

CROMWELL
COMMERCIAL GROUP

EXCLUSIVELY OFFERED BY:

GREGG GLIME
SIOR, CCIM

**BAYLOR AREA GROUND
LEASE AVAILABLE**

1612-1614 SPEIGHT AVE
WACO, TX 76706

AVAILABLE SPACE

17,095 +/- SF

CROMWELL COMMERCIAL GROUP | COLDWELL BANKER APEX, REALTORS

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PROPERTY OVERVIEW

Ground lease available adjacent to Baylor University right off of I-35 in Downtown Waco. This prime spot offers interstate visibility with easy off and on ramps providing access. This property is centrally located to many recent area developments, including: 1m+ Square Foot Amazon Fulfillment Center, Top Golf & Cinemark Master Development, \$10m Magnolia Silo Grounds Expansion, \$266m Baylor Football Stadium and \$100m Promenade Riverfront Development. This is a highly trafficked area by Baylor Students, Baylor Faculty, tourists and the downtown entertainment scene.

PROPERTY HIGHLIGHTS

- High visibility, including from the Interstate
- 70 ft of Speight Avenue road frontage
- Easy access from I-35 in both directions
- Immediate neighbors Vitek's and Valero
- Retail and restaurant neighbors include Barefoot Campus Outfitter, Willie's CBD, Jimmy John's, Baylor Flowers, Fuego Tortilla Grill, Schlotzsky's, Jake's, Freight Icehouse and Yardbar, La Jaivita, and Starbuck's
- Residential neighbor include Baylor Student Housing

PROPERTY SUMMARY

PROPERTY TYPE

Ground Lease

LOCATION

Baylor Area

ZONING

C-3

LEASE RATE

\$70,000/year

LOT SIZE

17,095 +/- SF



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PHOTO GALLERY



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POINTS OF INTEREST



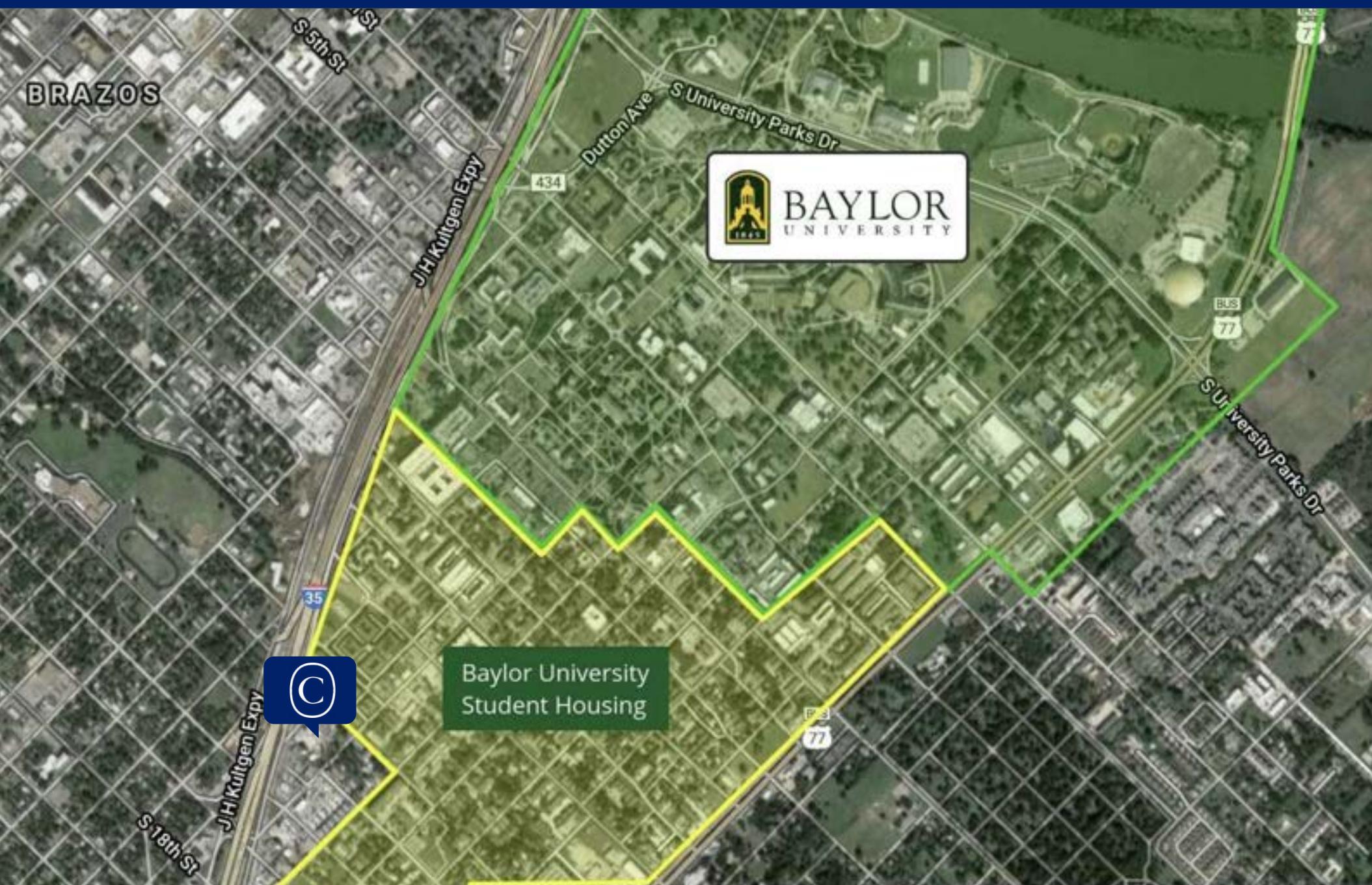
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Information About Brokerage Services

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 or subagent by the buyer or buyer'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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____