

OFFERING MEMORANDUM

USPS | 800 WOODED ACRES DR, WACO, TX 76710

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



*Actual Site

DIRECTORY



800 WOODED ACRES DR, WACO, TX 76710

03 OFFERING & INVESTMENT SUMMARY

04 FINANCIAL OVERVIEW

05 SITE MAP

06 REGIONAL OVERVIEW

07 CITY OVERVIEW

08 NEARBY USPS LOCATIONS

09 DEMOGRAPHICS

10 LOCATION OVERVIEW

11 TENANT OVERVIEW



*Actual Site

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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. Touchstone Commercial Partners however makes no guarantee, representation or warranty, expressed or implied, about the accuracy or completeness of the information provided. All buyers must conduct full due diligence and independently verify the accuracy and completeness of the information contained herein and bear all risk for any inaccuracies. Touchstone Commercial Partners encourages all interested buyers to seek advice from tax, financial and legal advisors before making any real estate purchase and transaction.

OFFERING & INVESTMENT SUMMARY

USPS // Waco, TX



\$1,783,000
Sale Price



6.5%
Cap Rate



LL Maintenance Rider
USPS Tax Reimbursement Rider
Lease Type



1970
Year Built



9,834 Sq Ft
Building Size



72,989 Sq Ft
Land Size



*Actual Site

TENANT	United States Postal Service (USPS)
PROPERTY ADDRESS	800 Wooded Acres Drive, Waco, TX 76710
ANNUAL RENT	\$132,188 / Year
RENT/SQUARE FOOT	\$18.74
LEASE TYPE	LL Maintenance Rider USPS Tax Reimbursement Rider
LEASE TERM	June 1, 2020 - May 31, 2030
RENEWAL OPTIONS	One - Five Year Option
OPTION RENT	\$145,407
TERMINATION	None

GROSS INCOME*	\$132,188
TAXES	Reimbursed
INSURANCE	\$6,440
MAINTENANCE & RESERVES	\$9,834
NET OPERATING INCOME	\$115,914

*Current rent is \$120,171 and increases on 6/1/2025 to \$132,188. Seller shall pay variance in rent between closing and rental increase.

FINANCIAL OVERVIEW

USPS // Waco, TX



CURRENT LEASE

TENANT	SF LEASED	START DATE	END DATE	MONTHLY RENT	YEARLY RENT	YEARLY RENT/SF
USPS	9,834	6/1/2025	5/31/2030	\$11,015.66	\$132,188	\$13.44
Option 1	9,834	6/1/2030	5/31/2035	\$12,117.25	\$145,407	\$14.78

EXPENSES

YEARLY BUDGET

Property Taxes	Reimbursed
Insurance	\$6,440
Maintenance	\$9,834

NET OPERATING INCOME

NOI

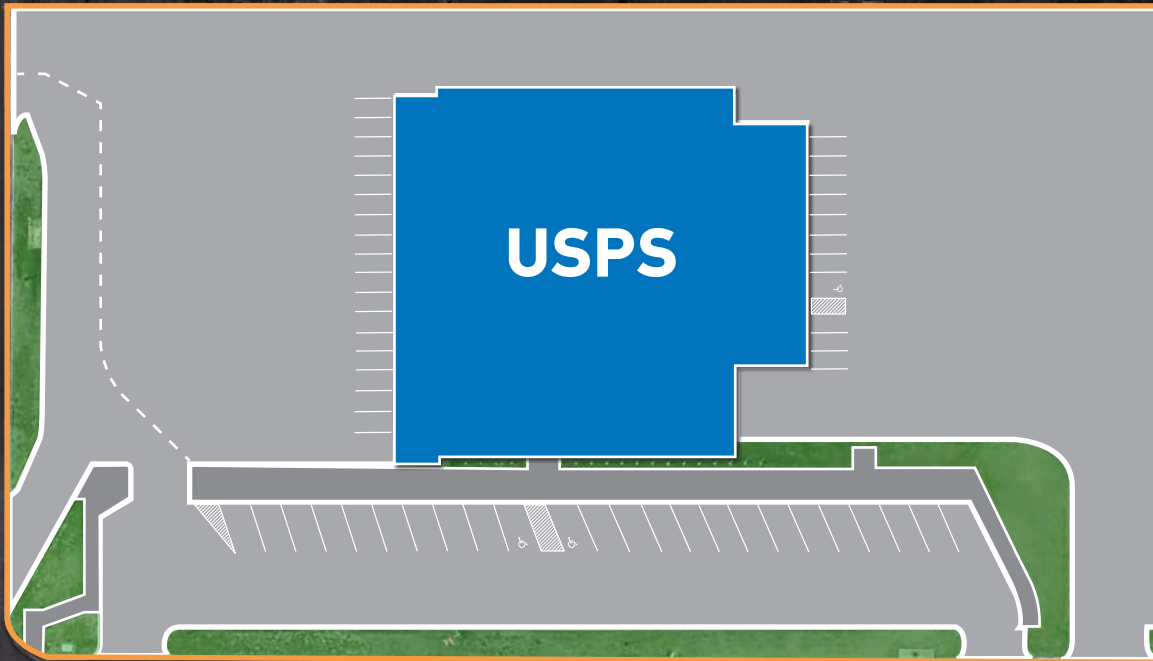
Income	\$132,188
Expenses	\$16,274
NOI	\$115,914

SITE MAP

USPS // Waco, TX



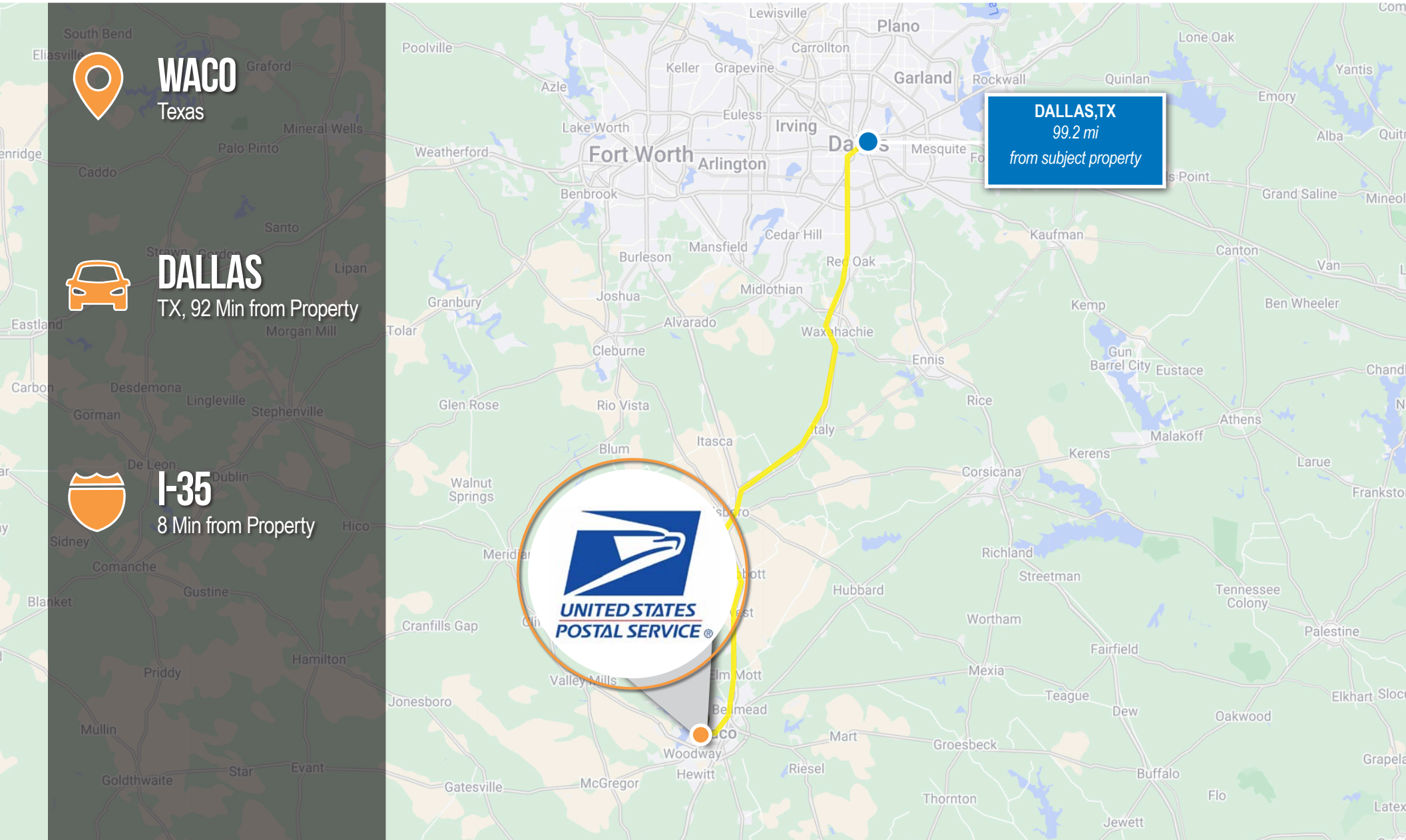
RICHLAND DRIVE



WOODED ACRES DRIVE

REGIONAL OVERVIEW

USPS // Waco, TX



CITY OVERVIEW

USPS // Waco, TX



NEARBY USPS LOCATIONS

USPS // Waco, TX



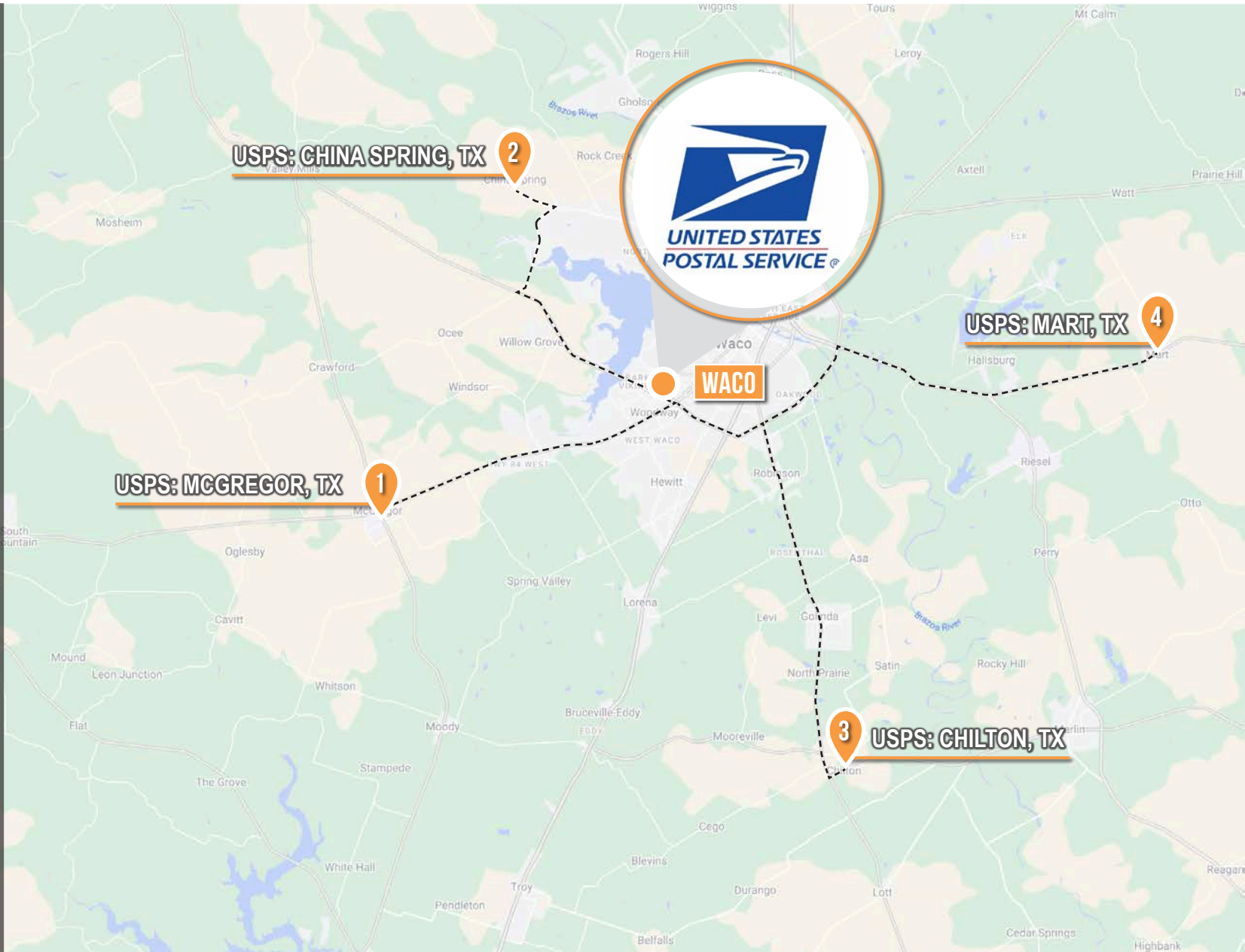
USPS LOCATION PROXIMITY MAP

1 19 Min to MCGREGOR

2 20 Min to CHINA SPRING

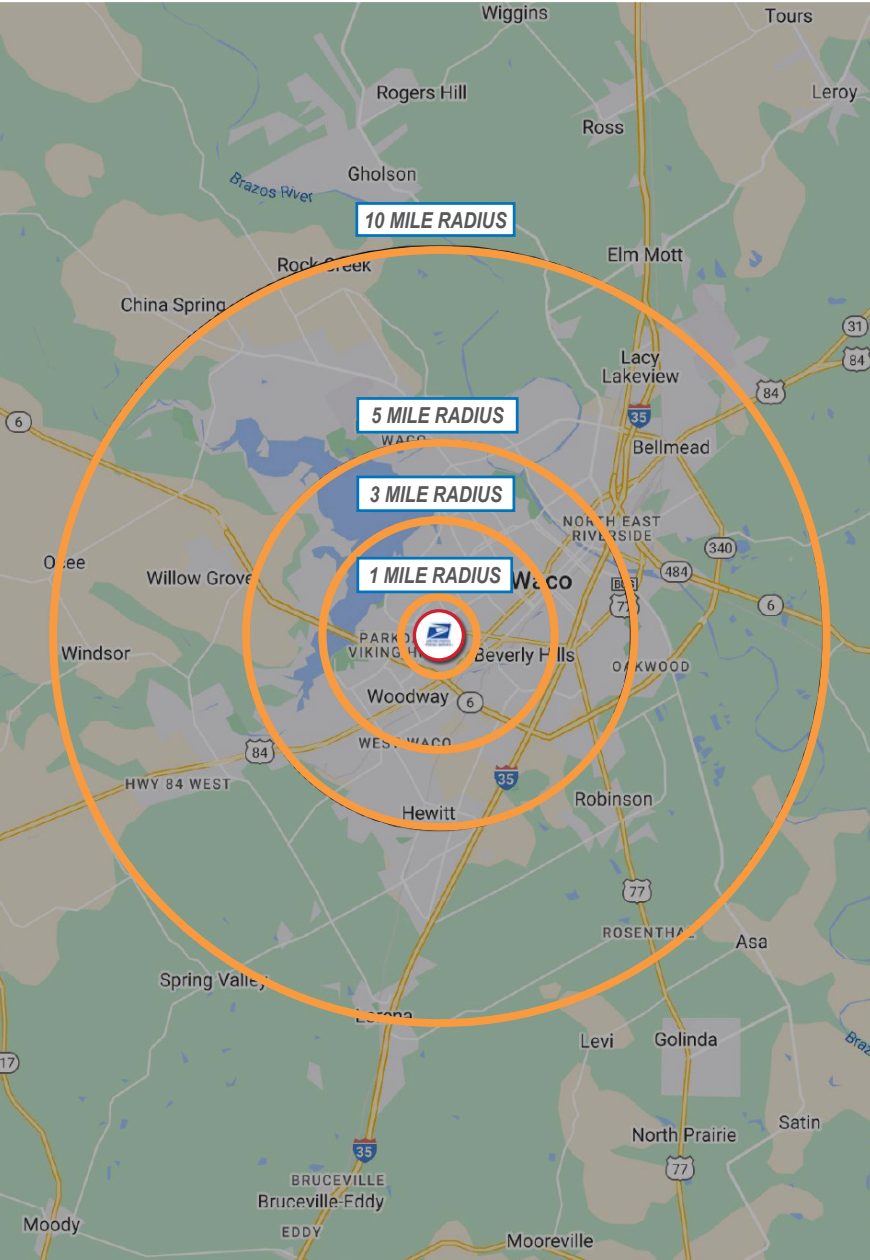
3 27 Min to CHILTON

4 27 Min to MART



DEMOGRAPHICS

USPS // Waco, TX



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
Estimated Population (2023)	12,240	62,069	134,628
Projected Population (2028)	12,326	63,770	141,881
Projected Annual Growth (2023 to 2028)	0.1%	0.5%	1.1%
HOUSEHOLDS			
Estimated Households (2023)	5,600	23,779	50,005
Projected Households (2028)	5,667	24,514	52,904
HOUSEHOLD INCOME			
Average Household Income (2023)	\$63,472	\$93,618	\$86,793
Projected Average Household Income (2028)	\$67,510	\$97,836	\$88,175

10 MILE RADIUS (2028)



POPULATION

237,508



HOUSEHOLDS

88,155



INCOME

\$91,535

LOCATION OVERVIEW

USPS // Waco, TX



MCLENNAN COUNTY

Waco, TX

McLennan County, Texas, is perhaps best known for being the home of the city of Waco. Additionally, McLennan County is known for its rich history, outdoor recreational activities, and educational institutions such as Baylor University.

Waco, Texas, is renowned for several notable attractions and events. It gained international recognition due to the 1993 Branch Davidian standoff, which left an indelible mark on its history. Waco is famous for Magnolia Market at the Silos, founded by Chip and Joanna Gaines of "Fixer Upper" fame, attracting visitors with its shopping and food offerings. Home to Baylor University, the city boasts a vibrant college culture and strong academic and athletic traditions. Visitors can explore the birthplace of Dr. Pepper at the Dr. Pepper Museum, discover the storied history of the Texas Rangers at their hall of fame and museum, or enjoy outdoor activities in Cameron Park and along the Brazos River. Waco's diverse attractions make it a compelling destination for history enthusiasts, shoppers, outdoor enthusiasts, and university students alike.



VACATION
DESTINATION



HISTORIC
PLACE



HIDDEN
GEM



TENANT OVERVIEW

USPS // Waco, TX



REVENUE
\$71.1B



LOCATIONS
34,000



EMPLOYEES
+633,000



YEAR FORMED
1775



HEADQUARTERS
**WASHINGTON,
D.C.**

The U.S. Postal Service is the only delivery service that reaches every address in the nation: 160 million residences, businesses and Post Office Boxes. With more than 34,000 retail locations and one of the most frequently visited websites in the federal government, usps.com, the Postal Service has annual operating revenue of more than \$71 billion and delivers 48 percent of the world's mail. With more than 630,000 employees, the United States Postal Service is one of the nation's largest employers.





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Touchstone Commercial Partners presents 800 Wooded Acres Dr, Waco, TX 76710 ("Property") for your acquisition. Touchstone Commercial Partners and owner provides the material presented herein without representation or warranty. A substantial portion of information was obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of Touchstone Commercial Partners or owner. No representation is made as to the value of this possible investment other than hypothetical scenarios. It is encouraged that you or any of your affiliates consult your business, tax and legal advisors before making a final determination of value or suitability of the Property for acquisition. As a condition of Touchstone Commercial Partners' consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by Touchstone Commercial Partners, owner or agents of either of these parties regarding the Property—it is required that you agree to treat all such information confidentially.

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