



BRAD DAVIS CCIM

BRANDON DAVIS

1205 N LOOP 340, WACO, TX 76705

68,312 SF | 8.8 Acres of Paved Yard

FOR SALE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

Cromwell Commercial Group is honored to exclusively offer this manufacturing/industrial/retail/flex space for sale or lease. Complete with over 68,300 SF of improvements, over 8 acres of paved yard/parking and easy access to I-35 and Loop 340, this site is a one-of-a-kind in the greater Waco area. Space includes multiple bathroom areas, large cafeteria, heavy power with generator backup and dock-high loading.

- 68,312 SF Building
- 18' Clear Height
- 100% Climate Controlled
- 8.82 Acres of Paved Yard
- Excellent Access to I-25 and Hwy 6/Loop 340
- 340 1200 kw Back-up Generator
- 30 KVA UPS

PROPERTY HIGHLIGHTS

PROPERTY

1205 N Loop 340, Waco, TX 76705

PROPERTY TYPE

Manufacturing | Retail | Flex Space

MARKET

Waco

ZONING

Being Rezoned to I-1

LOT SIZE

8.8 Acres (Paved Yard)

BUILDING SIZE

68,312 SF

BUILDING

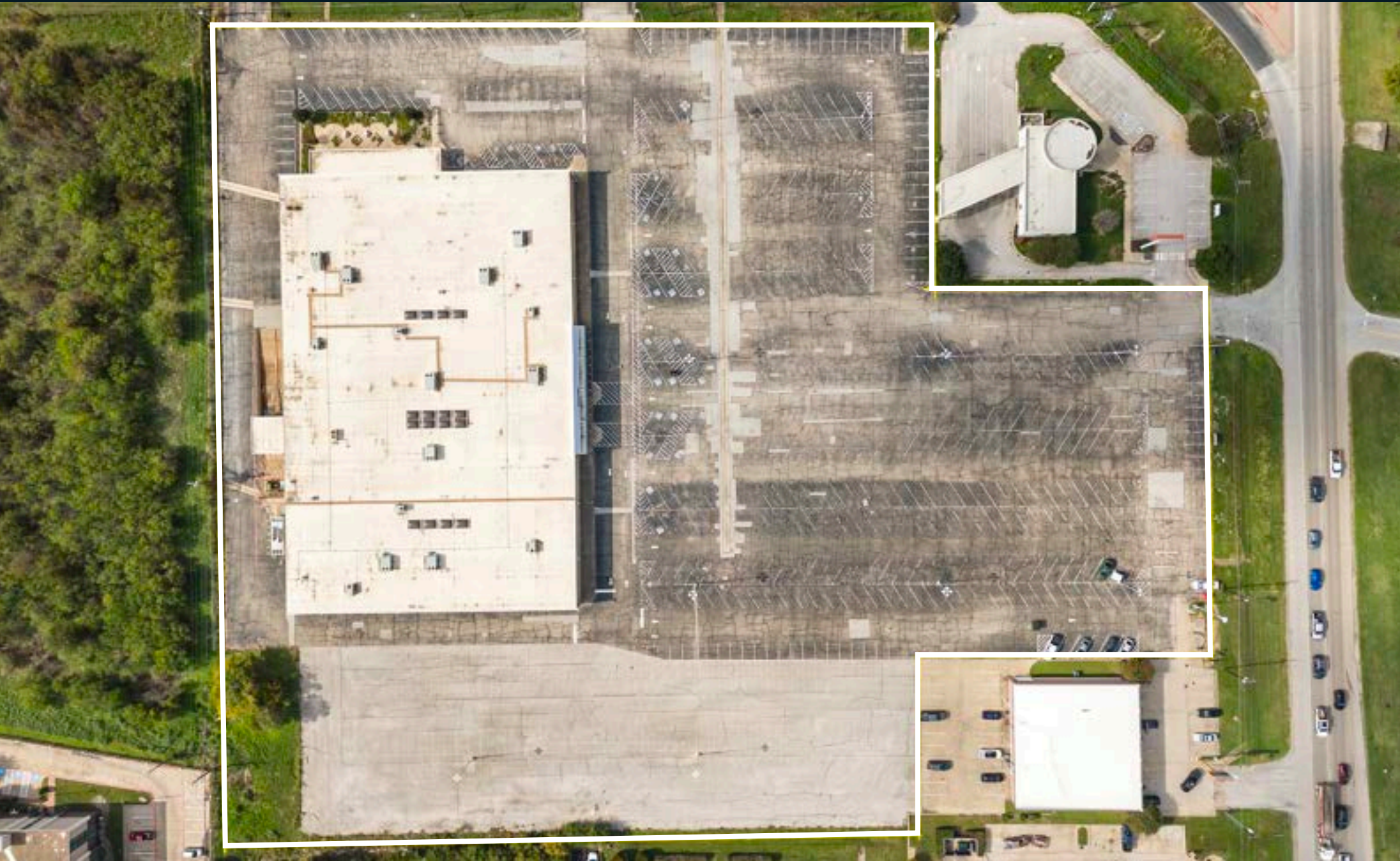
Built: 1978 | Renovated: 2002

ASKING PRICE

\$6,800,000



SUBJECT PROPERTY



Brad Davis CCIM
brad@cromwellcommercialgroup.com

Brandon Davis
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PHOTO GALLERY



Brad Davis CCIM
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SUBJECT PROPERTY

 [Click to view property](#)



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IH-35 | 97,489 VPD

N LOOP 340 | 26,819 VPD

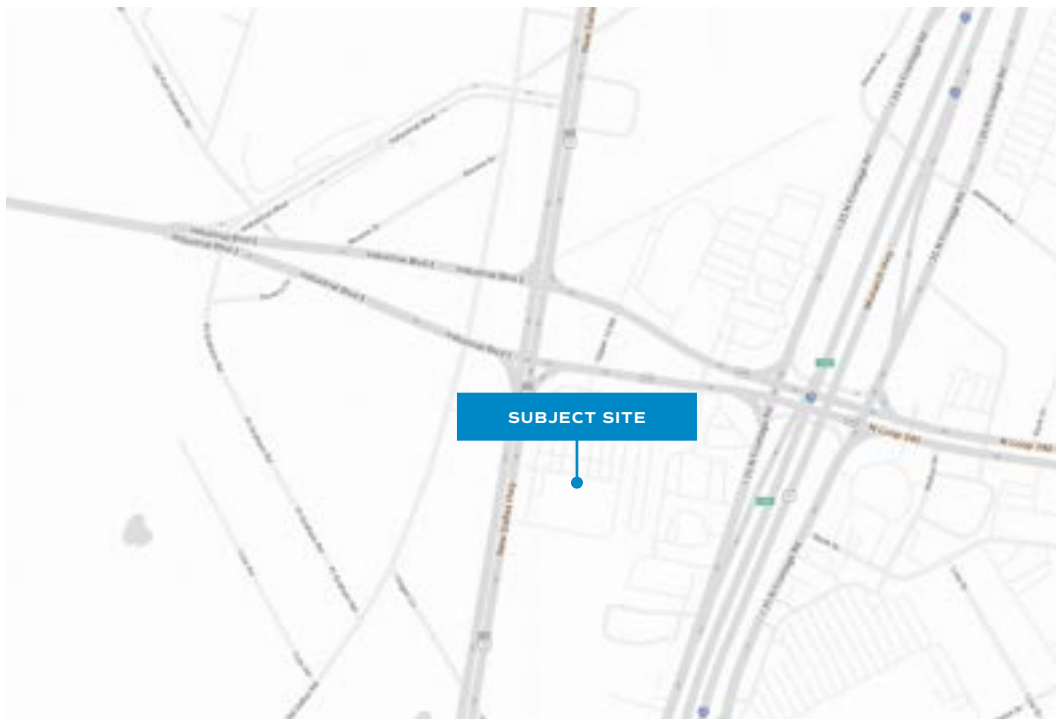
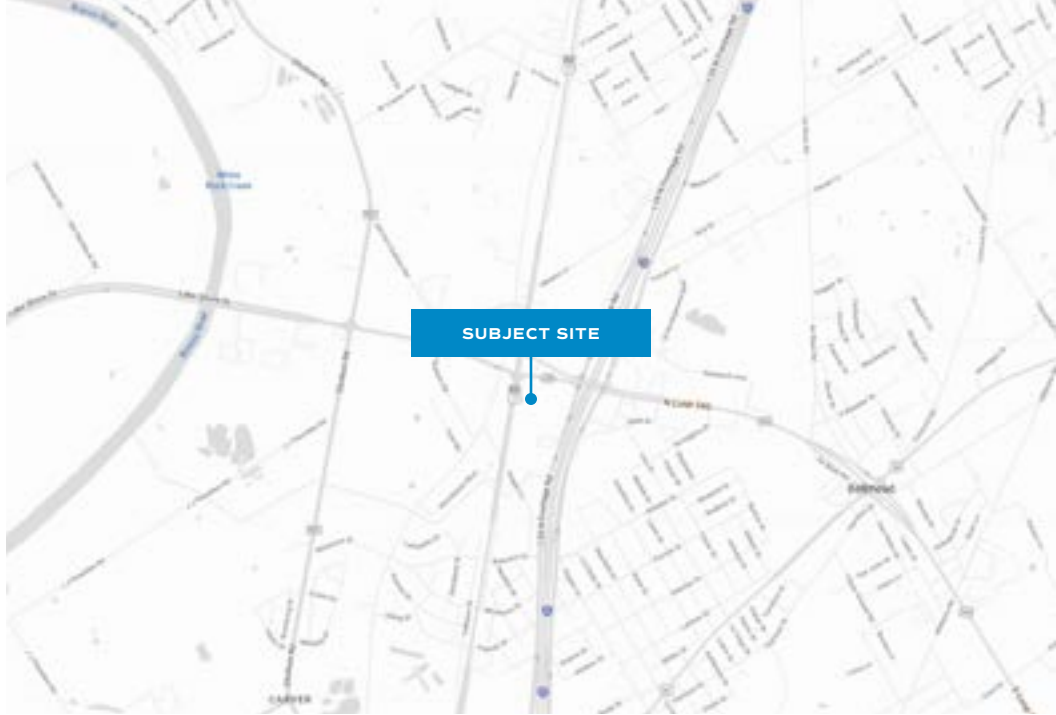
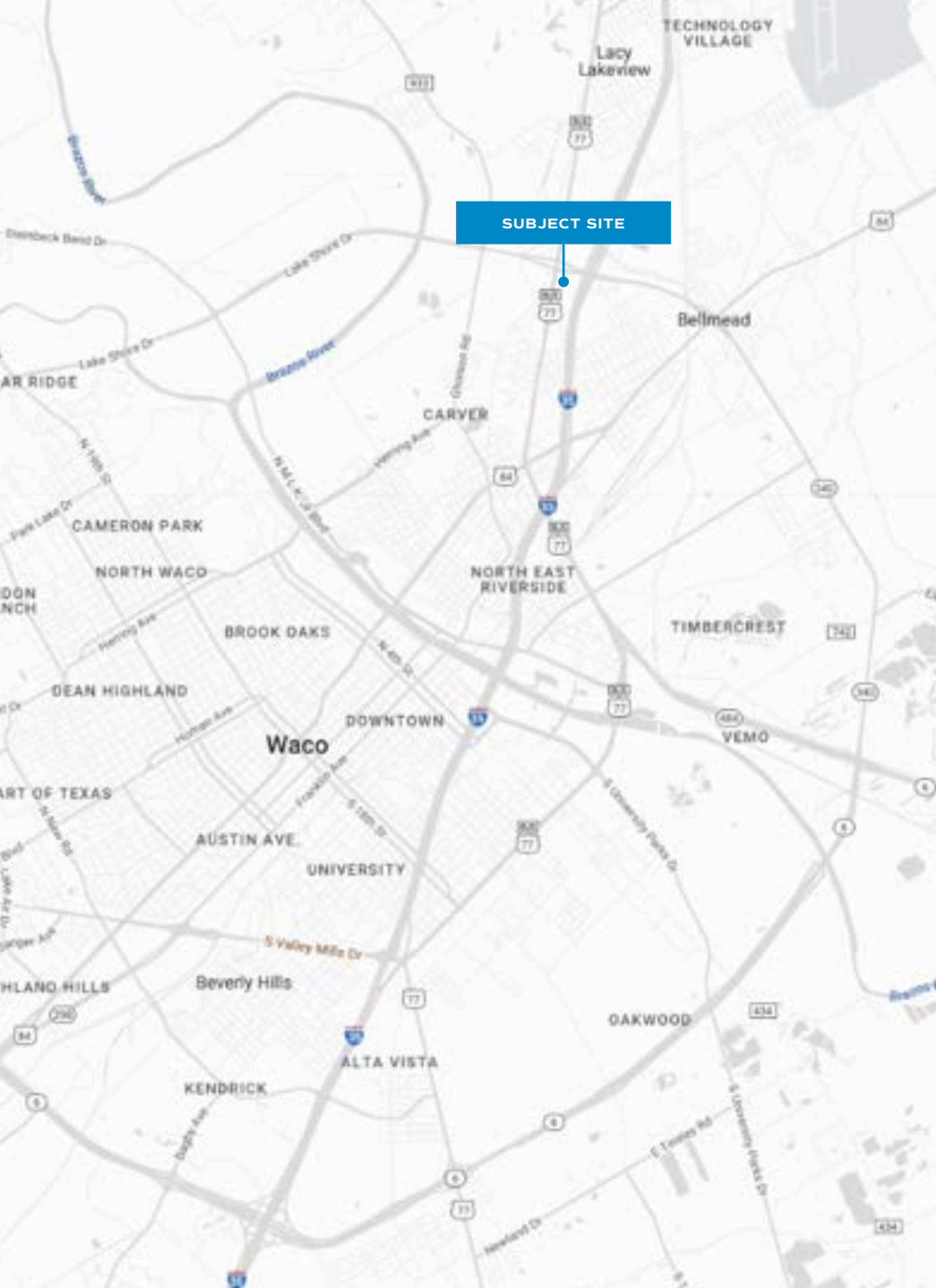
NEW DALLAS HIGHWAY | 10,673 VPD

SUBJECT PROPERTY



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CROMWELL

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PRESENTED BY:



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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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____