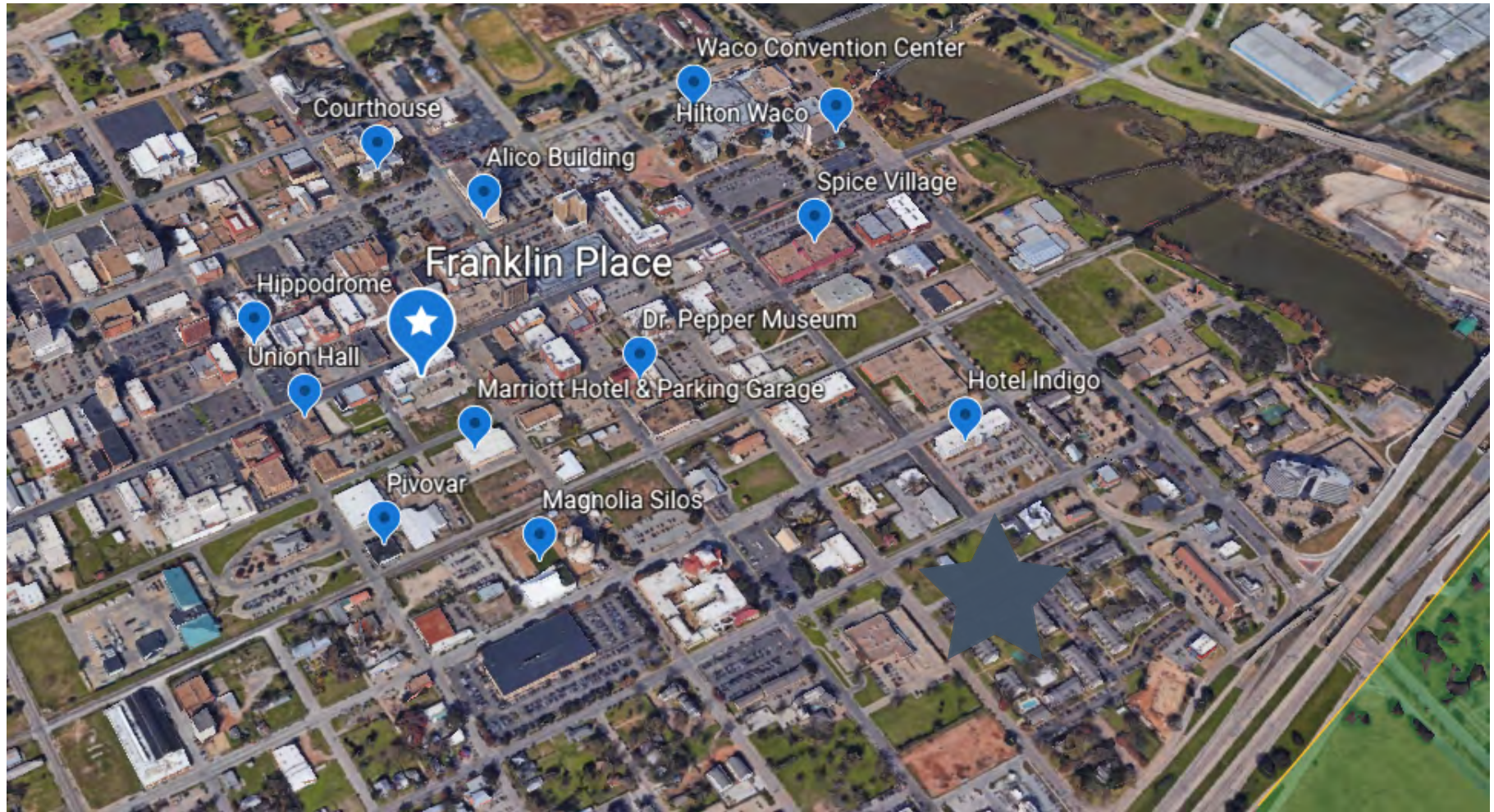
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# DOWNTOWN MAP



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# UPCOMING DEVELOPMENTS

- MARRIOTT

[Click here to learn more >>](#)

Blue: Marriott Hotel & Parking Garage – Marriott to build 182 room hotel, conference space, restaurant and parking garage featuring 327 spaces.

- PIVOVAR
- CZECH HOTEL

Yellow: Pivovar – Czech brewery, restaurant, and hotel planned as phase one of a multi-phase development between Mary Avenue and Jackson Avenue

- MARY AVENUE

Green: Mary Avenue –City plans to develop Mary Avenue into a "festival street" with a focus on pedestrian traffic.

- MAGNOLIA EXPANSION

- UNION HALL





# THE FUTURE OF DOWNTOWN WACO

## 60,000 New People in Greater Downtown

The region is expected to grow to 100,000 by 2050. The scenarios for 10,000 and 20,000 people described above will provide a foundation for continued growth towards the goal of 100,000 residents. Transforming an Underutilized Street into a Festival Street and Providing Important Linkages to the River Downtown streets that are underperforming and have limited activity can be transformed into festival streets – places that draw people from GreaterDowntown, the city, and the region. Waco has several streets, such as Mary Avenue, that are wide enough to accommodate festival street amenities and stillperform at desired levels of operation. [Click here to see the downtown master plan >>](#)



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# PARKING



Public parking is also part of TIF-approved incentive projects for two other hotels along Mary Avenue. The 175-unit Embassy Suites at Third Street would have 308 parking spaces, including 141 for the public. A 110-unit Hyatt Place at Mary and Fourth Street would have 180 parking spaces, including 66 public spaces."

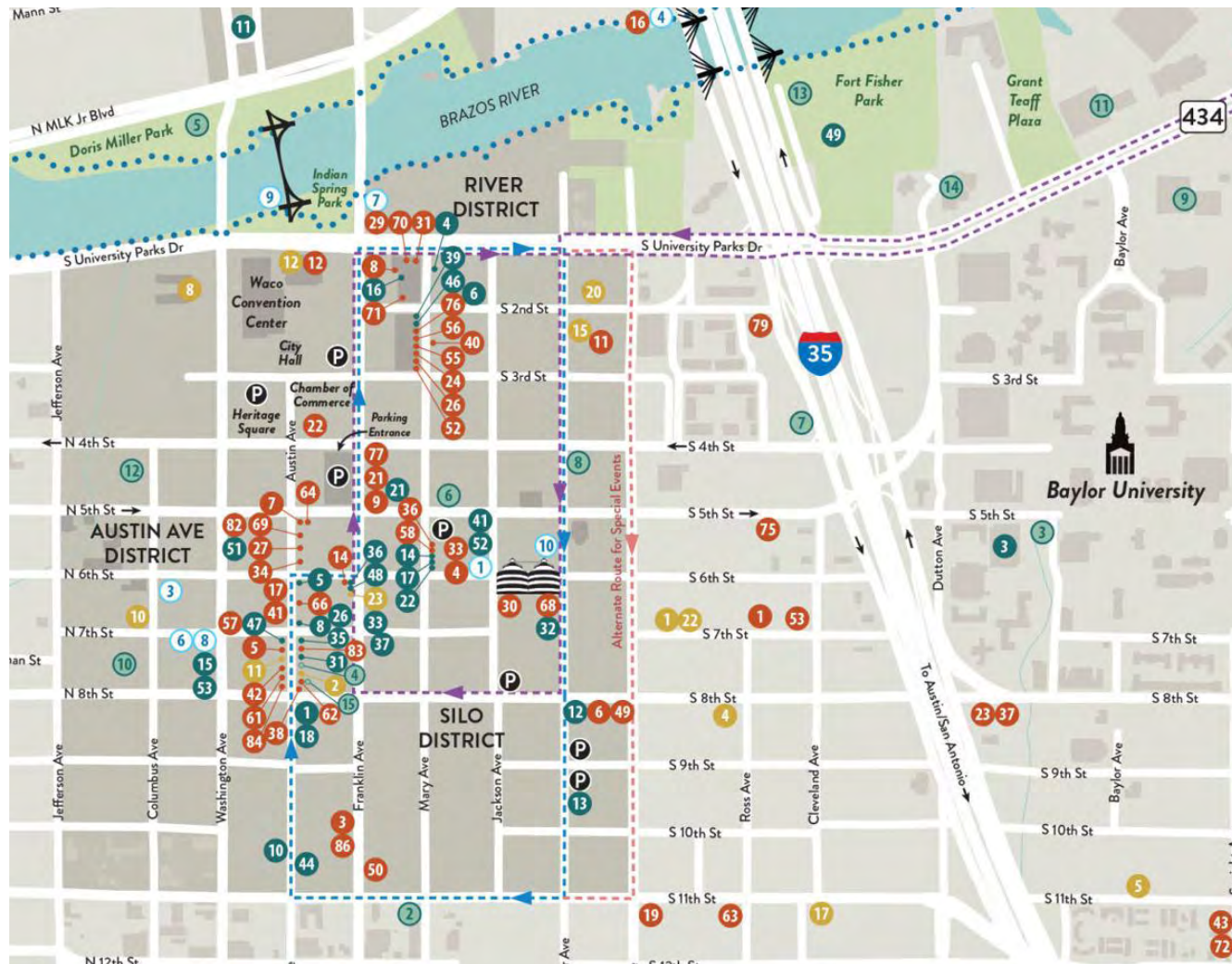
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# DOWNTOWN LIVING



### TOURS & RECREATION

1 Brazos Tours	B4	8 Waco Escape Rooms	A5
2 Heart of Texas Tours	B5	9 Waco Paddle Company	B3
3 McLane Stadium Tours	C2	10 Waco Pedal Tours	A5
4 Nexus Esports	A5	11 Waco River Safari	B3
5 Pura Vida Paddle	C3	12 Waco Tours	B4
6 Putters	B4	13 Waco Wine Tours-Not on Map	
7 Snobby Tours-Not on Map			

### DOWNTOWN ATTRACTIONS

1 Armstrong Browning Library	E5	10 Masonic Grand Lodge of Texas	A5
2 Balcones Distilling	B6	11 Maybom Museum Complex	D3
3 Bill & Eva Williams Bear Habitat	D4	12 McCulloch House Museum	A4
4 Cultivate 7twelve	B5	13 TX Ranger Hall of Fame	C3
5 Doris Miller Memorial	A3	14 TX Sports Hall of Fame	D3
6 Dr Pepper Museum	B4	15 Waco Hippodrome Theatre	B5
7 Earle-Napier-Kinnard House	C4	16 Waco Suspension Bridge & Cattle Drive Sculptures	B3
8 Kieran Sistrunk Fine Art Gallery	B8		
9 Martin Museum of Art	E3		

### DOWNTOWN LODGING

1 618 S 7th - Urban Myrtle	C5	17 Hilton Waco	B4
2 1700 S 2nd Luxury Vacation Rental	F4	18 Historic Austin Avenue Home	B9
3 Aloft (Coming Soon)	D6	19 Home2 Suites by Hilton	E9
4 Avenues of Waco	C5	20 Hotel Indigo Waco	C4
5 Comfort Suites South	F9	21 Hymnspring House	A7
6 Cottage on Columbus	A8	22 La Quinta Inn & Suites	D6
7 Courtyard by Marriott	A4	23 Red Roof Inn Waco	C2
8 Cozy Condo	E6	24 Residence Inn by Marriott	C4
9 Creekside Garden	B9	25 Scottish Inns	C2
10 Downtown Heart of Waco Home	A5	26 Shotgun House	C5
11 Green Door Lofts	B5	27 Super 8 University	E6
12 Heart of Downtown Waco	B5	28 Waco Downtown Loft	B5

### DOWNTOWN DINING & NIGHTLIFE

1 900 Degree Pizzeria	B4	49 La Familia	F6
2 1102 Bubble Tea & Coffee	C5	50 Lolita's Restaurant	B8
3 1424 Bistro	B7	51 Lula Jane's	A2
4 Alpha Omega Grill & Bakery	B5	52 Luna Juice Bar	B7
5 Amo La Pizza Food Truck	F9	53 Magnolia Table	F9
6 Austin's On The Avenue	B5	54 Mama & Papa B's Bar-B-Q	C5
7 Backyard Bar Stage & Grill	C5	55 Mi Jalisco Grill #2	B5
8 Backyard Saloon	B4	56 Milo All Day	C6
9 Bangkok Royal	B4	57 Mix Cafe	E4
10 Bare Arms Brewing	F9	58 Nina's	B4
11 Bare Bucha	B7	59 Nobility Tea Co.	C5
12 Barnett's Public House	B4	60 Oh My Juice!	B4
13 Billy Bob's Burgers Bar & Grill	B4	61 Olive Branch Bakery & Cafe	B4
14 Boardwalk on Elm	A1	62 Pie Peddlers	B4
15 Brazos Bar & Bistro	C4	63 Pinewood Coffee Bar	B8
16 Brazos Grille	B4	64 Pinewood Public House	B8
17 Brotherwell Brewing	B2	65 Portofino's	B5
18 BRU Artisan Coffee Works	B5	66 Raleigh Diner at the Hippodrome	B5
19 Bubba's 33	F9	67 Route 77 Food Park (Coming Soon)	F7
20 Buzzard Billy's	C3	68 Sascee's Southern Eatery	C6
21 Cafe Cannoucing	B5	69 Schmalz's Sandwich Shoppe	B4

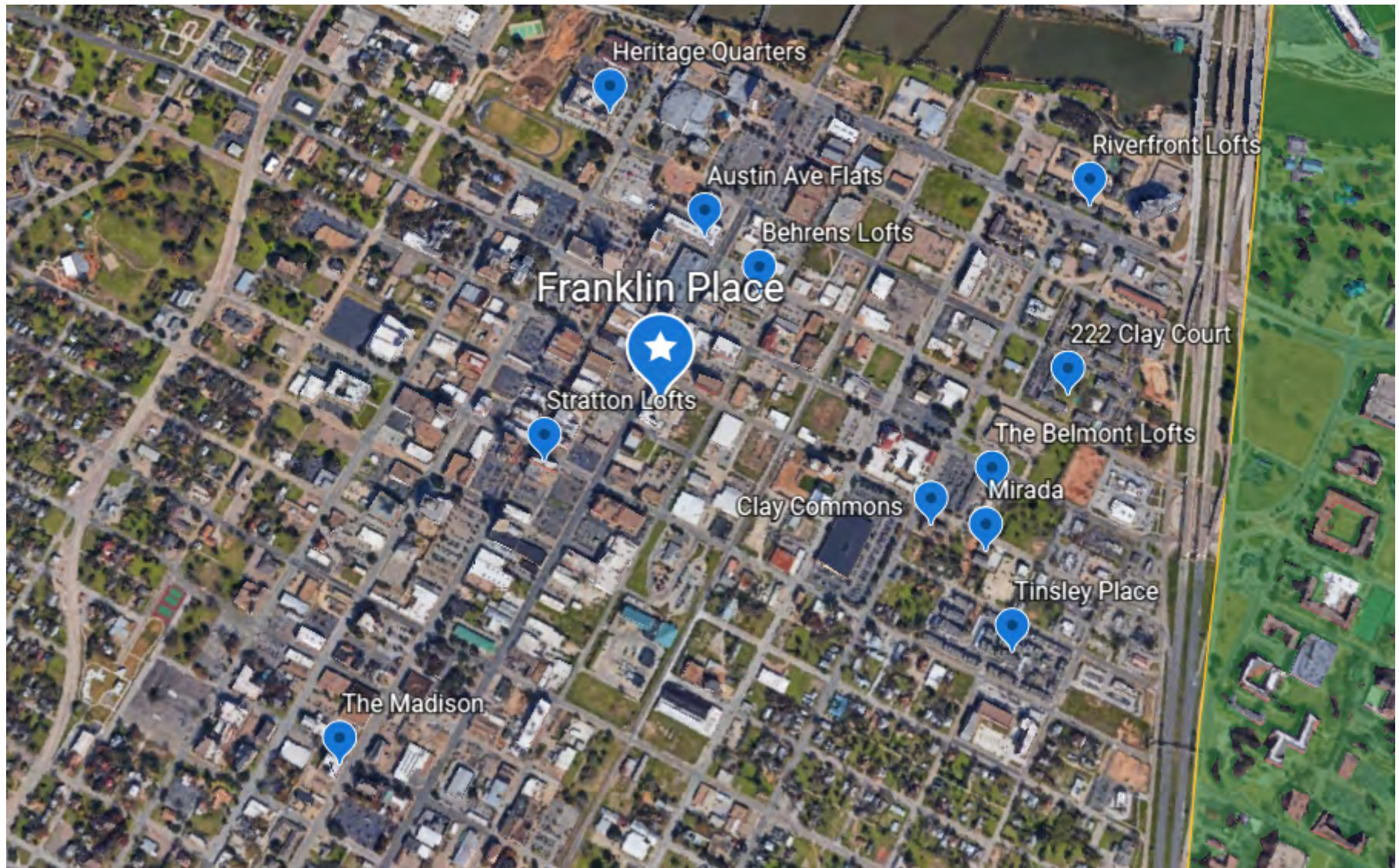
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# DOWNTOWN LIVING | APARTMENTS



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# PUBLIC TRANSPORTATION

## FREE SILO DISTRICT TROLLEY

— DOWNTOWN - WACO TX —



The Silo District Downtown Trolley runs every 15-20 minutes, Monday through Saturday, 9:00 a.m. to 6:30 p.m.

The Silo District Downtown Trolley is designed to make getting around downtown Waco fast and convenient. Follow the signs to free parking and ride the trolley for free! The trolley's route makes it easy to get to and from Magnolia Market, and also provides access to other popular shopping, dining and art venues in the downtown area. Take the trolley down the street to Magnolia Market, and on your way back you can stop at any of the shops, museums, and restaurants downtown Waco has to offer.

This is a flag-stop route, meaning you can catch the bus at any safe location along the route by making eye contact with the driver and simply waving your arm. You can also track the trolley on its route in real-time.

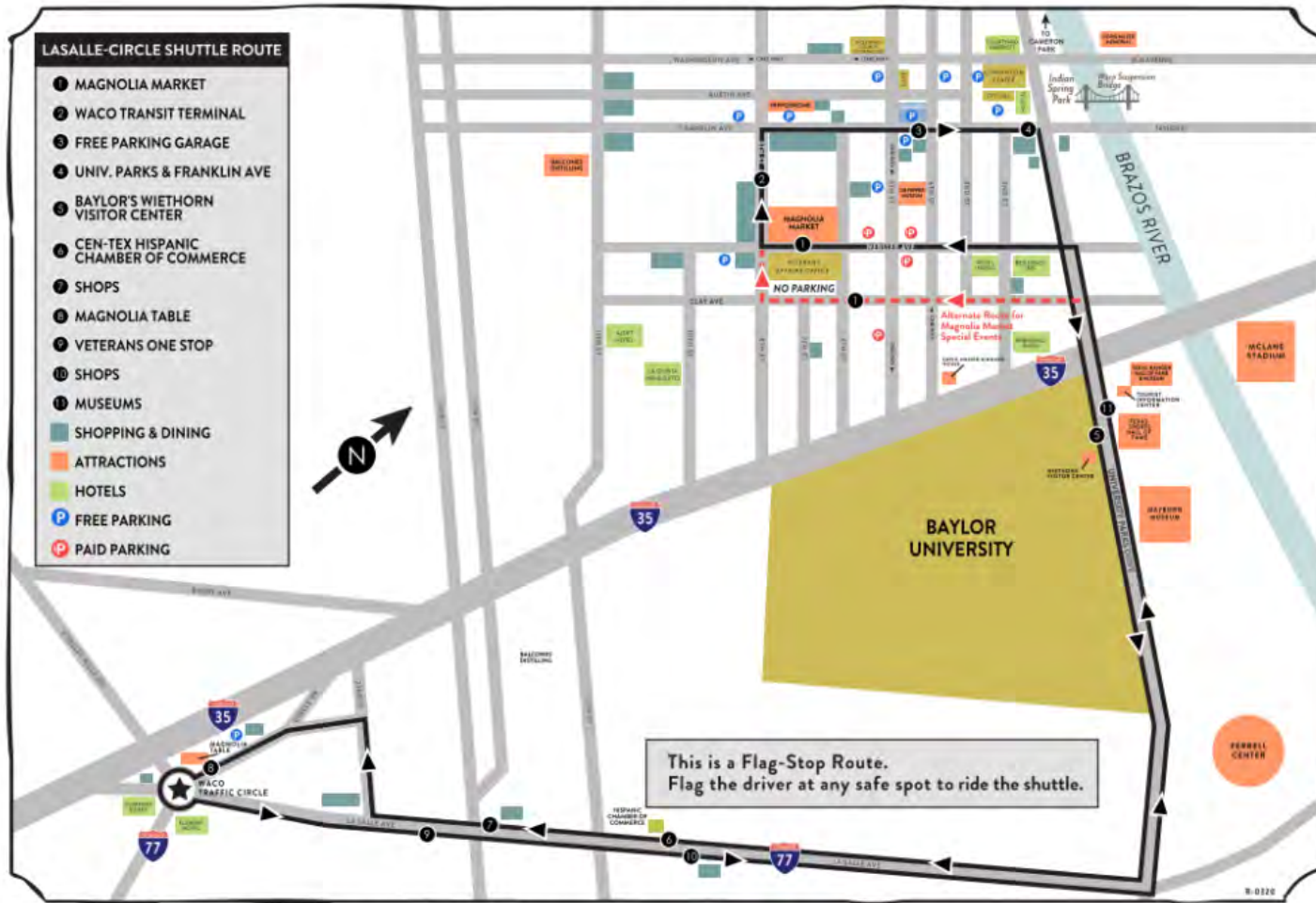
FOR MORE INFORMATION CONTACT: WACO TRANSIT - 254-750-1613 • TOURIST INFORMATION - 800-922-6386  
 DOWNLOAD THE WACO, TX VISITOR APP ON ANDROID OR iOS • ON THE WEB WACOHEARTOFTEXAS.COM



# PUBLIC TRANSPORTATION

## FREE LASALLE/CIRCLE SHUTTLE

WACO TX



The LaSalle/Circle shuttle runs Monday through Saturday, from 9:00 a.m. to 6:00 p.m. Magnolia Table Waco Silos District Magnolia Market Silo Baking Co. at Magnolia Market

The LaSalle-Circle Shuttle is a free shuttle that connects Downtown Waco to shops, museums, eateries (including Magnolia Table) and more along LaSalle Avenue. Track the shuttle at <http://www.wacosilo.ridesystems.net/> or download the free Ride Systems app.

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# TRAFFIC



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## Information About Brokerage Services

Texas law requires all real estate licensees 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.

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<b>Shane Turner</b> Designated Broker of Firm	<b>551167</b> License No.	<b>shane@tbretexas.com</b> Email	<b>(254)759-8027</b> Phone
<b>Kevin Vander Woude</b> Licensed Supervisor of Sales Agent/Associate	<b>602214</b> License No.	<b>kevin@tbretexas.com</b> Email	<b>(254)759-8027</b> Phone
<b>Daniela Rodriguez</b> Sales Agent/Associate's Name	<b>749556</b> License No.	<b>daniela@tbretexas.com</b> Email	<b>(214)407-3434</b> Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

TXR-2501

Turner Behringer Real Estate, 1224 Austin Ave Suite 330 Waco TX 76701  
Kevin Vander Woude

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Phone: 2547233678

Fax:

IABS 1-0 Date

2017 Sabine, Waco,

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<b>Josh Barrett</b> Sales Agent/Associate's Name	<b>736690</b> License No.	<b>josh@tbretexas.com</b> Email	<b>(254)722-9587</b> Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

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