

# PRIME COMMERCIAL PROPERTY

WITH ESTABLISHED ARCHERY & SHOOTING RANGES

5500 FRANKLIN AVENUE - WACO, TX



**TRANSWORLD®**  
Commercial Real Estate



**FOR SALE \$1,400,000**

2124 Parkwood Drive  
Bedford, Texas 76021



PRESENTED BY:

**PHIL KUBAT**

Principal & Managing Broker  
office: (720) 909-8557  
cell: (303) 981-1936  
phil@transworldcre.com  
CO - ER100016698, TX - 759206

**STEPHEN COLEMAN**

Commercial Real Estate Broker  
office: (972) 684-0135  
SColeman@TransworldCRE.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# TABLE OF CONTENTS

Overview	3
Property Photos	4

## ***SECTION I - Maps / Demographics***

Location Maps	11
Demographics	12
Info. About Brokerage Services	13

### **PHIL KUBAT**

PRINCIPAL & MANAGING BROKER

O: (720) 909-8557

C: (303) 981-1936

phil@transworldcre.com

CO - ER100016698, TX - 759206

### **STEPHEN COLEMAN**

COMMERCIAL REAL ESTATE BROKER

O: (972) 684-0135

SColeman@TransworldCRE.com

### Property Summary

• Asking Price: \$1,400,000.00	Property Condition: C	Parking Number: 31
• Property Type: Retail	Building Status: Existing	Parking (Handicap): 2
• Sale Type: Owner User	Total Floors: 2	Surface: Concrete
• Total Available Area: 15,000 SF	Year Build: 1986	Docks: 2
• Land Area: .56 Acres	Zoning: M- 2	

### Property Overview

The property at 5500 Franklin Avenue, Waco, Texas is a 15,000-square-foot commercial building situated on approximately 0.56 acres. Constructed in 1986, this two-story structure features durable tilt-wall construction and a concrete parking lot with 31 spaces, including 2 ADA-compliant spots. Positioned along Franklin Avenue, one of Waco's key commuting corridors, the site enjoys high traffic counts and exceptional visibility.

This versatile property is currently home to a well-established archery and sporting goods store, with both pistol and archery ranges located on the second floor. Standard 12-foot ceilings and a flexible layout provide future adaptability for a variety of uses.

Designed to support both business operations and office functions the property includes six offices & kitchenette with the main office featuring a private bathroom and shower. There are five ADA-compliant bathrooms located throughout the building for user convenience. For logistics and operations, the facility is equipped with two overhead grade-level doors.

A distinctive feature is the 288 SF weatherproof bunker, ideal for secure storage or specialty use. This property is 100% owner-occupied and offers a rare opportunity, this property offers a rare opportunity for an owner-user or investor seeking a custom-built, multi-functional space in a high-growth market.

### Location Overview

Waco, Texas: A Thriving Central Texas Hub:

Situated along Interstate 35, Waco, Texas, is a rapidly growing city strategically located between Dallas and Austin. Known for its strong economy, rich history, and vibrant tourism industry, Waco offers a dynamic mix of business opportunities and lifestyle amenities.

Home to Baylor University, Waco attracts a steady influx of students, professionals, and visitors, fueling demand for retail, commercial, and residential developments. The city is also famous for Magnolia Market at the Silos, drawing millions of visitors annually, along with attractions like the Dr Pepper Museum, Cameron Park Zoo, and the Texas Ranger Hall of Fame.

With a diverse economy driven by healthcare, education, manufacturing, and logistics, Waco benefits from a business-friendly environment, affordable real estate, and continued infrastructure growth. Its central location and strong transportation networks make it an ideal spot for commerce and investment, offering excellent accessibility for businesses and residents alike.

M-2 Zoning:

In Waco, Texas, the M-2 Light Industrial District is designated to accommodate a broad range of industrial activities that operate without causing nuisances to surrounding areas. This zoning classification permits various industrial and compatible related uses.

For a comprehensive understanding of the M-2 zoning regulations, including a detailed list of permitted uses and development standards, please refer to the City of Waco's Code of Ordinances.



# PROPERTY PHOTOS

5500 Franklin Avenue  
Waco, TX 76710

04





# PROPERTY PHOTOS

5500 Franklin Avenue  
Waco, TX 76710

05





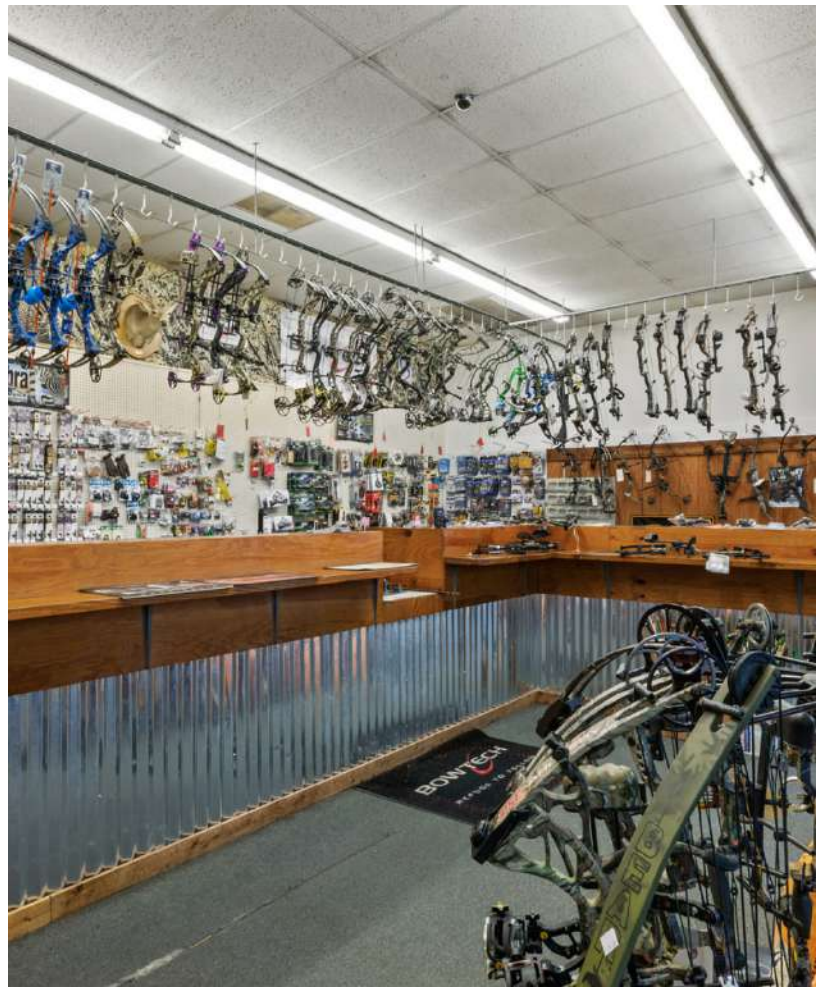
# PROPERTY PHOTOS

5500 Franklin Avenue  
Waco, TX 76710

06









## PROPERTY PHOTOS

5500 Franklin Avenue  
Waco, TX 76710

08





# FRANKLIN AVENUE





# SECTION I

---

## Maps / Demographics

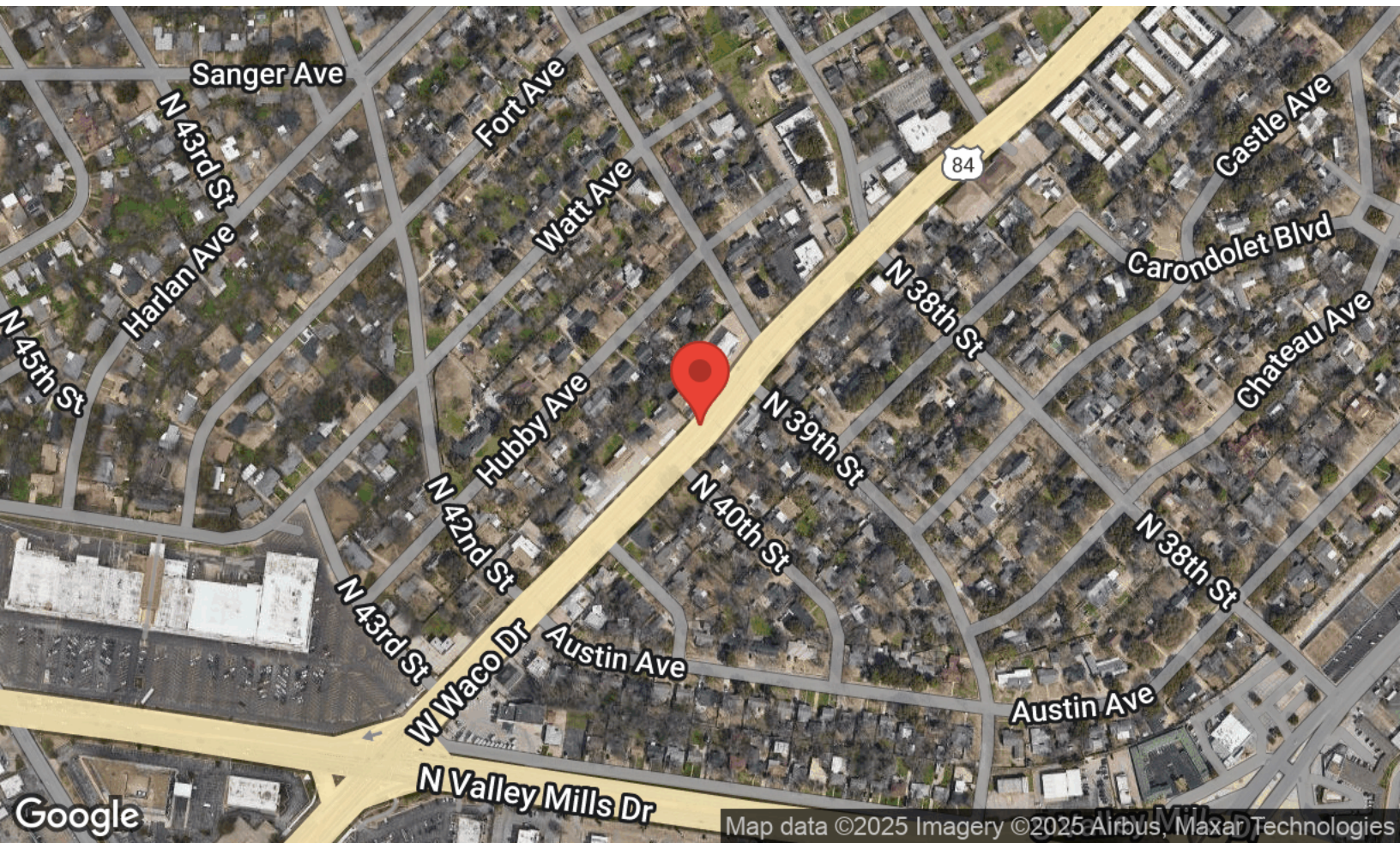
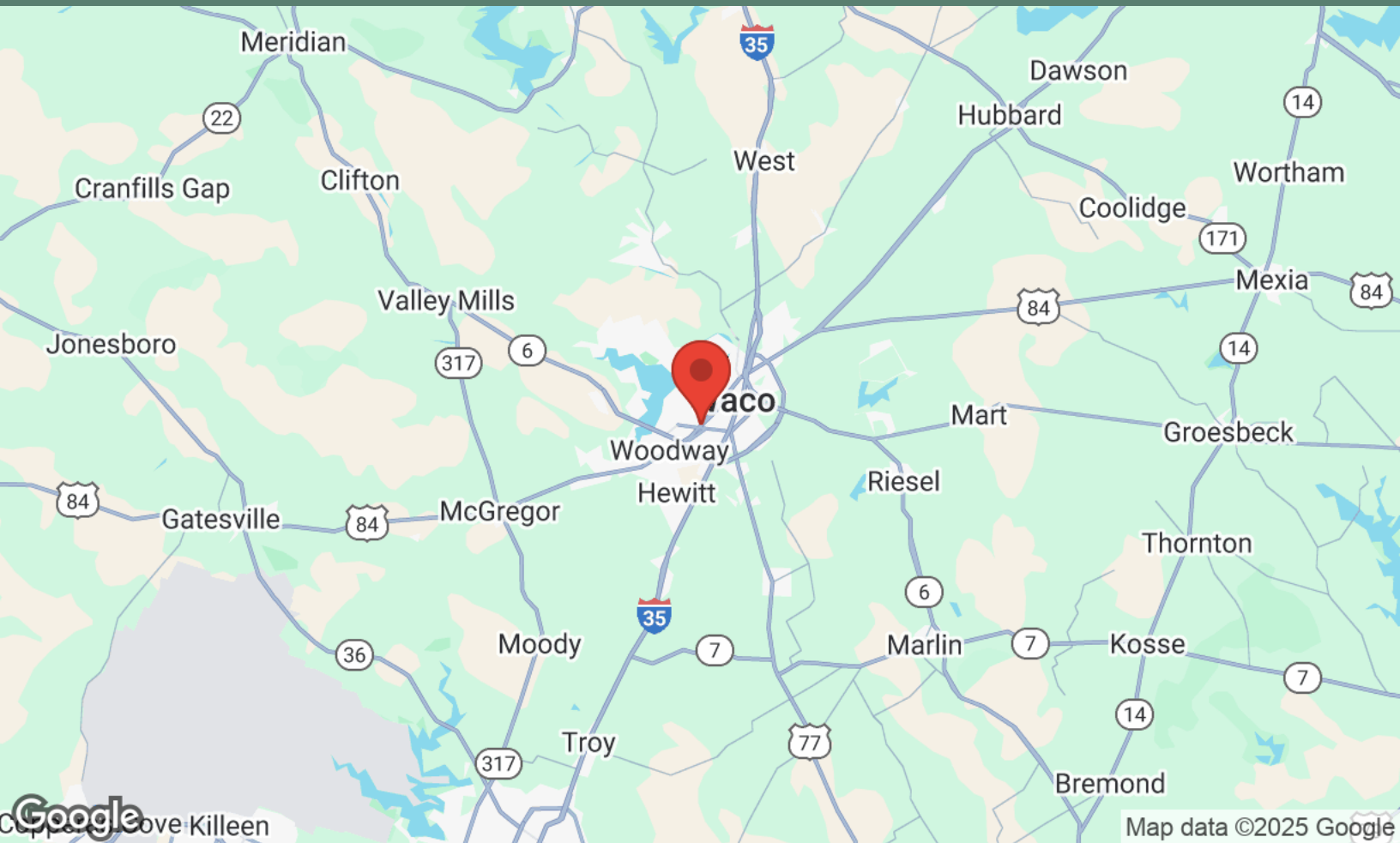




# LOCATION MAPS

5500 Franklin Avenue  
Waco, TX 76710

11

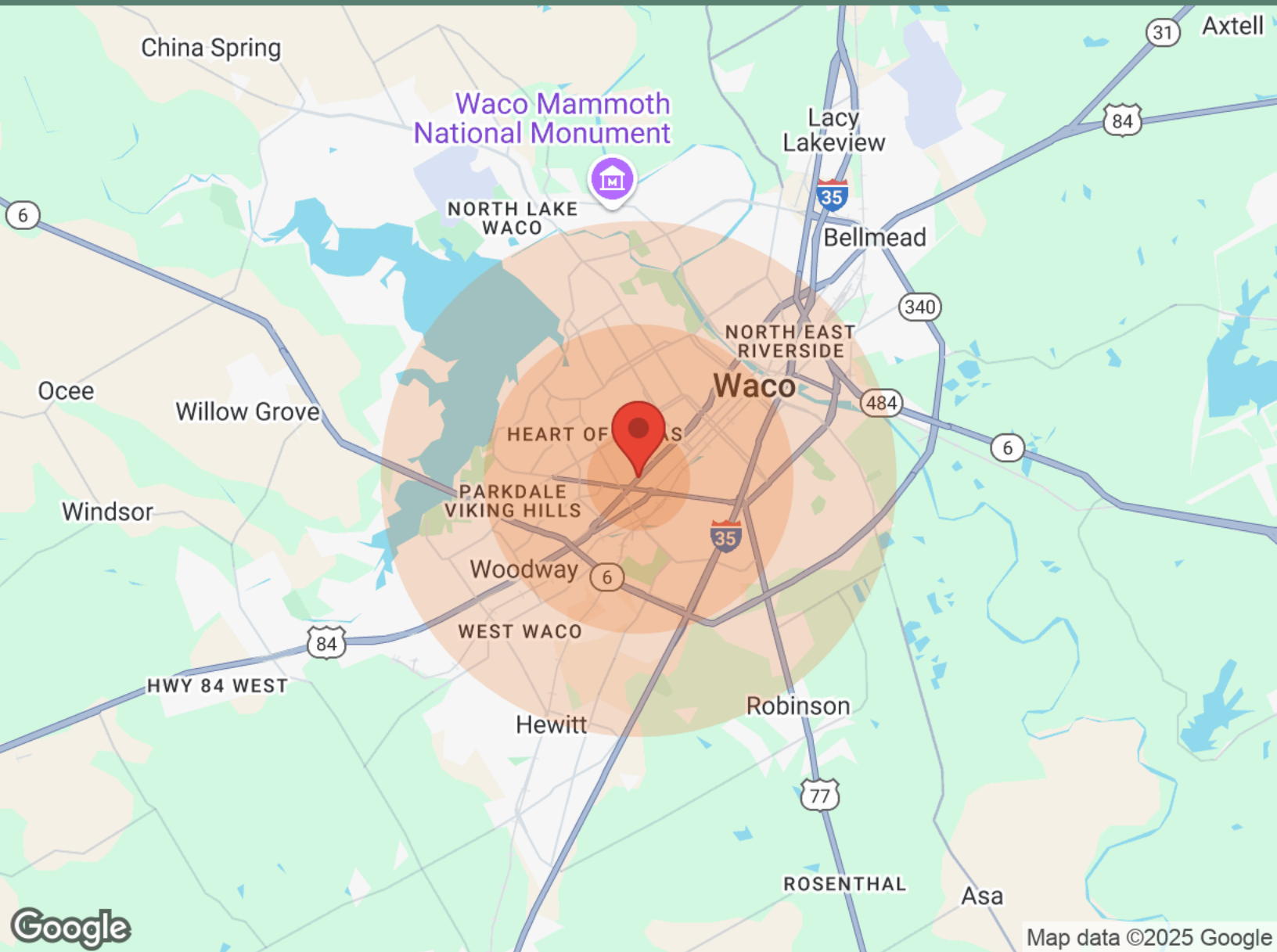




# DEMOGRAPHICS

5500 Franklin Avenue  
Waco, TX 76710

12



Population	1 Mile	3 Miles	5 Miles
Male	4,551	36,642	61,180
Female	4,726	38,366	67,033
Total Population	9,277	75,008	128,213
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,145	17,203	27,578
Ages 15-24	1,340	10,846	18,468
Ages 25-54	3,875	32,547	55,296
Ages 55-64	967	6,494	11,273
Ages 65+	950	7,918	15,598
Race	1 Mile	3 Miles	5 Miles
White	5,193	43,302	78,372
Black	1,600	12,233	24,193
Am In/AK Nat	16	166	217
Hawaiian	3	7	15
Hispanic	3,907	33,599	42,659
Multi-Racial	4,918	37,536	47,494

Income	1 Mile	3 Miles	5 Miles
Median	\$27,330	\$31,358	\$31,910
< \$15,000	653	7,251	12,420
\$15,000-\$24,999	757	4,753	7,367
\$25,000-\$34,999	632	4,139	5,978
\$35,000-\$49,999	622	4,707	7,438
\$50,000-\$74,999	612	4,004	6,991
\$75,000-\$99,999	205	1,879	3,960
\$100,000-\$149,999	176	1,193	2,740
\$150,000-\$199,999	96	315	813
> \$200,000	16	298	605

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,257	33,121	55,196
Occupied	3,824	29,932	50,127
Owner Occupied	1,822	14,266	24,081
Renter Occupied	2,002	15,666	26,046
Vacant	433	3,189	5,069





**NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®**

**EXHIBIT "C"**

11-2-2015



**INFORMATION ABOUT BROKERAGE SERVICES**

*Texas law requires all real estate licensee 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

<b>TRANSWORLD COMMERCIAL REAL ESTATE</b>	<b>9013356</b>	<b>PHIL@TRANSWORLDCRE.COM</b>	<b>(303)981-1936</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>PHILIP KUBAT</b>	<b>759206</b>	<b>PHIL@TRANSWORLDCRE.COM</b>	<b>(303)981-1936</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>STEPHEN COLEMAN</b>	<b>792728</b>	<b>SCOLEMAN@TRANSWORLDCRE.COM</b>	<b>(972)684-0135</b>
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](http://www.trec.texas.gov)**

IABS 1-0

©Copyright 2022 NTCAR - (11/2022) -- **EXHIBIT "C"**