

Offering Memorandum
FOR SALE

5901 W WACO DR
WACO, TX 76710



Turn-Key Medical Office

partners
medicalcre.com

Our Team



Sean Anderson

Senior Associate

512 647 1541

sean.anderson@partnersrealestate.com



Ryan McCullough

Partner & Managing Director

512 580 6224

ryan.mccullough@partnersrealestate.com

DISCLAIMER: This offering memorandum is for general information only. No information, forward-looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or their agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum, or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

Investment Summary

Partners is pleased to offer for sale a 5,471 sq ft turn-key medical office in Waco, TX. The property features two entrances, a fully built-out medical interior, and 37+ parking spaces, allowing for immediate occupancy and efficient operations. Located at the hard corner of HW 6 and HW 84, the site offers exceptional visibility and quick access to Ascension Providence Hospital, Meadowlake Medical Center, and Baylor Scott & White Hillcrest Medical Center. Positioned within Waco's premier retail corridor anchored by Richland Mall and surrounded by major national retailers, the property benefits from strong cross-traffic and regional demographics. This combination of medical-ready improvements, prime access, and a high-growth location makes it an ideal owner-user opportunity.

Price \$2,522,000

Price Per SF \$460.97

Occupancy Vacant

Lot Size 0.84 AC

Building Size 5,471 SF

Year Built/Renovated 1998/2022

Parking Ratio 6.275/1000



Property Highlights

TURN-KEY MEDICAL OFFICE

Fully built-out medical office with two entrances, exam rooms, administrative areas, and modern finishes supporting immediate occupancy for healthcare users.

PRIME RETAIL CORRIDOR LOCATION

Outparcel to Richland Mall with strong national co-tenancy including Dillard's, JCPenney, Dick's Sporting Goods, Walmart, Home Depot, and H-E-B driving consistent cross-traffic.

EXCEPTIONAL VISIBILITY & ACCESS

Prominent frontage at the hard corner of HW 6 and HW 84 with 59,000+ and 61,000+ vehicles per day, offering unmatched exposure in one of Waco's busiest commercial corridors.

PROXIMITY TO MAJOR MEDICAL HUBS

Minutes from Ascension Providence Hospital, Meadowlake Medical Center, and Baylor Scott & White Hillcrest Medical Center, placing the asset within Waco's core healthcare cluster.

BUSINESS-FRIENDLY TEXAS MARKET

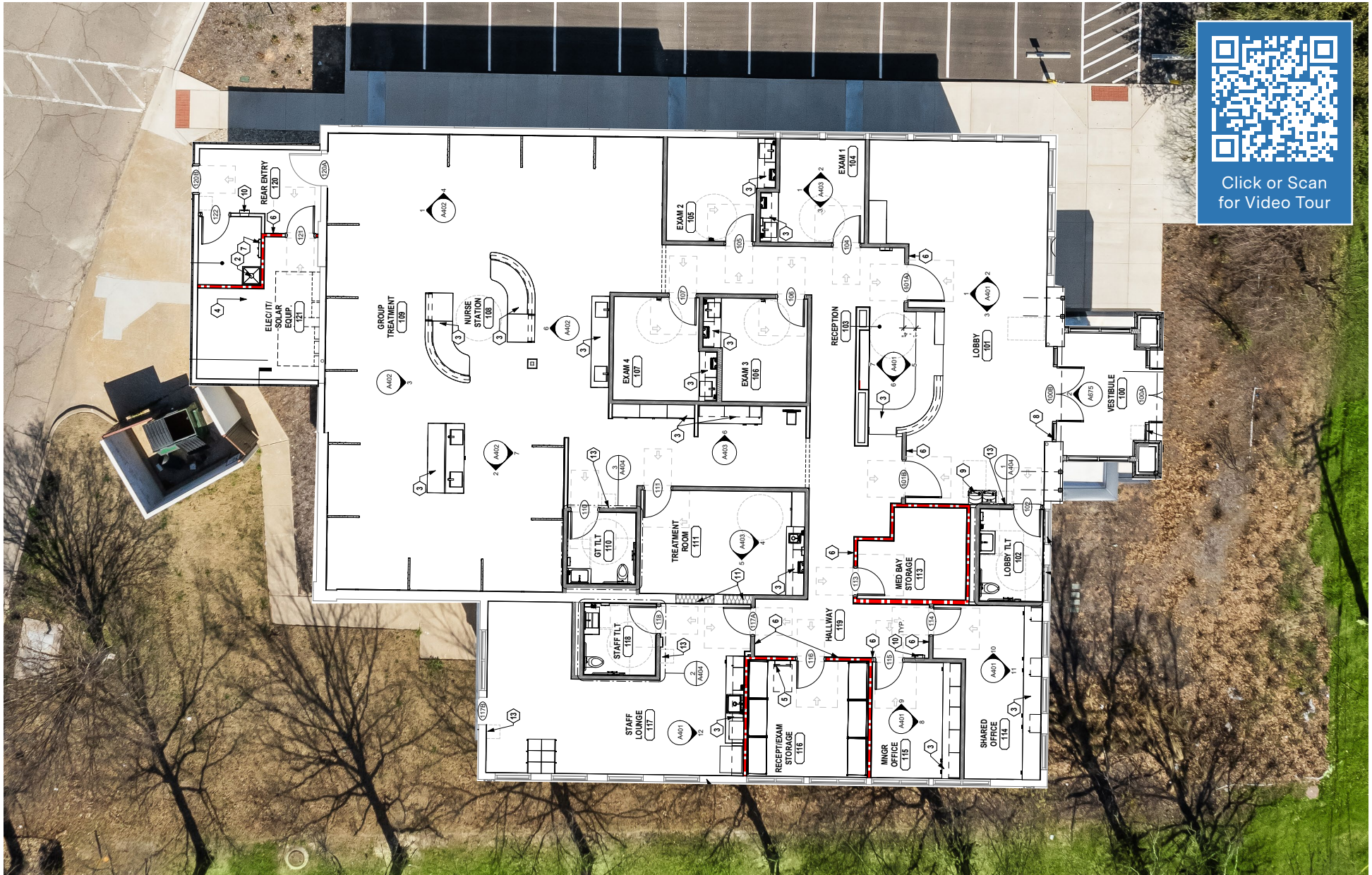
Located in a no-income-tax state with favorable regulatory and cost-of-business advantages for owner-users and healthcare operators.

WACO MARKET MOMENTUM

Waco continues to experience strong population, economic, and healthcare-sector growth, supported by major employers and ongoing investment in manufacturing, defense, supply chain, and medical services—driving long-term demand for high-quality medical space.



Floor Plan

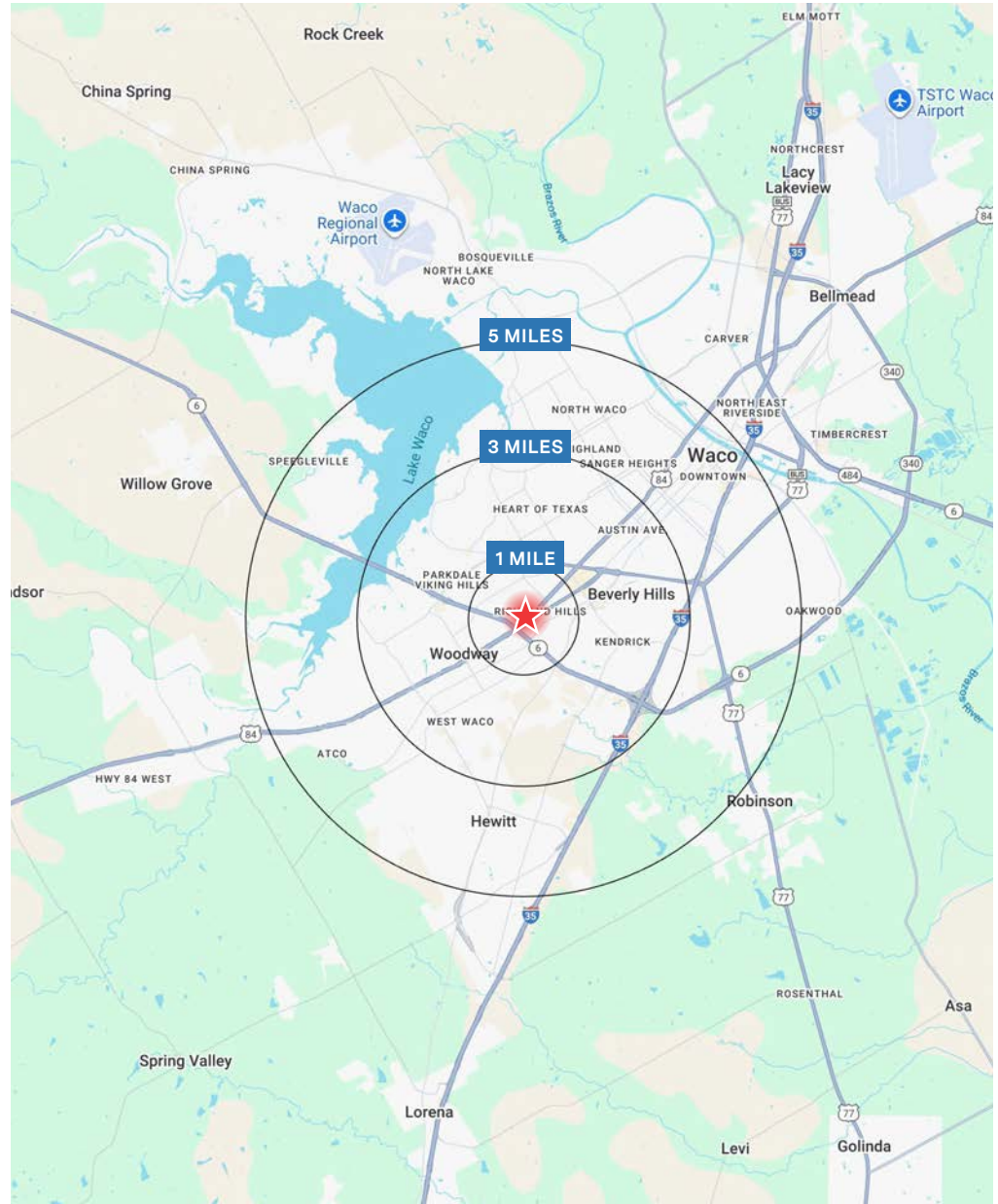


Interior Photos



Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	8,053	62,649	147,858
2029 Population Projection	8,620	66,602	157,163
Median Age	34.5	36.5	32.5
HOUSEHOLDS			
2024 Households	3,603	24,402	55,606
2029 Household Projection	3,863	25,978	59,295
Avg Household Income	\$52,246	\$77,179	\$74,418
Median Household Income	\$39,688	\$57,714	\$55,147
EMPLOYMENT			
Employees	14,265	56,625	88,693
Businesses	1,607	5,776	8,750



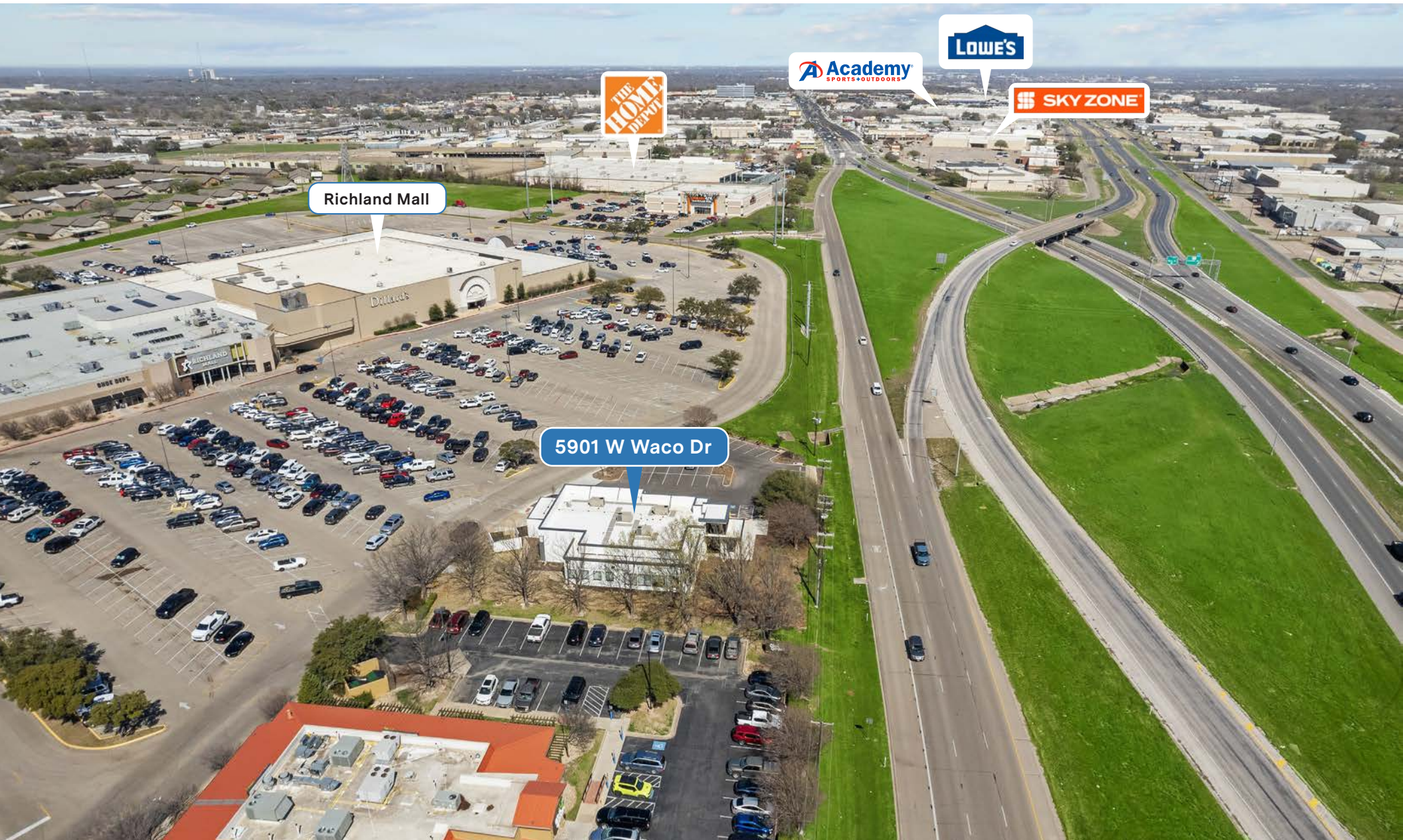
Nearby Businesses



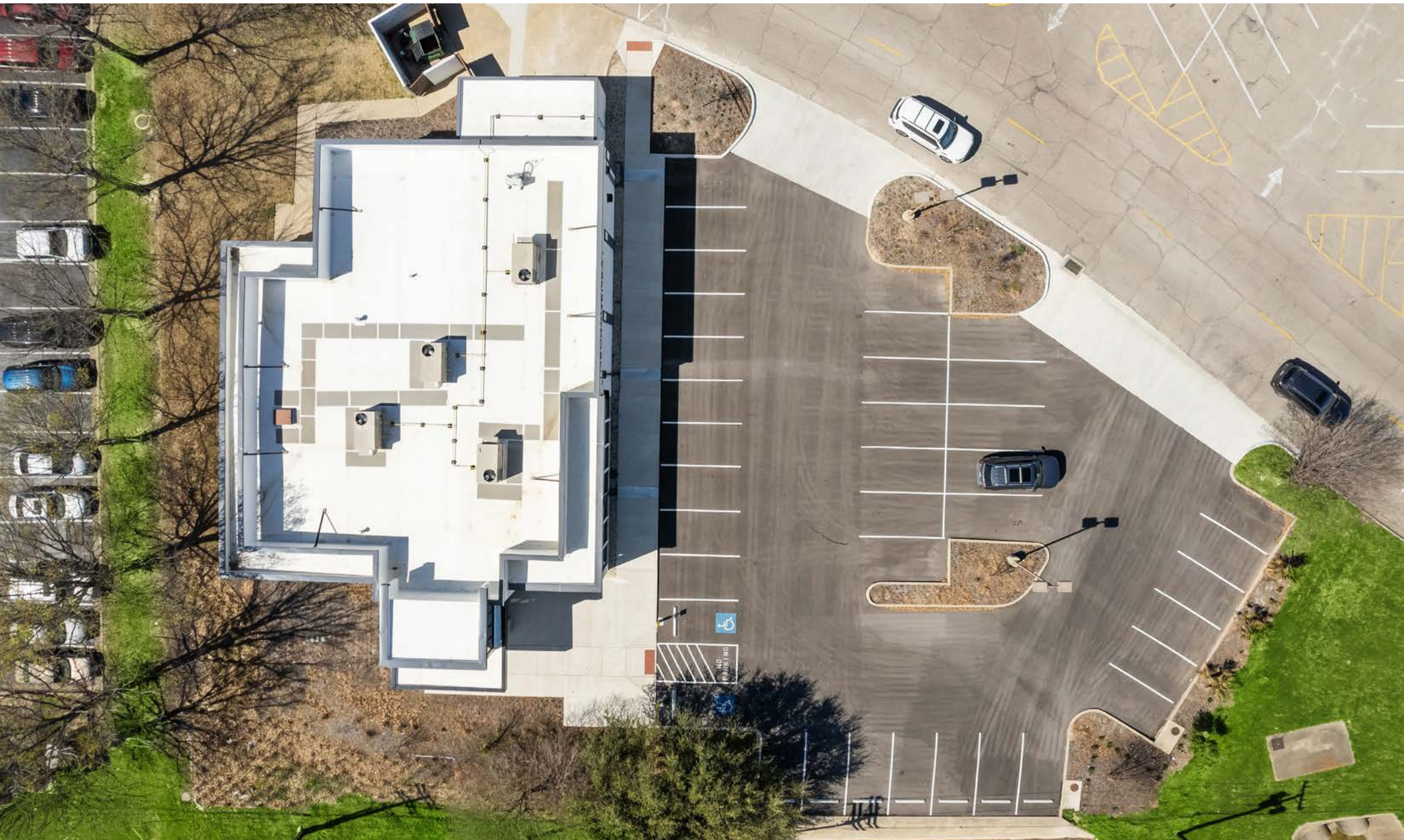
Nearby Businesses



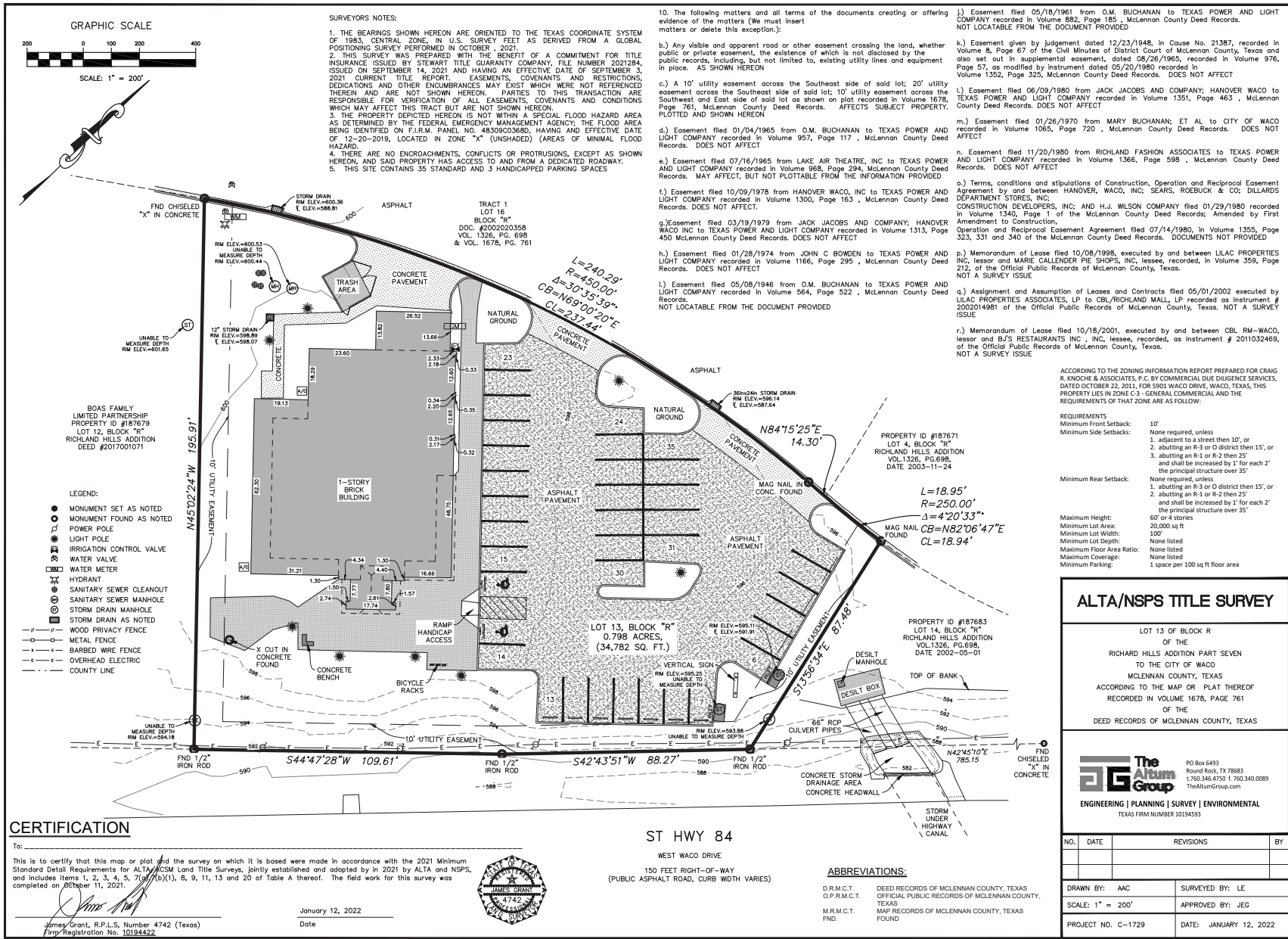
Nearby Businesses



Site Overview



Survey





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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

PCR Brokerage Austin, LLC	9003950	licensing@partnersrealestate.com	512-580-6025
Name of Sponsoring Broker (Licensed Individual Or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4620
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Sean Anderson	712420	sean.anderson@partnersrealestate.com	512-647-1541
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____