



**H. BLAND CROMWELL** CCIM, SIOR

**BRANDON DAVIS**

**3700 S IH-35, WACO, TX 76706**

25,202+/- SF

**FOR LEASE**

**CROMWELL**  
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



## PROPERTY OVERVIEW

Cromwell Commercial Group is pleased to exclusively offer this 25,202+/- SF of climate-controlled flex space for lease along the IH-35 corridor in Waco, Tx. Complete with 15+ offices, breakrooms, multiple open areas, a covered dock and four entrance points, the space lends itself well to storage and/or light assembly.

- Climate Controlled
- 1 Dock High
- Versatile Layout
- Ample Parking
- Easy access to IH-35 and surrounding areas

## PROPERTY HIGHLIGHTS

### PROPERTY

3700 S IH-35, Waco, Tx 76706

### PROPERTY TYPE

Office | Industrial | Special Use

### MARKET

Waco

### SUBMARKET

I-35

### ZONING

C-3

### LOT SIZE

3.77+/- Acres

### AVAILABLE SPACE

25,202+/- SF

### LEASE RATE

\$10/SF/Yr + NNN



# EXTERIOR PHOTOS



**H. Bland Cromwell** CCIM, SIOR  
bland@cromwellcommercialgroup.com

**Brandon Davis**  
brandon@cromwellcommercialgroup.com

# INTERIOR PHOTOS



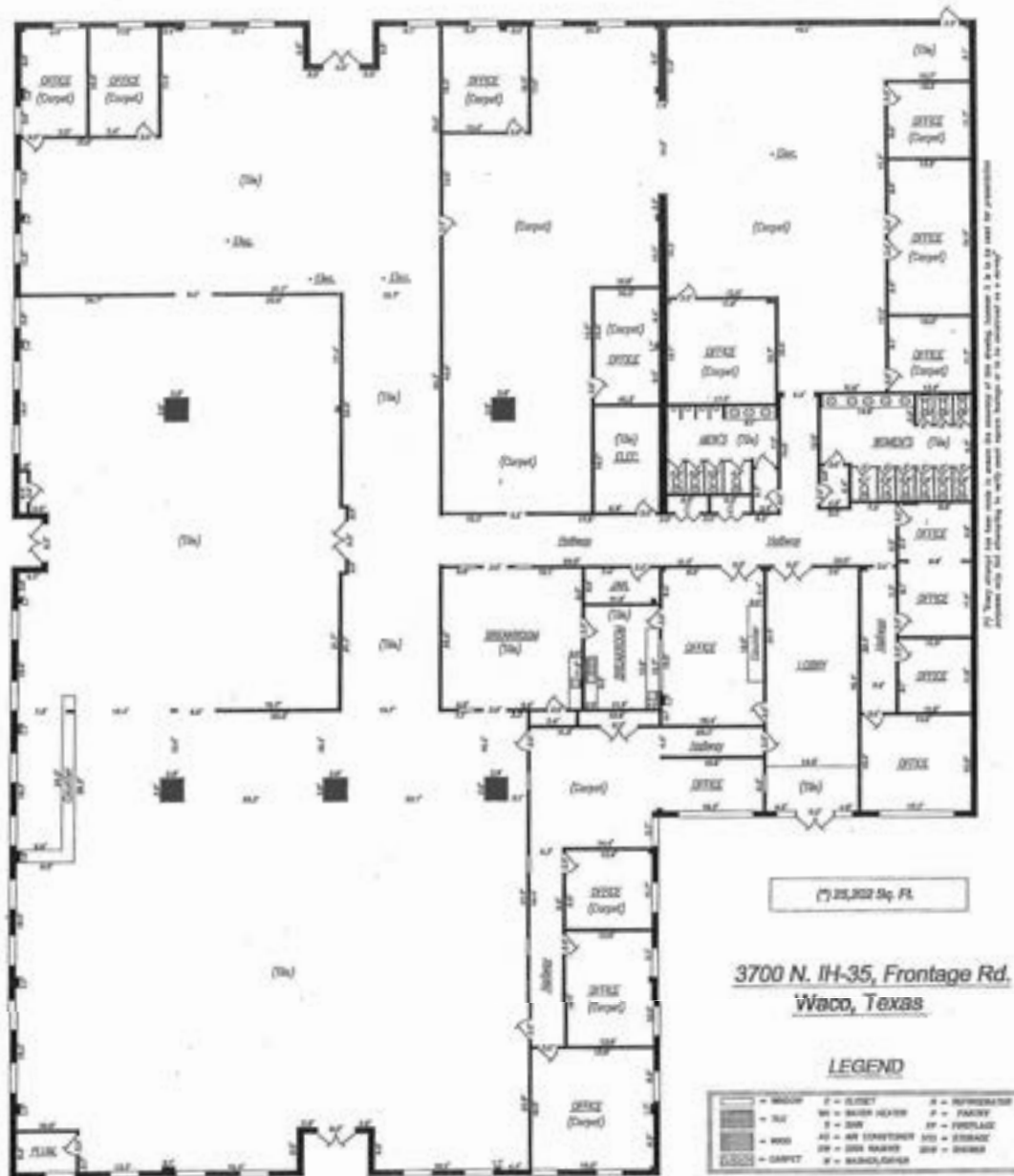
# SUBJECT PROPERTY



**H. Bland Cromwell** CCIM, SIOR  
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# SITE PLAN





DOWNTOWN WACO

BAYLOR UNIVERSITY



AVAILABLE  
25,202+/- SF

ALTA VISTA  
ELEMENTARY

INTERSTATE 35 | 120,000 VPD

ALTA VISTA DR

VISTA COVE DR

Click to view property



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BAYLOR SCOTT &  
WHITE

COTTONWOOD  
CREEK MKRT

MAIN EVENT W W TOPGOLF  
CINEMARK BLACK RIFLE COFFEE COMPANY  
Chick-fil-A

SOUTHWEST  
INTERNATIONAL TRUCKS

Relax  
INN

Relax  
INN

INTERSTATE 35 | 120,000 VPD

AVAILABLE  
25,202+/- SF

WALMART

INTERSTATE  
35

VISTA COVE DR

ALTA VISTA DR



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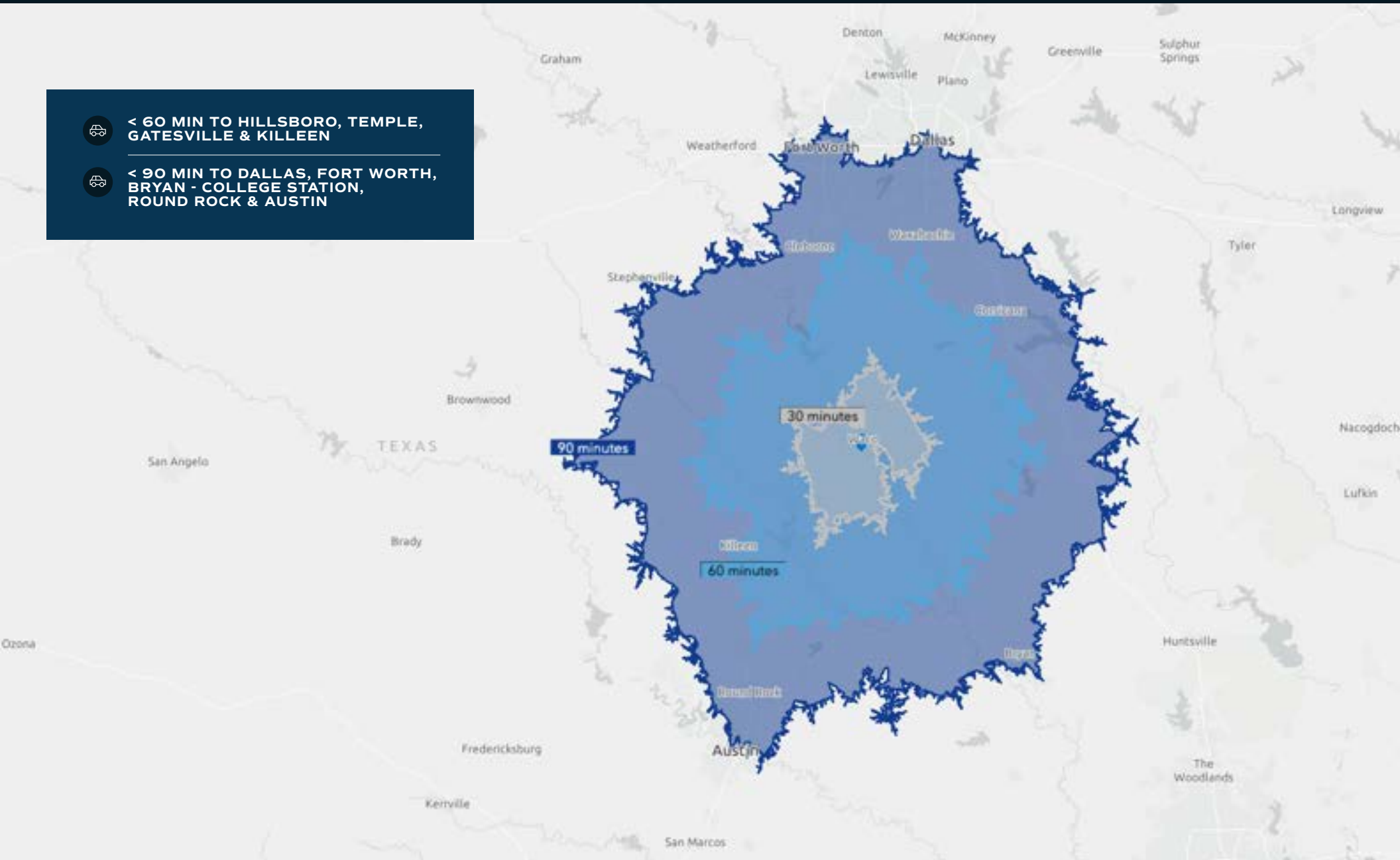
# DRIVE TIMES

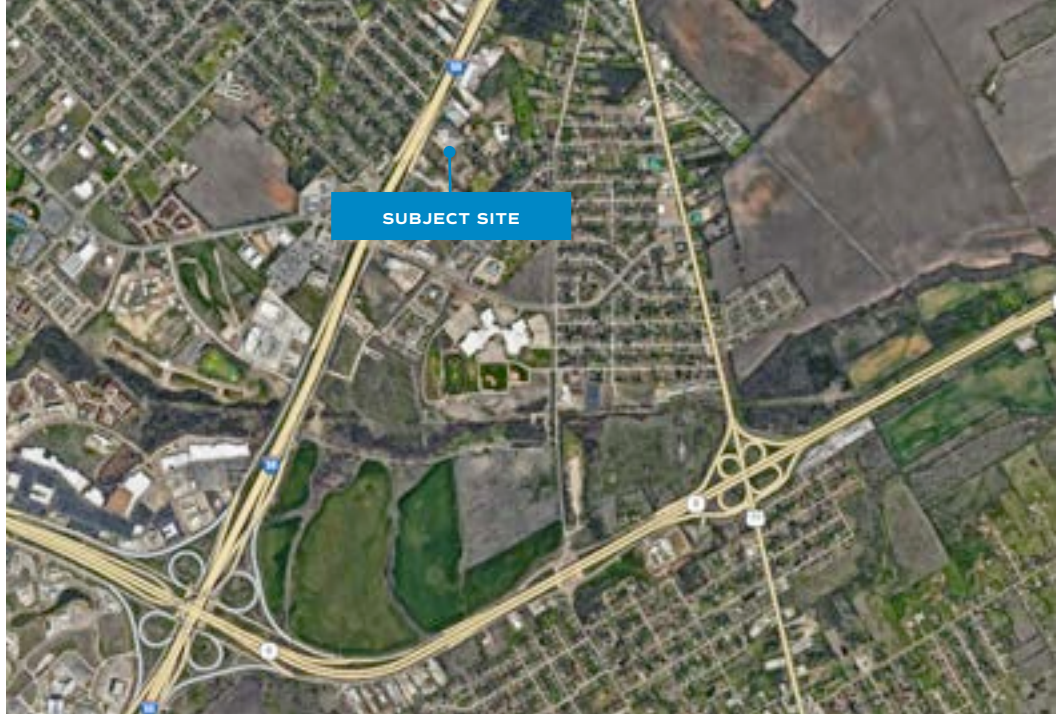
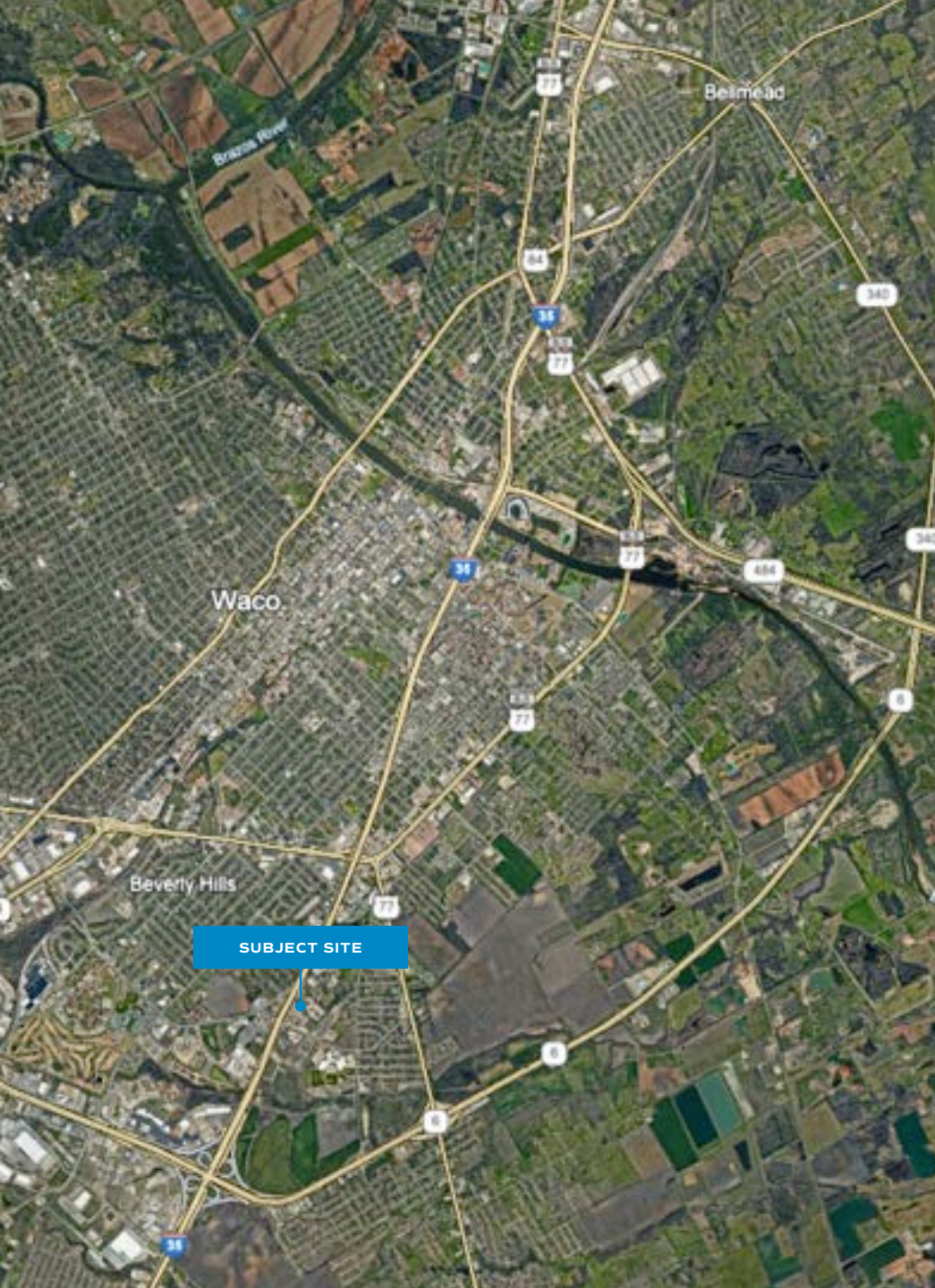


**< 60 MIN TO HILLSBORO, TEMPLE, GATESVILLE & KILLEEN**



**< 90 MIN TO DALLAS, FORT WORTH, BRYAN - COLLEGE STATION, ROUND ROCK & AUSTIN**





# CROMWELL

COMMERCIAL GROUP

## PRESENTED BY:



**H. BLAND CROMWELL** CCIM, SIO®

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**BRANDON DAVIS**

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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.

|  |                |  |                     |
|--|----------------|--|---------------------|
| <b>Coldwell Banker Apex, Realtors</b>                              | <b>0590914</b> | <b>lori@cbapex.com</b>                   | <b>254-313-0000</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.    | Email                                    | Phone               |
| <b>Lori Arnold</b>   | <b>0590914</b> | <b>lori@cbapex.com</b>                   | <b>254-313-0000</b> |
| Designated Broker of Firm  | License No.    | Email                                    | Phone               |
| <b>Kathy Schroeder</b>   | <b>269763</b>  | <b>kathy@cbapex.com</b>                  | <b>254-776-0000</b> |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.    | Email                                    | Phone               |
| <b>H. Bland Cromwell, CCIM, SIOR</b>                               | <b>206780</b>  | <b>bland@cromwellcommercialgroup.com</b> | <b>254-313-0000</b> |
| Sales Agent/Associate's Name                                       | License No.    | Email                                    | Phone               |

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