



PROPERTY DESCRIPTION

The Terminal is Waco's newest Industrial Park Redevelopment, The 192,000 sf on 37 acres was originally built for Central Freight Lines in 1958 and was sold to the Current ownership group in 2021. The property is centrally located behind Home Depot at 5601 W Waco Drive. Access to Waco Drive (Hwy 84) is light controlled and the property is less than a mile from Hwy 6 and 3.5 miles from IH 35.

PROPERTY HIGHLIGHTS

- 192,000 SF Total Improvements
- 37 Acres in the Heart of Waco
- Built in 1974
- Grade Level Doors - Multiple
- Concrete Block Building
- Ceiling Height 18'
- Outside Storage

LOCATION DESCRIPTION

The Terminal is centrally located at the intersection of Highway 84 and Loop 340 (Highway 6). With easy access to all of Waco's major highways this location is ideal for many industrial and distribution needs.

OFFERING SUMMARY

Sale Price:	Call for Pricing
Lot Size:	618,256 SF
Building Size:	192,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	698	1,590	4,095
Total Population	1,599	3,573	9,402
Average HH Income	\$50,630	\$49,704	\$56,459

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The information contained herein is derived from sources deemed reliable, but no warranty or representation is made or assumed for the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, or physical or familial status.

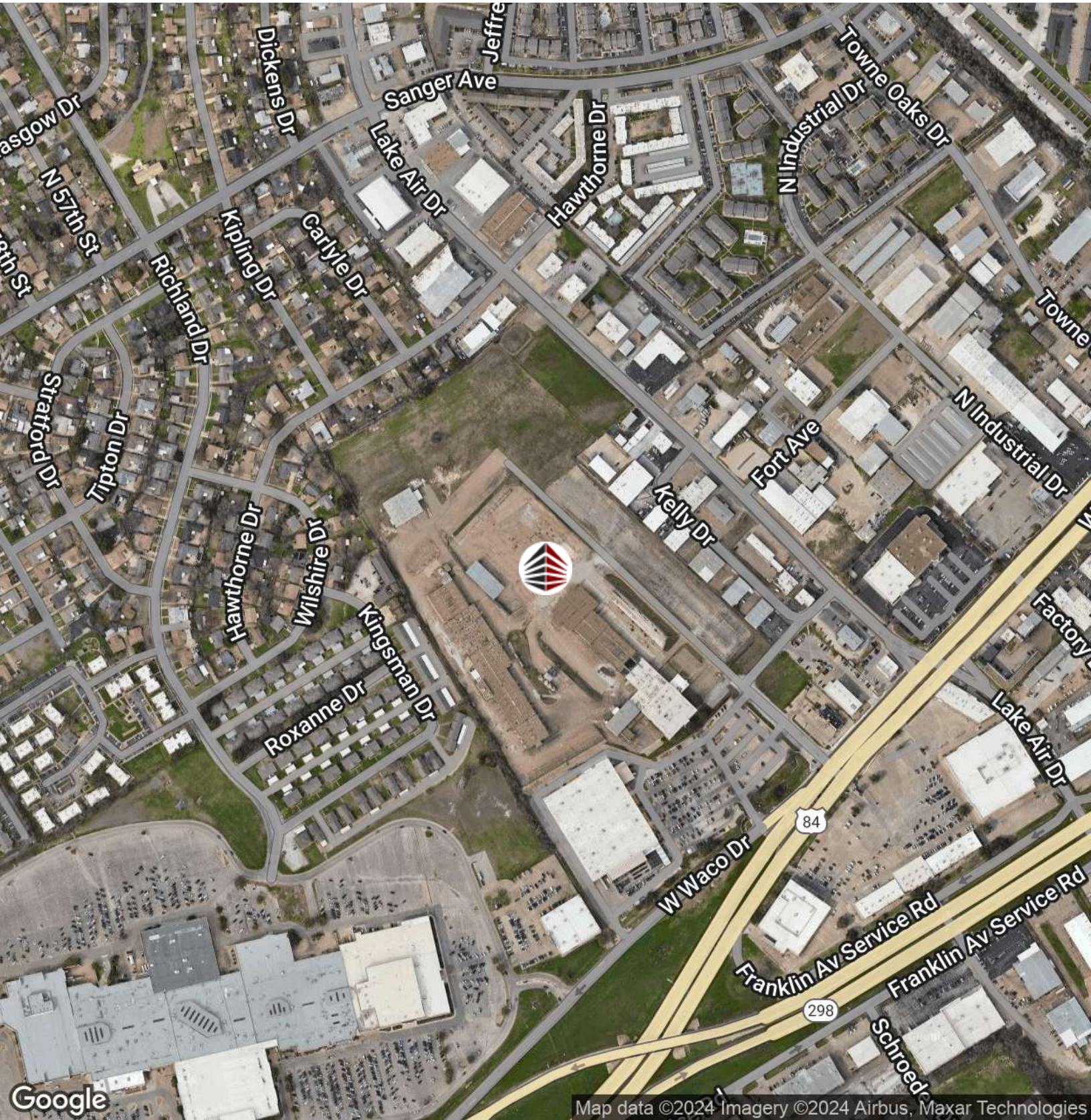




FOR SALE

AERIAL MAP

The Terminal | 5601 W Waco Dr, Waco, TX 76710



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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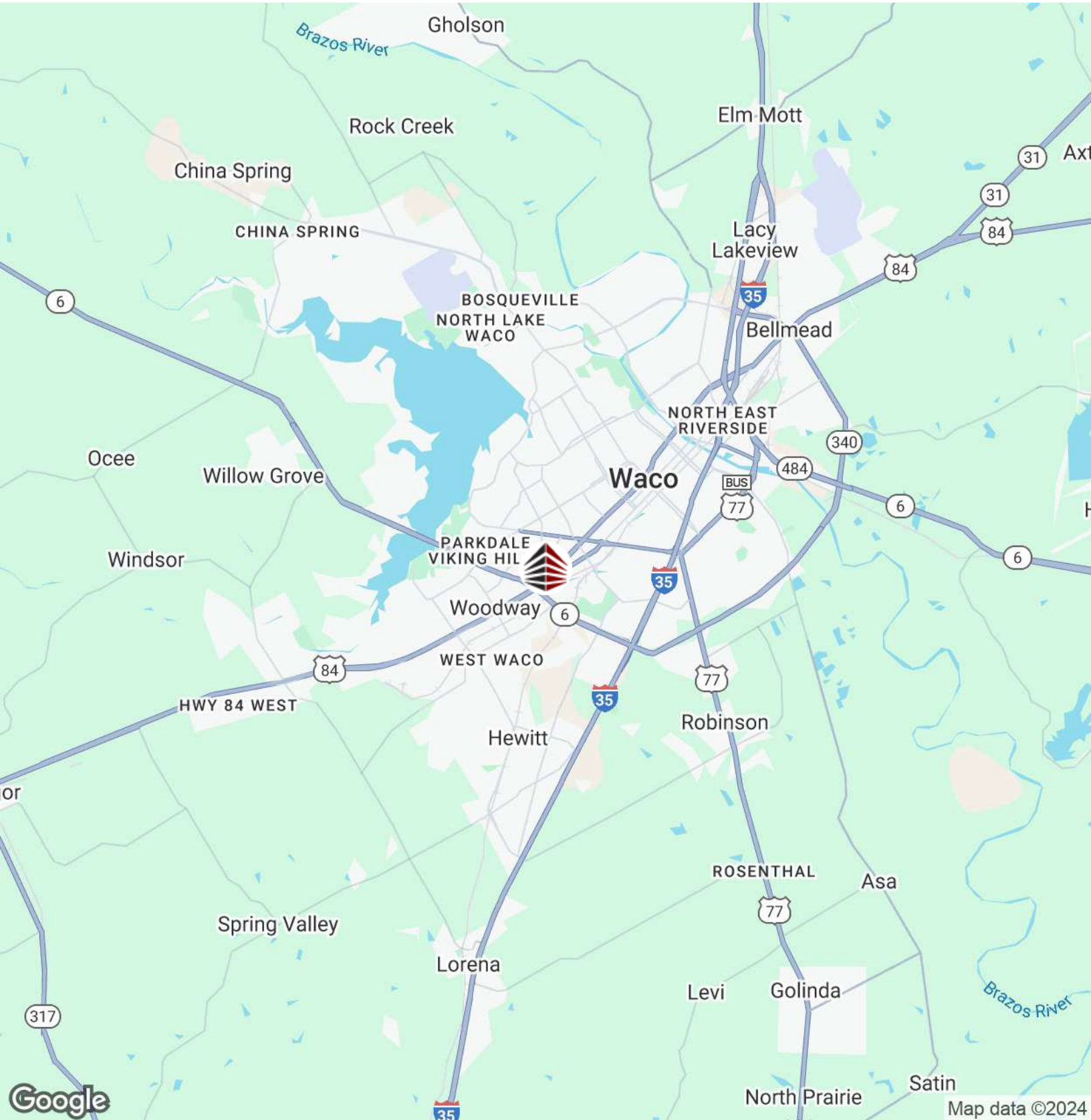




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LOCATION MAP



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RETAILER MAP



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ADDITIONAL PHOTOS



Waco Dr - Highway 84

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Maintenance Facility 84,000 SF



12.5 acres

**The Terminal
5601 W Waco Drive
Waco, TX**

Improved Area ~ 192,301 SF

Land ~ 37.47 Acres

Former Central Freight
Trucking Terminal

Call for Pricing



Office Warehouse 12,500 SF



Office Building 34,916 SF



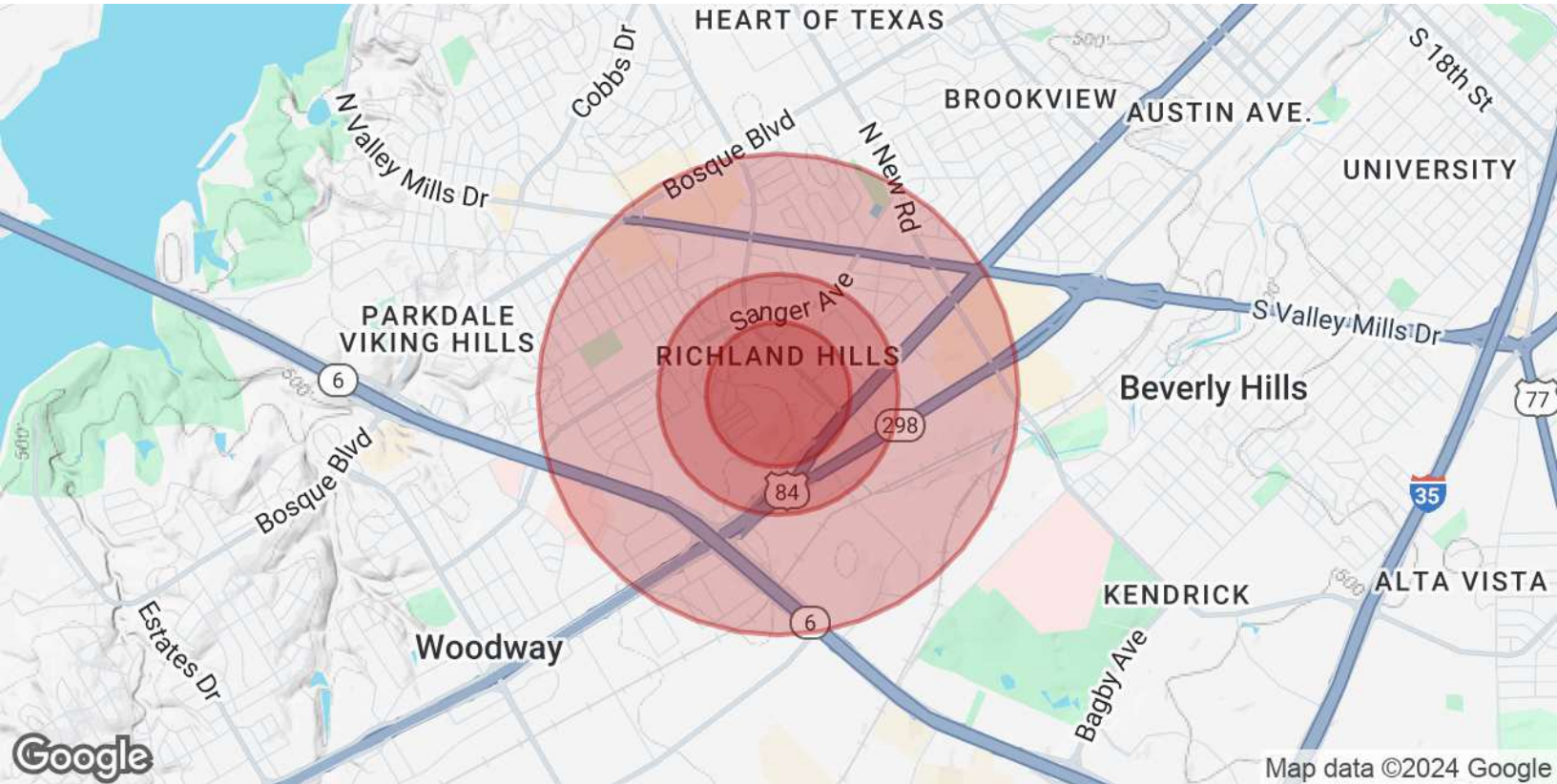
Cross Dock 46,525 SF



2 acres



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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	1,599	3,573	9,402
Average Age	35	36	38
Average Age (Male)	35	35	36
Average Age (Female)	36	37	39

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	698	1,590	4,095
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$50,630	\$49,704	\$56,459
Average House Value	\$289,484	\$250,782	\$205,709

Demographics data derived from AlphaMap

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11-2-2015



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:
 - 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.

Reid Peevey Company	9005413	reidpeevey@reidpeevey.com	(254) 752-9500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jim Peevey	419000	jim@reidpeevey.com	(254) 752-9500
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

IABS 1-0

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