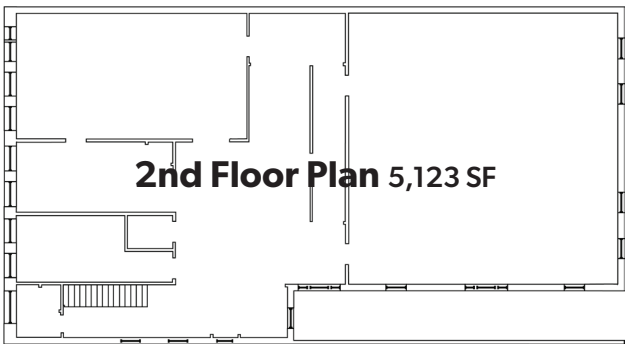
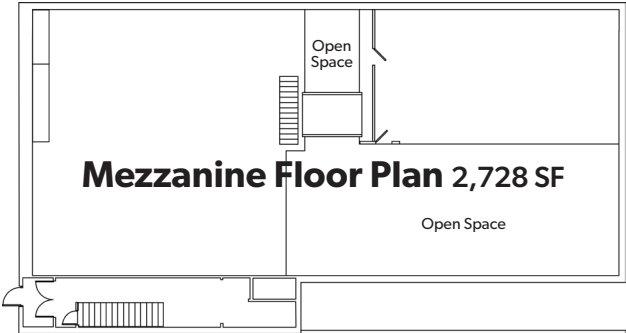
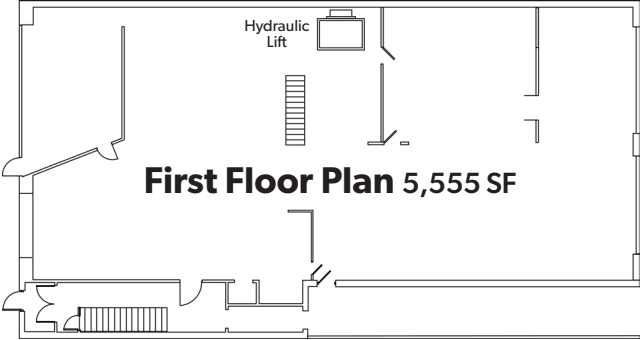


FOR LEASE or FOR SALE: 125 S. Waco St., Hillsboro TX

From 5,000 SF to 13,029 SF



Joe Payton
REAL ESTATE

214-290-8085

Joe@JoePayton.com



www.125SouthWaco.com

HISTORIC BRICK BUILDING

This historic brick building has 23 new windows, new roof, new framing and floor repairs, 13,329 sf building on an 11,550 lot with approved permits ready to build 4 custom loft apartments or office, fenced asphalt parking lot with up to 22 parking spaces, 16' ceiling heights, two 14x12 and one 12x12 drive doors, bathrooms rough-plumbed, temporary electric service connected, ready for build-out.



PROPERTY HIGHLIGHTS

PROPERTY

3 Levels

TOTAL SF

13,329

PARKING

22 spaces

LOADING

Grade Level

CONDITION

Shell

Lot

11,550 SF

ZONING

Commercial/Mixed Use

CLEAR HEIGHT

7'-16' Ceiling Heights

Built/Stabilized

1900/2024

RESTROOMS

Ground and 2nd Floor

PARKING RATIO

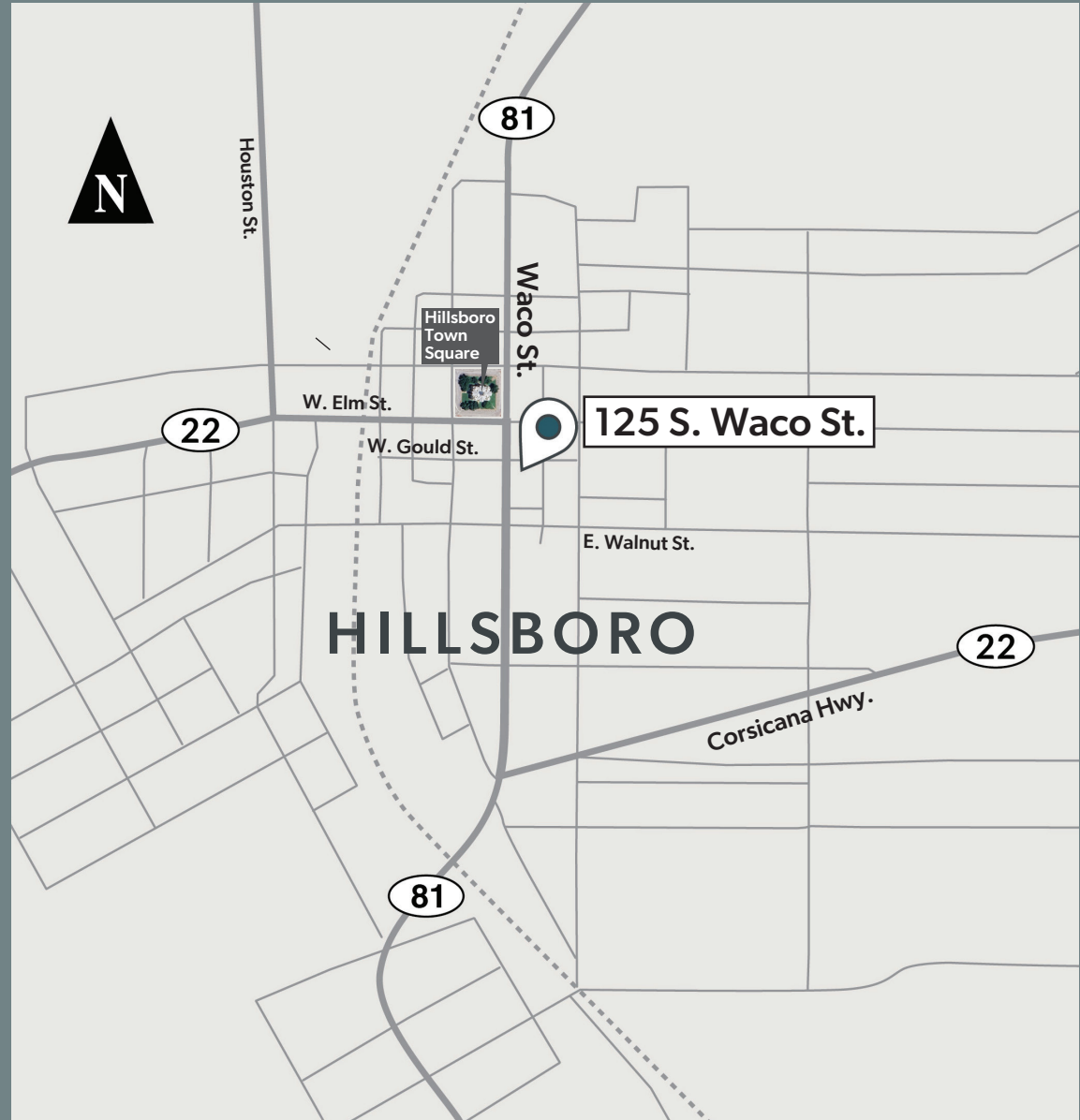
2.2/1000sf

CONSTRUCTION

Brick

THE LOCATION

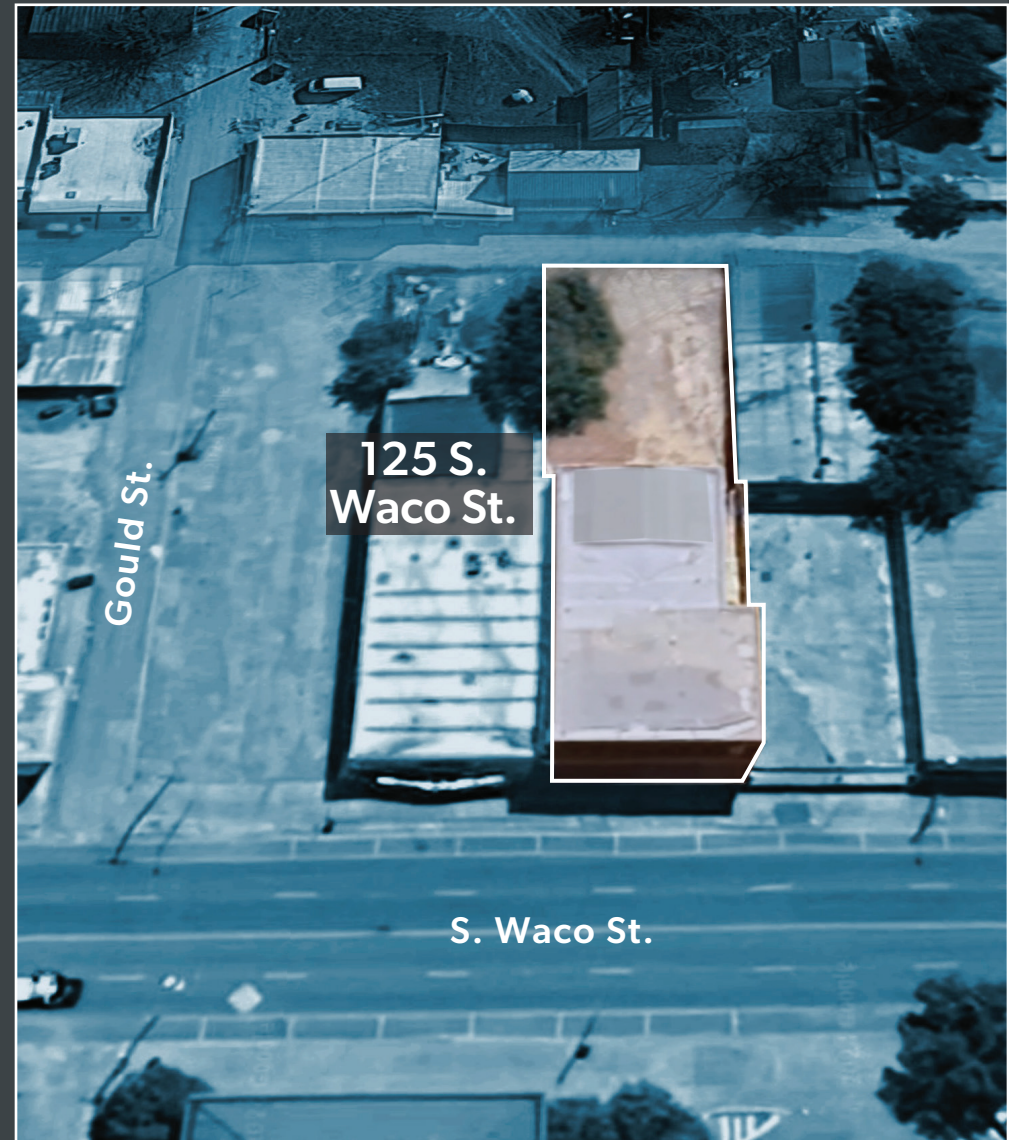
Prime location at 125 Waco St. (Hwy 81), directly across from Brookshire's Grocery. High visibility with 9,573 daily vehicles passing by. Conveniently located one block from the county courthouse and Hillsboro Town Square. Easy access to Buckees (8 minutes) and major cities like Waco (35 minutes) and Dallas (55 minutes).



THE OPPORTUNITY

125 S. Waco St. 5,555 SF to 13,329 SF

Floor 1 125 S. Waco St.	Floor 1 Mezzanine 125 S. Waco St.	Floor 2 125 S. Waco St.
5,555 SF	2,728 SF	5,123 SF
10,623 Total SF (13,329 SF w/Mezz)	10,623 Total SF (13,329 SF w/Mezz)	10,623 Total SF (13,329 SF w/Mezz)
16' Height	7' Height	16' Height
2.2/1,000 SF	2.2/1,000 SF	2.2/1,000 SF
3 Grade Doors	Hydraulic Lift	23 Windows
1 Bath - Roughed	Steel Stairs	1 Bath



PLANS APPROVED AND PERMITS ISSUED - READY TO BUILD

