



RAYNOR CAMPBELL CCIM

801 ELM AVE, WACO, TX 76704

2,666+/- SF

FOR SALE

ALL BIDS DUE BY JANUARY 7TH, 2025 BY 5PM

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

2,666+/- SF stand alone office space available on the historic and redeveloped Elm Avenue. Complete interior renovation updates, with conference and large training room along with breakroom and private offices. Fully ADA compliant.

- All showings need to be scheduled with Broker.
- See bid process requirements on page 3.
- Estimated approval expected January 15th, 2025.

PROPERTY HIGHLIGHTS

PROPERTY

801 Elm Ave, Waco, TX 76704

PROPERTY TYPE

Office

MARKET

Elm Avenue District

ZONING

C-4

LOT SIZE

0.34 Acres

AVAILABLE SPACE

2,666+/- SF

ASKING PRICE

\$490,000

SEALED BID PROCESS

Sealed bids due by 5pm January 7th, 2025
All bids need to be binding upon submission
Email: raynor@cromwellcommercialgroup.com
In-person: Cromwell Commercial Group
500 N Valley Mills Dr, Ste 600
Waco, Tx 76710





BID PROCESS REQUIREMENTS

1. Submission Deadline

All bids must be submitted no later than 5:00 PM on January 7, 2024.

Delivery Options:

Via Email: Send to raynor@cromwellcommercialgroup.com. Subject line should read: *Sealed Bid: 801 Elm Ave.*

In Person: Deliver a sealed envelope marked *Sealed Bid: 801 Elm Ave.* to:
Cromwell Commercial Group
510 North Valley Mills Drive Ste 600, Waco, Tx 76710

2. Bid Format Requirements

To ensure your bid is considered, include the following:

- Bidder Information: Name, company (if applicable), contact details.
- Proposed End Use: Provide a detailed description of the end user.
- Purchase Price: Clearly state your offer.
- Terms of the Offer: Outline any contingencies, proposed closing date, and payment terms.
- Proof of Funds/Financing: Attach documentation verifying financial capability.

3. Sealing Instructions (if submitting in person)

- Place all bid documents in a sealed envelope.
- Write your name/company name and contact information on the outside of the envelope.
- Mark clearly: "Confidential: Sealed Bid for 801 Elm Ave."

4. Confidentiality

All bids will remain confidential until the submission deadline. After the deadline, bids will be opened and reviewed by the property owner and their representatives.

5. Evaluation Criteria

Bids will be evaluated based on:

- Offered price.
- Proposed end user
- Proposed terms and conditions.
- Bidder's financial capacity to close the transaction promptly.

6. Selection Process

- The property owner board reserves the right to accept, reject, or negotiate with any bidder at their sole discretion.
- A decision will be communicated to the successful bidder by January 15, 2024.

7. Contact for Questions

For any clarifications or additional information, contact:

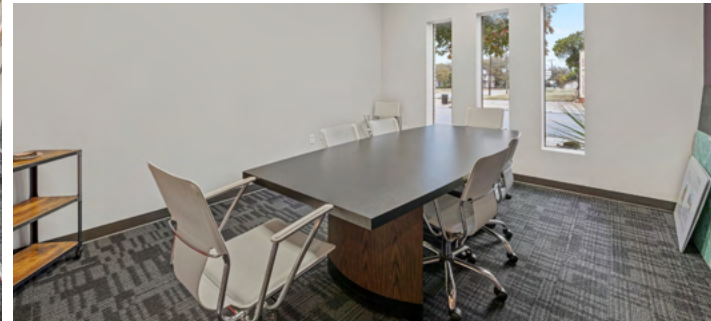
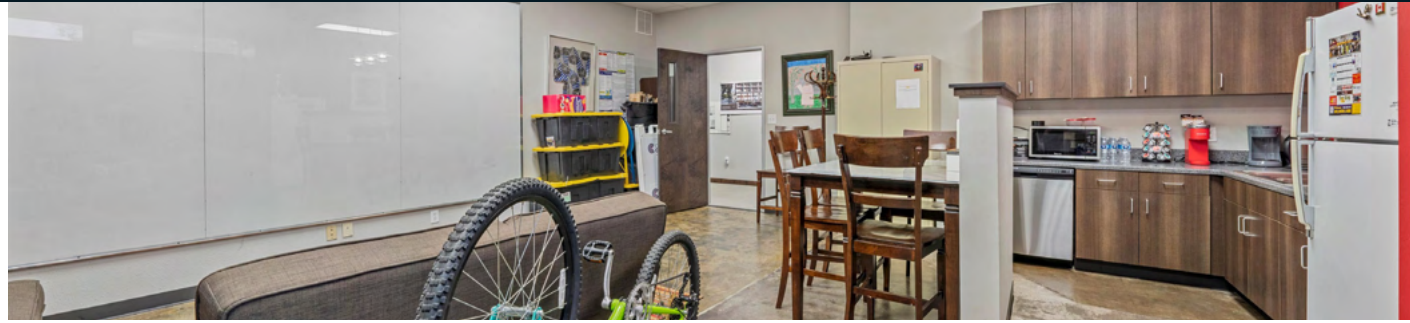
Raynor Campbell SIOR

Email: raynor@cromwellcommercialgroup.com

Phone: 254-644-1838



PHOTO GALLERY



BAYLOR UNIVERSITY



MAGNOLIA MARKET

DOWNTOWN WACO

INTERSTATE 35 | 133,572 VPD

CAMBRIA hotels

INTERSTATE 35



MLK JR. BLVD



TAYLOR ST

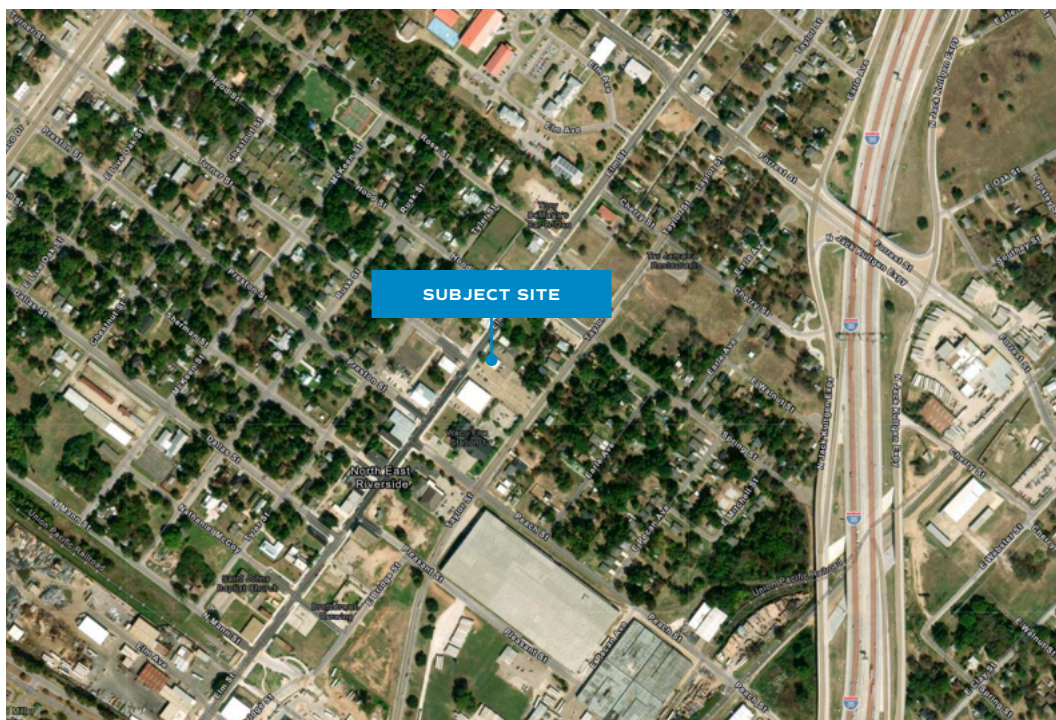
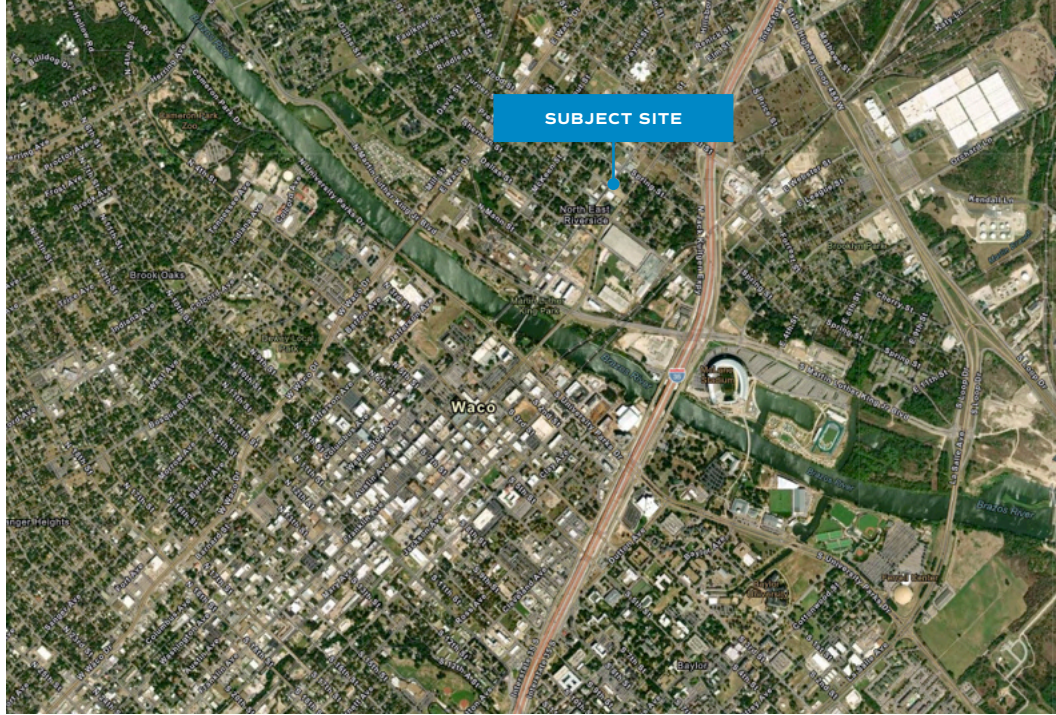
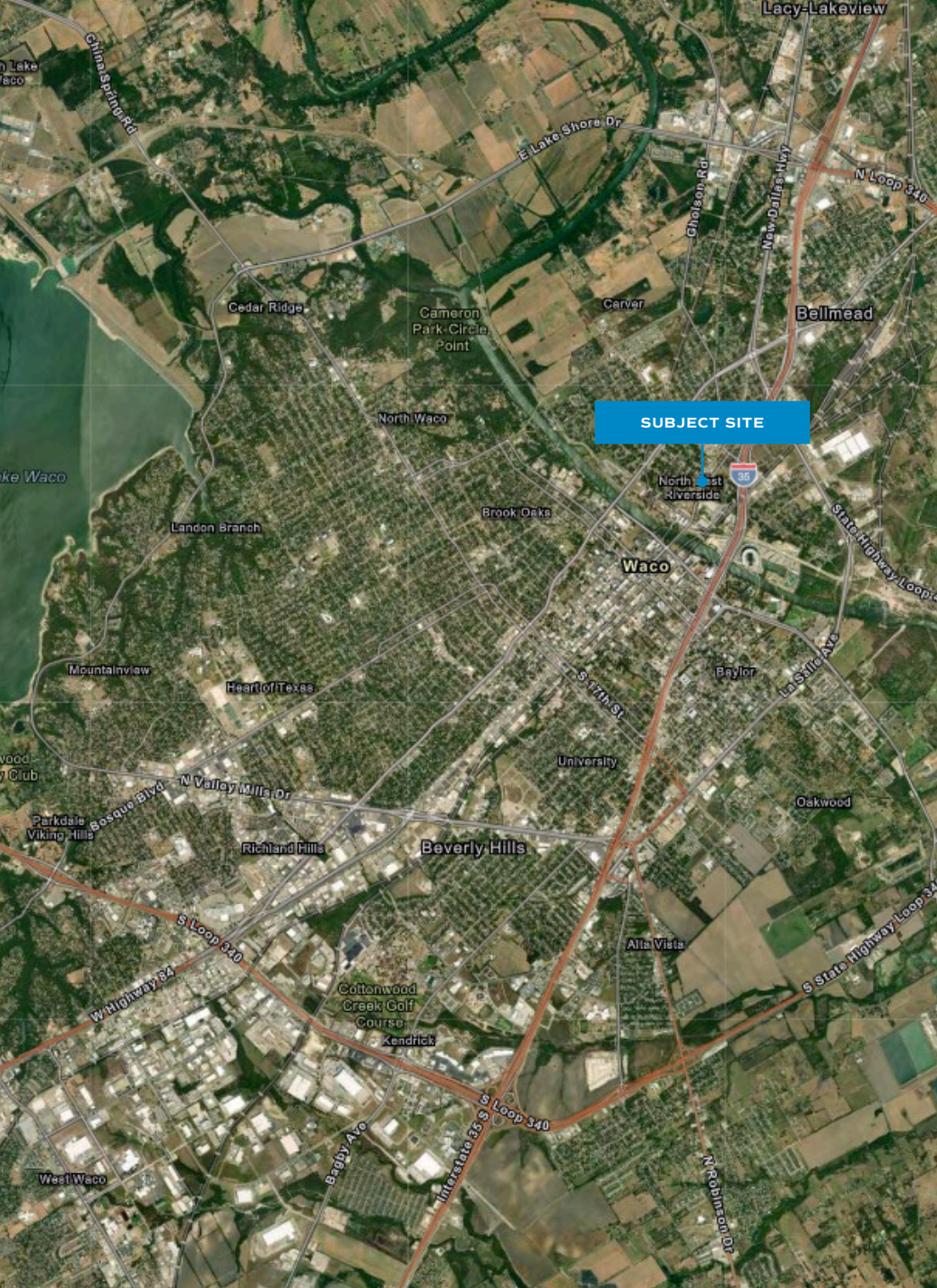
ELM AVE

AVAILABLE
2,666+/- SF



Click to view property





CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



RAYNOR CAMPBELL, CCIM

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O: 254.313.0000

E: raynor@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



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.

Coldwell Banker Apex, Realtors	0590914	lori@cbapex.com	254-313-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	0590914	lori@cbapex.com	254-313-0000
Designated Broker of Firm	License No.	Email	Phone
Kathy Schroeder	269763	kathy@cbapex.com	254-776-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Raynor Campbell, SIOR	634453	raynor@cromwellcommercialgroup.com	254-313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____