

AVAILABLE FOR SALE

4547 Lake Shore Dr

Waco, TX 76710

10.45% Pro-Forma Cap Rate



Office Building For Sale

15,570 SF Total

Great for Owner-Occupancy or Investment

Sales Price: \$1,400,000 | \$89.92/SF



Rydell
REAL ESTATE

EXECUTIVE SUMMARY

OFFERING SUMMARY

ADDRESS	4547 Lake Shore Dr
PRICE	\$1,400,000 \$89.91/SF
BUILDING SIZE	15,570 SF
LAND SIZE	1.58 Acres
OCCUPANCY	88.9% Leased

PROPERTY SUMMARY

Beautifully designed office available for sale on Lake Shore Drive. Convenient to the Banking District, Restaurants, and communities like Mountainview Neighborhoods, Bosqueville, and China Spring.

Enjoy private patio views, excellent parking and beautiful design

Highlights:

- High-end Finish Office – Truly one of a kind
- Beautiful Exterior Patios with individual office access
- Versatile Office Sizes/Layouts Offices and Flexible Space.



PROPERTY PICTURES



PROPERTY PICTURES



AERIAL



LOCATION MAP



Woods Office Park

4547 Lake Shore Dr

Lake Shore Dr

Hillcrest Dr

Lake Air Dr

RENT ROLL & FINANCIALS

RENT ROLL	SF	Rent Rate	Monthly	Lease End Date
Bosque Realty	317	\$ 1.58	\$ 500.00	M2M
CCA	259	\$ 1.16	\$ 300.00	M2M
Ethos	132	\$ 2.27	\$ 300.00	M2M
JTS Capital - New	1,841	\$ 1.35	\$ 2,485.35	12/31/2026
Suite 101 (JTS thru 12.31.24, then vacant)	4,305	\$ 1.55	\$ 6,672.75	VACANT as of 12.31.24
Paul McLinton	266	\$ 1.88	\$ 500.00	M2M
Waco Winery	200	\$	\$ 600.00	M2M
Suite 105 - VACANT	2,001	\$ 1.35	\$ 2,701.35	VACANT
Suite 201 - ICS	1,875	\$ 1.35	\$ 2,531.25	3/31/2027
DreamMaker Bath & Kitchen	3,226	\$ 1.40	\$ 4,516.40	12/31/2024
Common Areas	1,148			
Total	15,570	\$	21,107.10	

Assumptions:

Lease Vacancies
Expenses Based on actual Opex

Add Load Factor for more Value-Add!



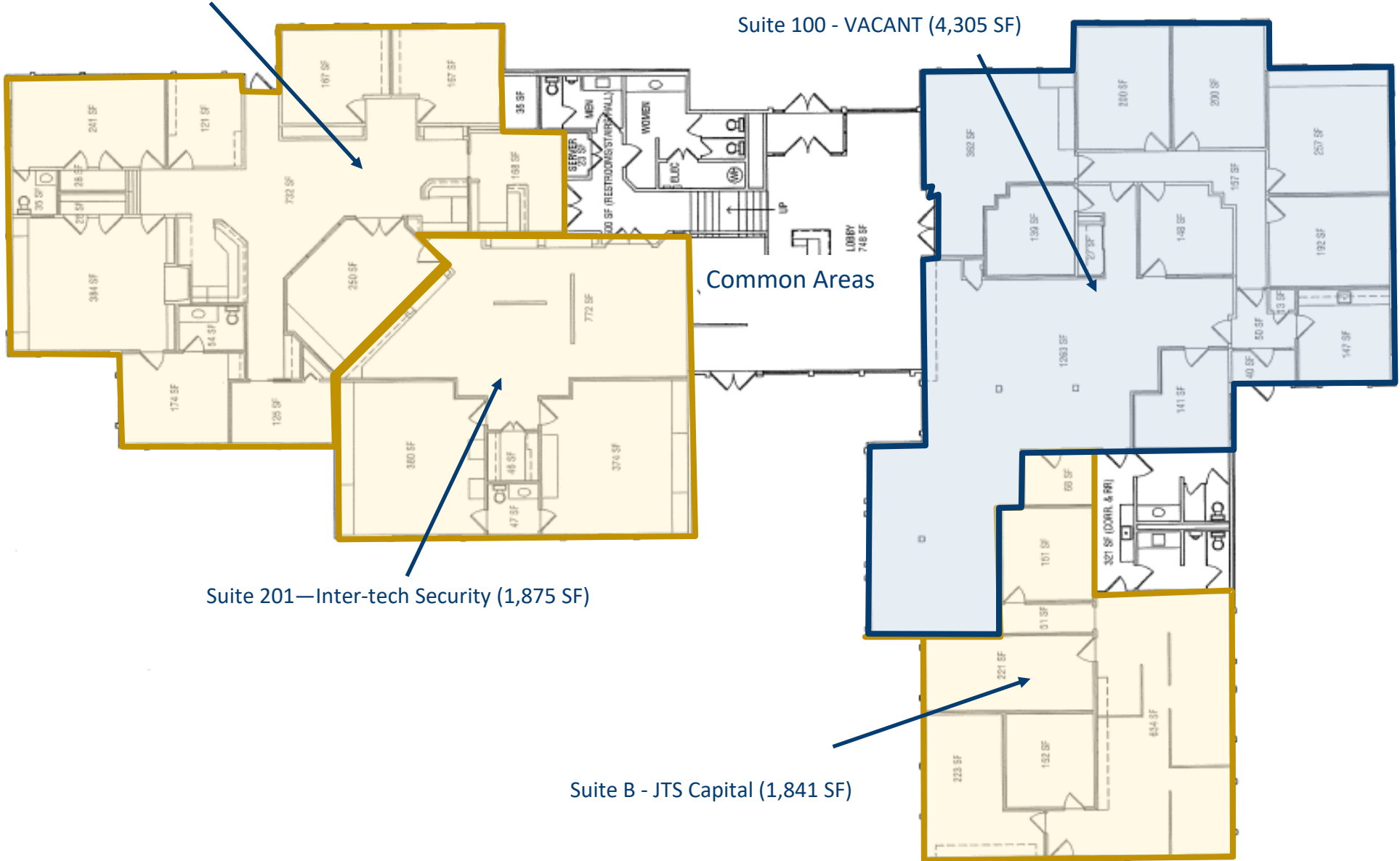
PRO-FORMA

Income	\$	253,285.20	
Vacancy	\$	12,664.26	5.00%
Effective Gross Income	\$	240,620.94	
Expenses			
Repairs & Maintenance	\$	12,031.05	5.00%
Pest Control	\$	250.00	0.10%
Janitorial/Make Ready	\$	4,250.00	1.77%
Utilities	\$	21,573.00	8.97%
Lawncare	\$	2,489.75	1.03%
Taxes	\$	22,557.00	9.37%
Insurance	\$	10,715.00	4.45%
HOA Dues	\$	20,400.00	8.48%
Total Expenses	\$	94,265.80	39.18%
Net Operating Income	\$	146,355.14	61%
Sales Price	\$	1,400,000.00	
Price / Rentable Sq Ft	\$	89.92	
Cap Rate		10.45%	

FIRST FLOOR PLAN

Suite 202 – DreamMaker (3,226 SF)

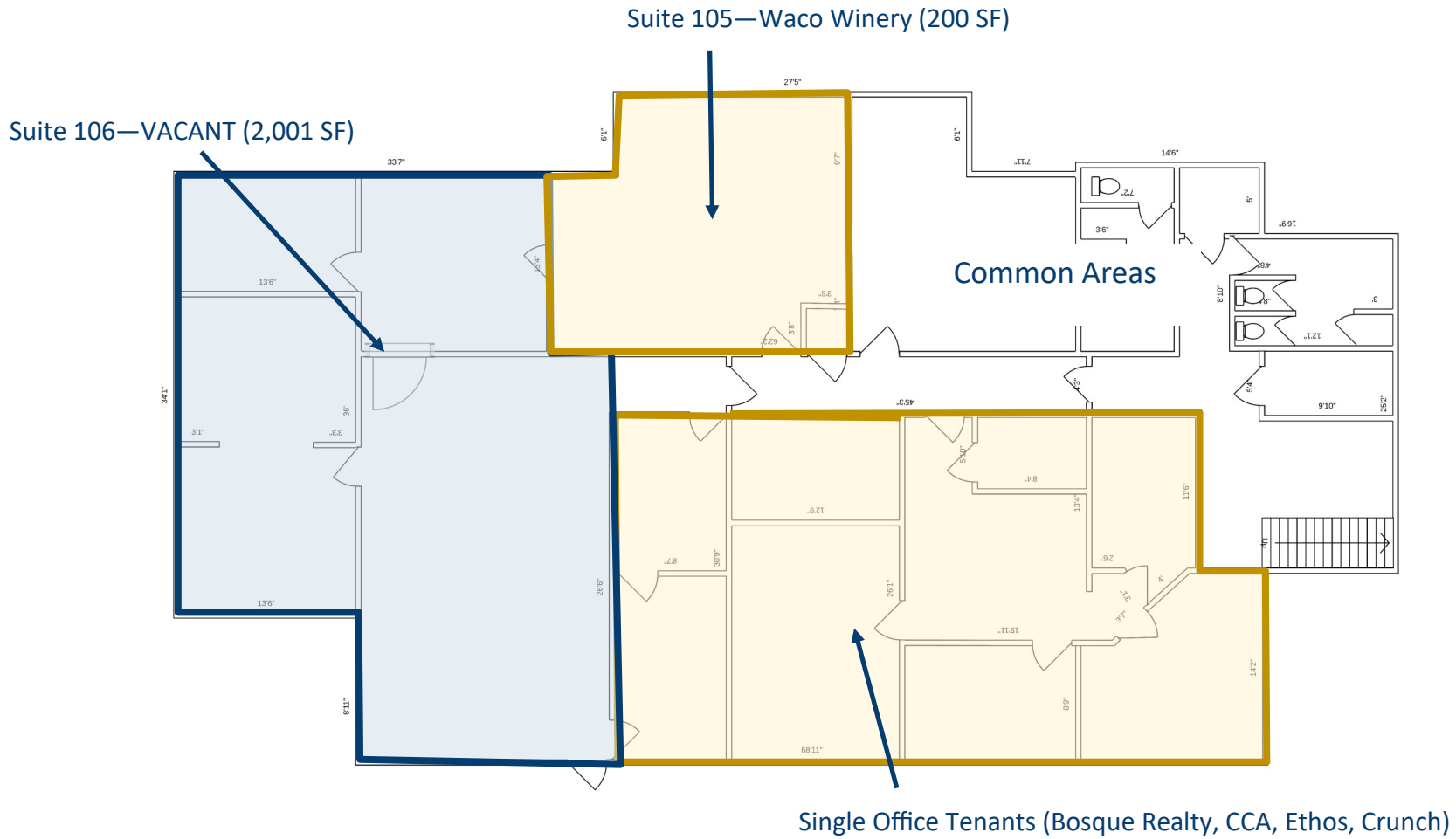
Suite 100 - VACANT (4,305 SF)



Suite 201—Inter-tech Security (1,875 SF)

Suite B - JTS Capital (1,841 SF)

LOWER LEVEL FLOOR PLAN



This floor plan is approximate**

DISCLAIMER

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4547 Lake Shore Dr



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