



**JORDAN BEARD**

**GREGG GLIME** SIOR, CCIM

**GENERAL DENTISTRY - OFFICE BUILDING**

1501 N 25th St, Waco, Tx 76707

**FOR SALE**

**CROMWELL**  
COMMERCIAL GROUP



## PROPERTY OVERVIEW

Newly renovated, and move in ready for medical facility and/or professional office near major highways in the center of Waco.

- New roof in 2020
- Updated lighting
- New vinyl flooring installed
- Interior & exterior fully repainted
- Newly renovated bathrooms
- Overhaul of plumbing, electrical and custom accents throughout the office space
- HVAC closet rebuild
- Tankless water heater installed
- Security system in place
- Additional cabinet space, kitchen area and breakroom renovated and refinished

## PROPERTY HIGHLIGHTS

### PROPERTY

General Dentistry - Office Building

### PROPERTY TYPE

Office | Special Use

### LOCATION

1501 N 25th St, Waco, TX 76707

### MARKET

Waco

### ZONING

0-1

### LOT SIZE

0.1722 Acres

### AVAILABLE SPACE

1,764 SF

### ASKING PRICE

\$291,500



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# PHOTO GALLERY



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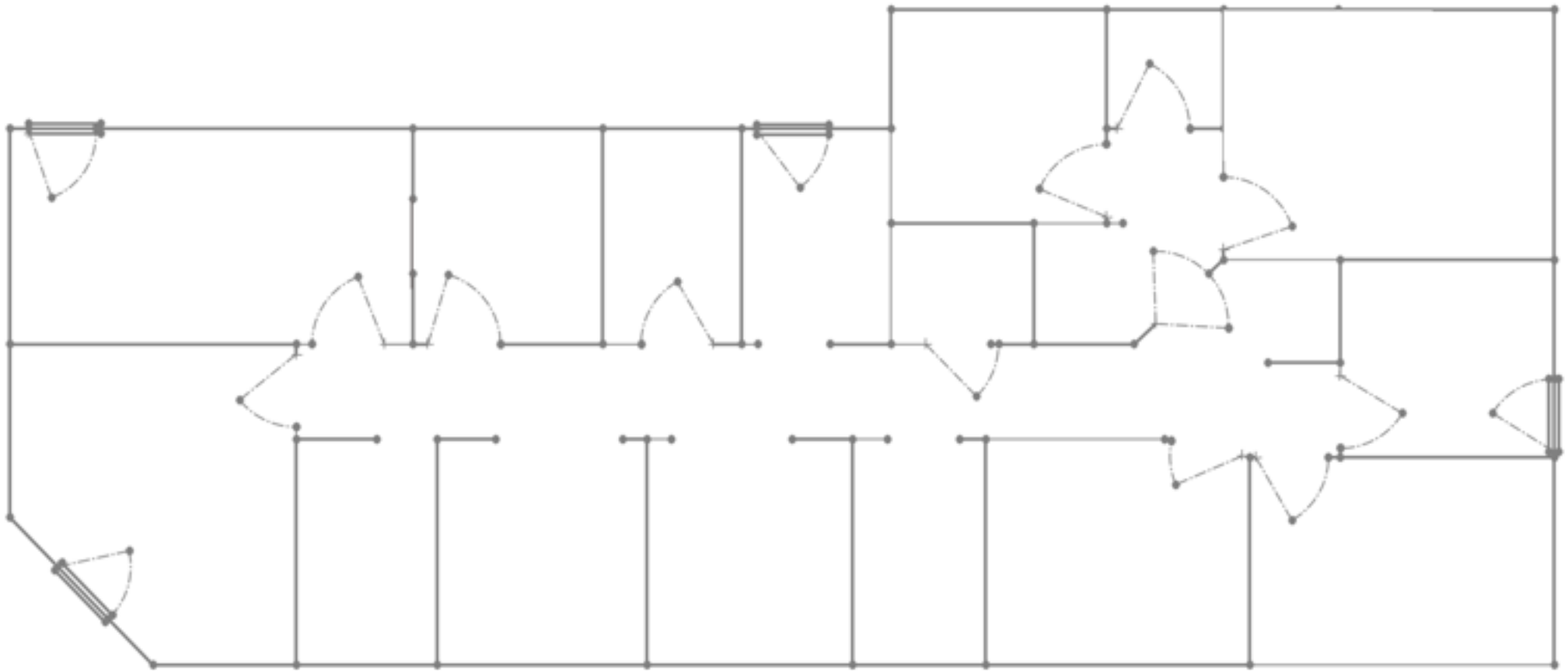
# PHOTO GALLERY



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# FLOOR PLAN



DOWNTOWN WACO

BAYLOR UNIVERSITY

PROVIDENT HEIGHTS  
ELEMENTARY SCHOOL

AVAILABLE  
1,764 SQFT

ETHEL AVE

N 25TH ST

 [Click to view property](#)



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PROVIDENT HEIGHTS  
ELEMENTARY SCHOOL



N 25TH ST

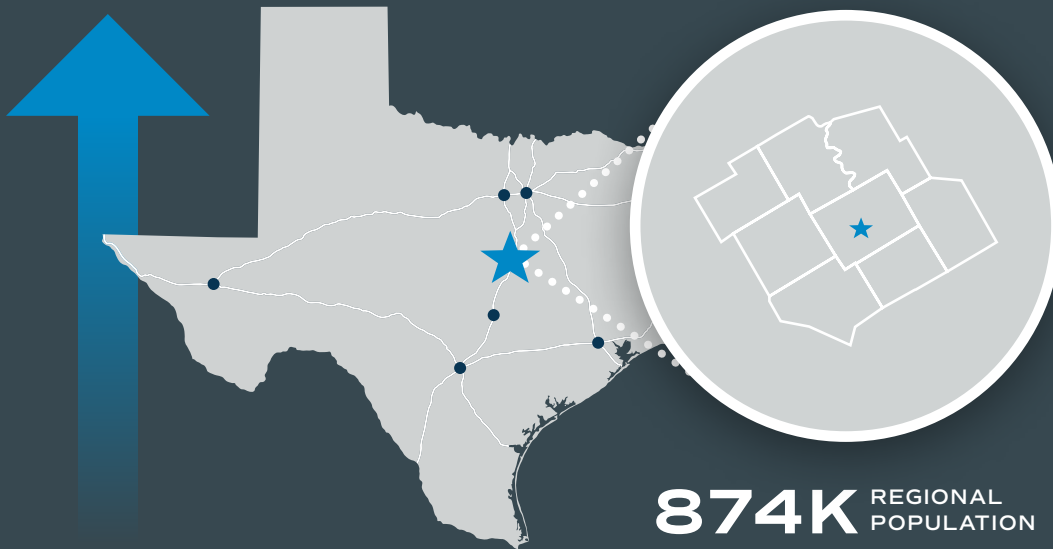
AVAILABLE  
1,764 SQFT

ETHEL AVE



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## REGIONAL HIGHLIGHTS

### TRAVEL

*2021 Direct Impact*

#### Travel Spending

\$100 million

#### Tax Receipts by Travel Spending

\$100 million

#### Earnings

\$100 million

#### Employment

5,800 jobs

### TOURISM

#### Magnolia Market

Waco's #1 tourist draw

#### 2022 Visits

621 thousand visits

### EDUCATION

#### Colleges/Universities

5 in/near Waco

#### Baylor University

20,709 enrolled 08/22

13th largest university in Texas

### COST OF LIVING

#### Groceries

92.4

#### Transport

72.3

#### Utilities

97.2

#### Healthcare

101

"Earning...**\$35,000** in Waco [is] equivalent [to] **\$44,132** in Dallas or \$45,652 in Austin."



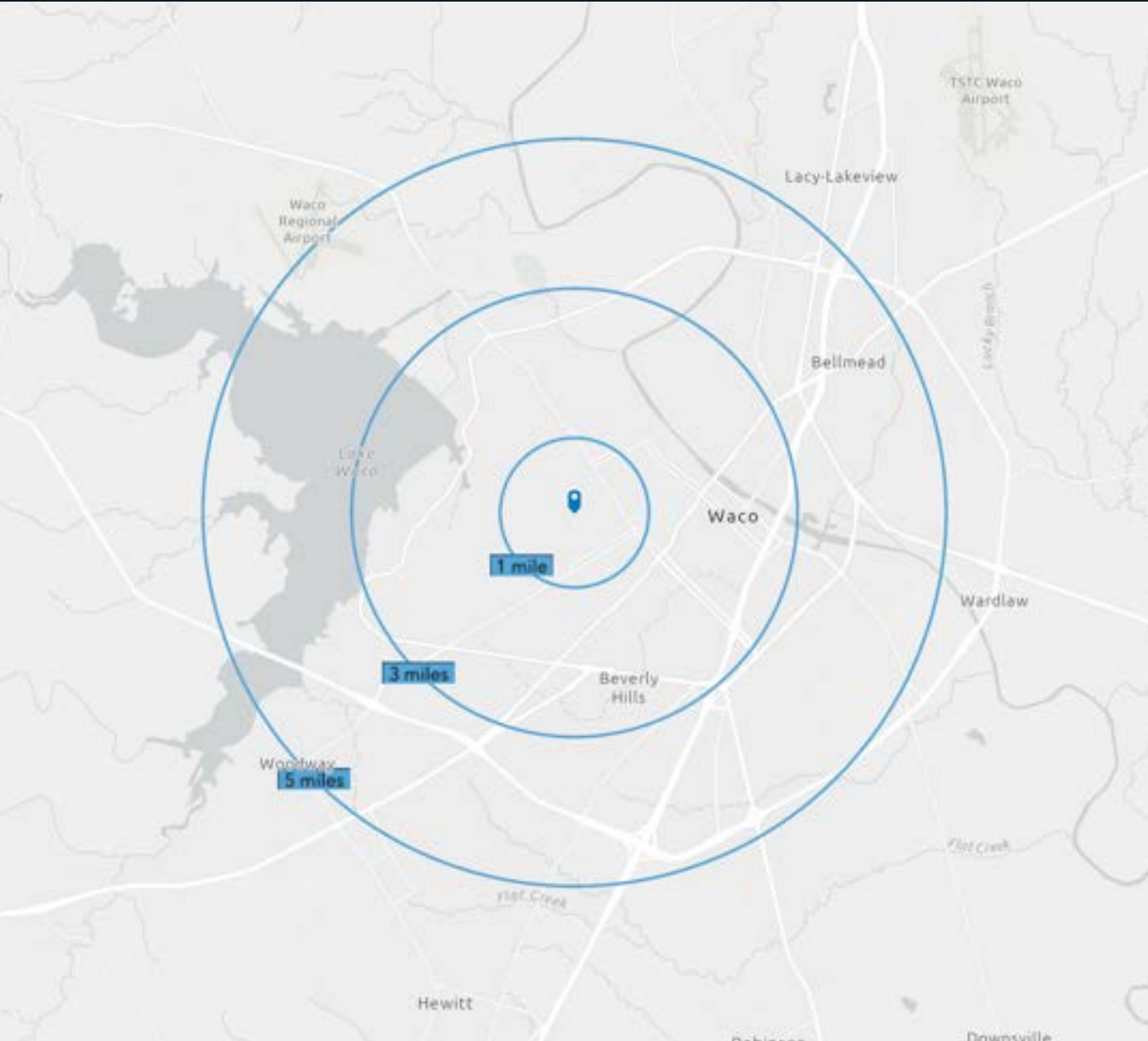
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## DEMOGRAPHIC OVERVIEW



### POPULATION

	-1mi	-3mi	-5mi
2010 Population	16,919	78,811	117,532
2020 Population	16,357	80,206	123,670
2023 Population	16,545	81,114	126,334



### Median Age

30

### HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	5,353	28,519	43,592
2020 Households	5,414	29,644	46,827
2023 Households	5,524	30,112	48,167

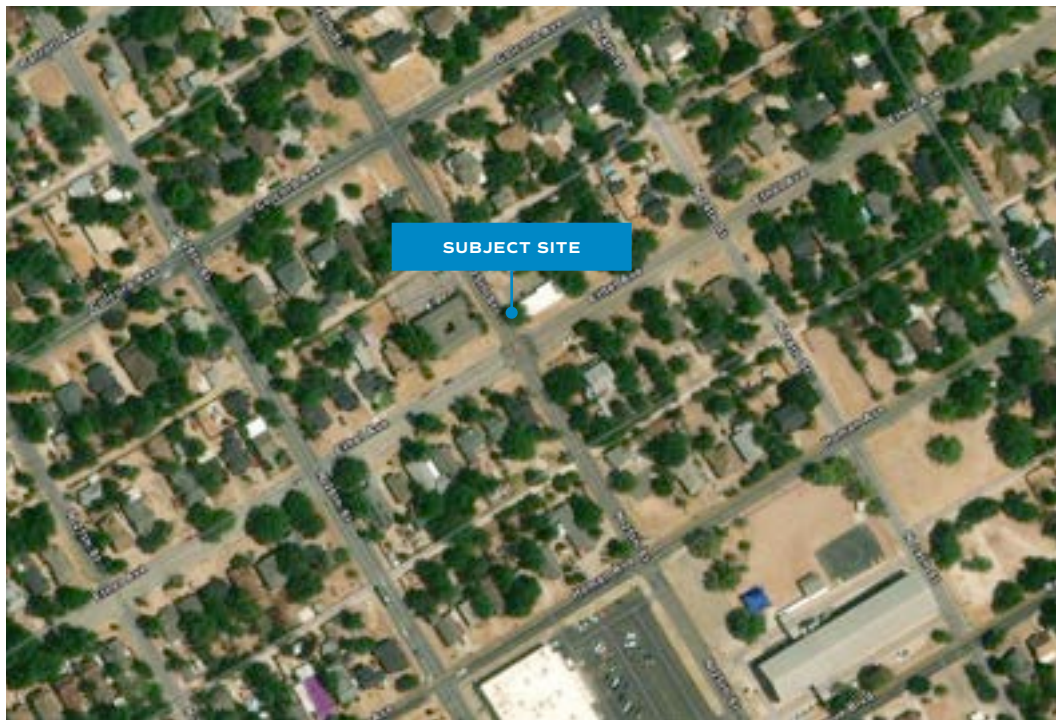
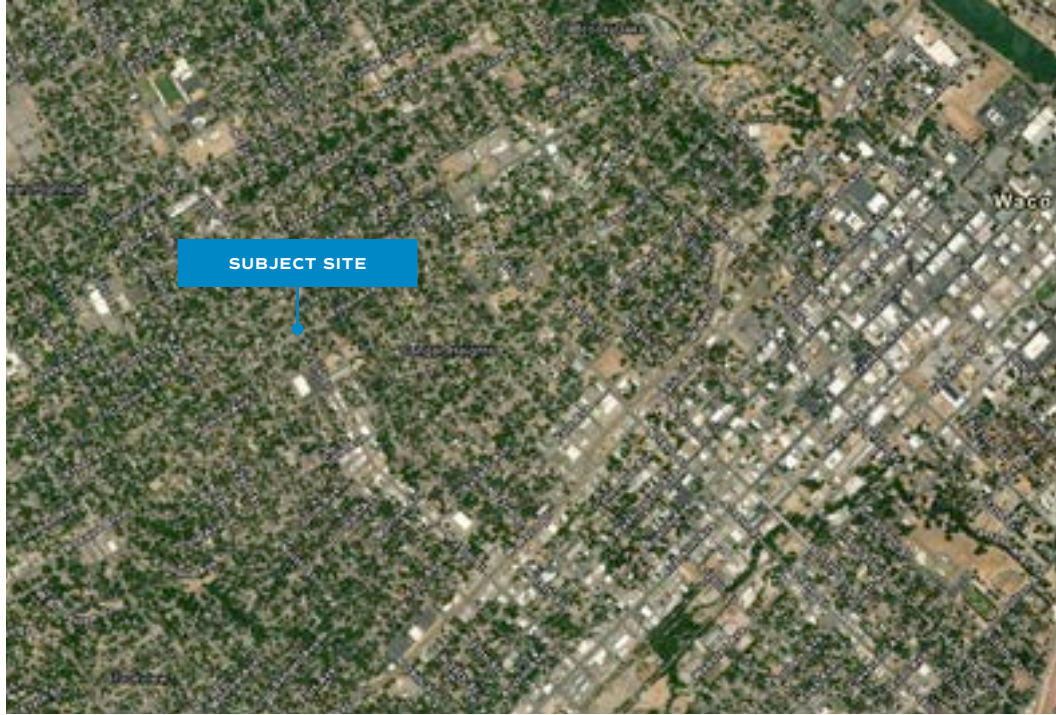
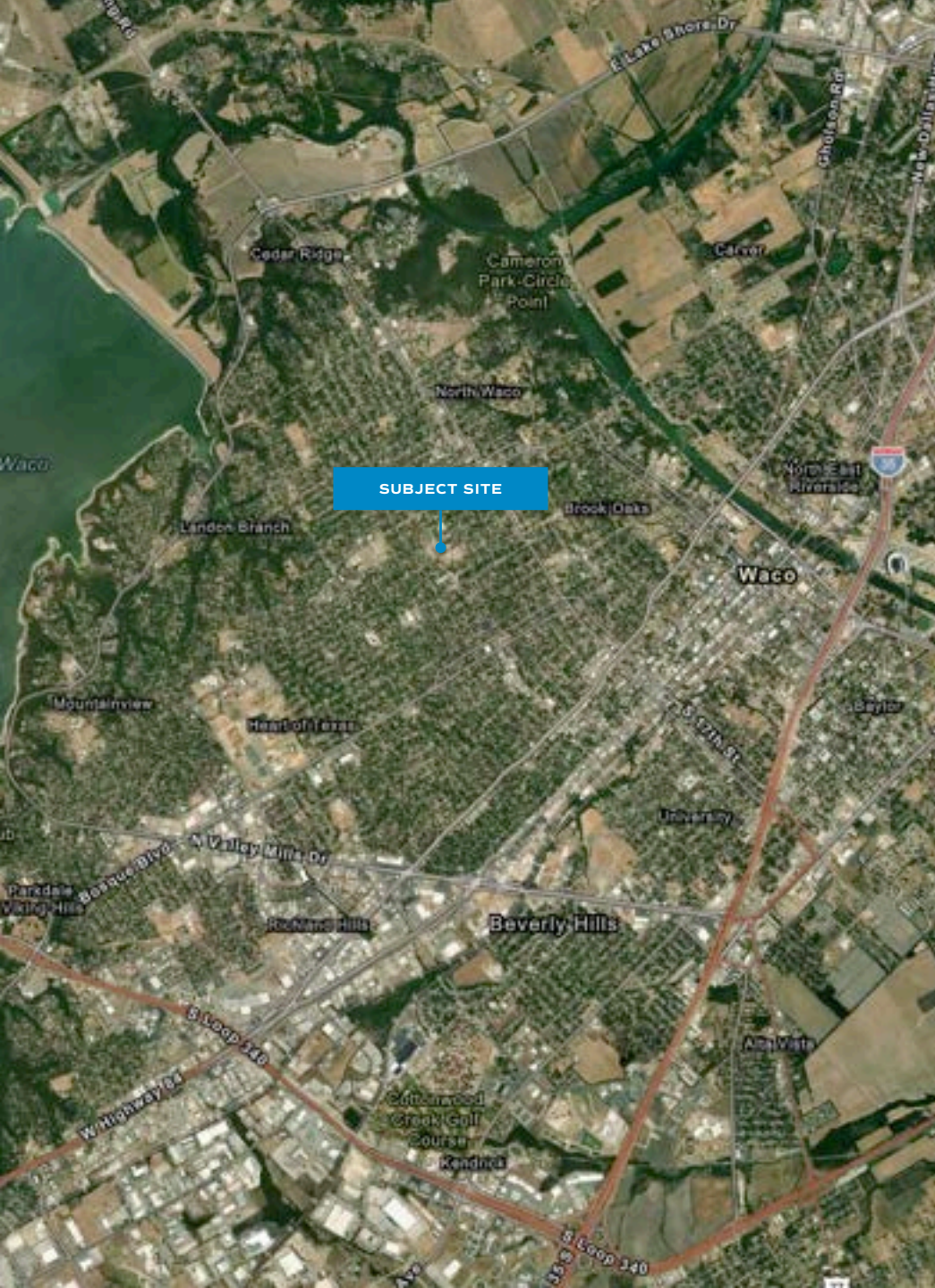
### MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	\$38,466	\$40,907	\$42,796

### AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	\$58,357	\$64,101	\$63,786





# CROMWELL

COMMERCIAL GROUP

## PRESENTED BY:



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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 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.

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

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_