



KELLY, REALTORS
COMMERCIAL

FOR SALE
RETAIL

4,750 SF
1826 MORROW AVE
WACO, TX 76707

PRESENTED BY: NATHAN EMBRY, CCIM, SIOR

Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Kelly, Realtors, its agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. We include projections, opinions, or assumptions estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY OVERVIEW

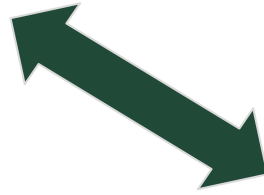


KELLY, REALTORS
COMMERCIAL



SALE PRICE

\$486,948



LOT SIZE

0.57 Acres



ZONING

O-3



YEAR BUILT

1954



UTILITIES

Waco Water &
sewer, Atmos Gas



DEMOGRAPHICS

1 mile radius: 12,801 residents
5 mile radius: 131,825 residents
(2021)

PROPERTY HIGHLIGHTS



KELLY, REALTORS
C O M M E R C I A L



- Great location, minutes to Downtown Waco
- Corner lot - 19th & Morrow
- Less than 2 miles from IH-35
- New roof - May 2023
- Covered parking spots available
- Most rooms plumbed with sinks
- O-3 uses include daycares, churches, offices, personal service shops, & more...

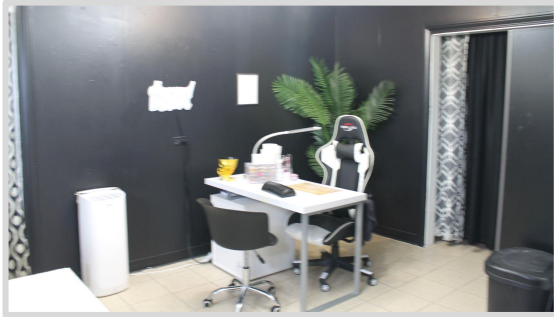
Nathan Embry | CCIM, SIOR
(254) 855-5500
nathanembryccim@kellyrealtors.com

KellyRealtorsCommercial.com

PROPERTY PHOTOS



KELLY, REALTORS
COMMERCIAL



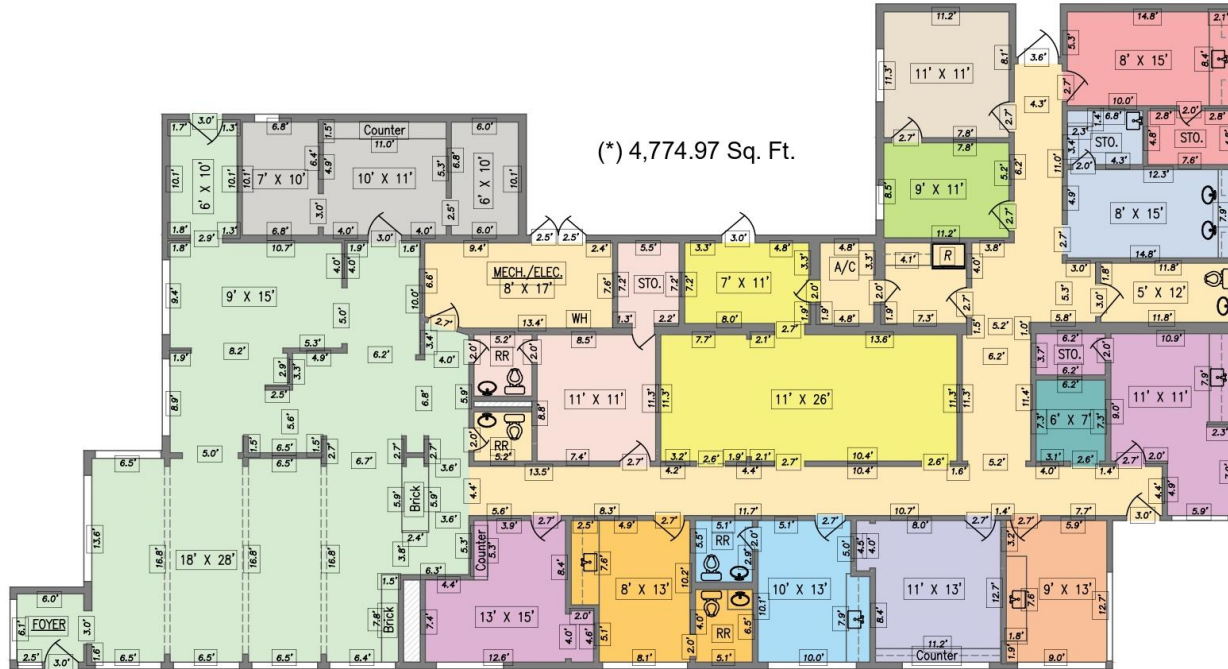
Nathan Embry | CCIM, SIOR
(254) 855-5500
nathanembryccim@kellyrealtors.com

KellyRealtorsCommercial.com

FLOORPLAN



KELLY, REALTORS
COMMERCIAL



(* 4,774.97 Sq. Ft.

1826 Morrow Avenue, Waco, Texas

Disclaimer: (*) Every attempt has been made to ensure the accuracy of this drawing, however it is only to be used for presentation purposes only. Square footages shown are estimated and should be verified with a licensed appraiser/architect.

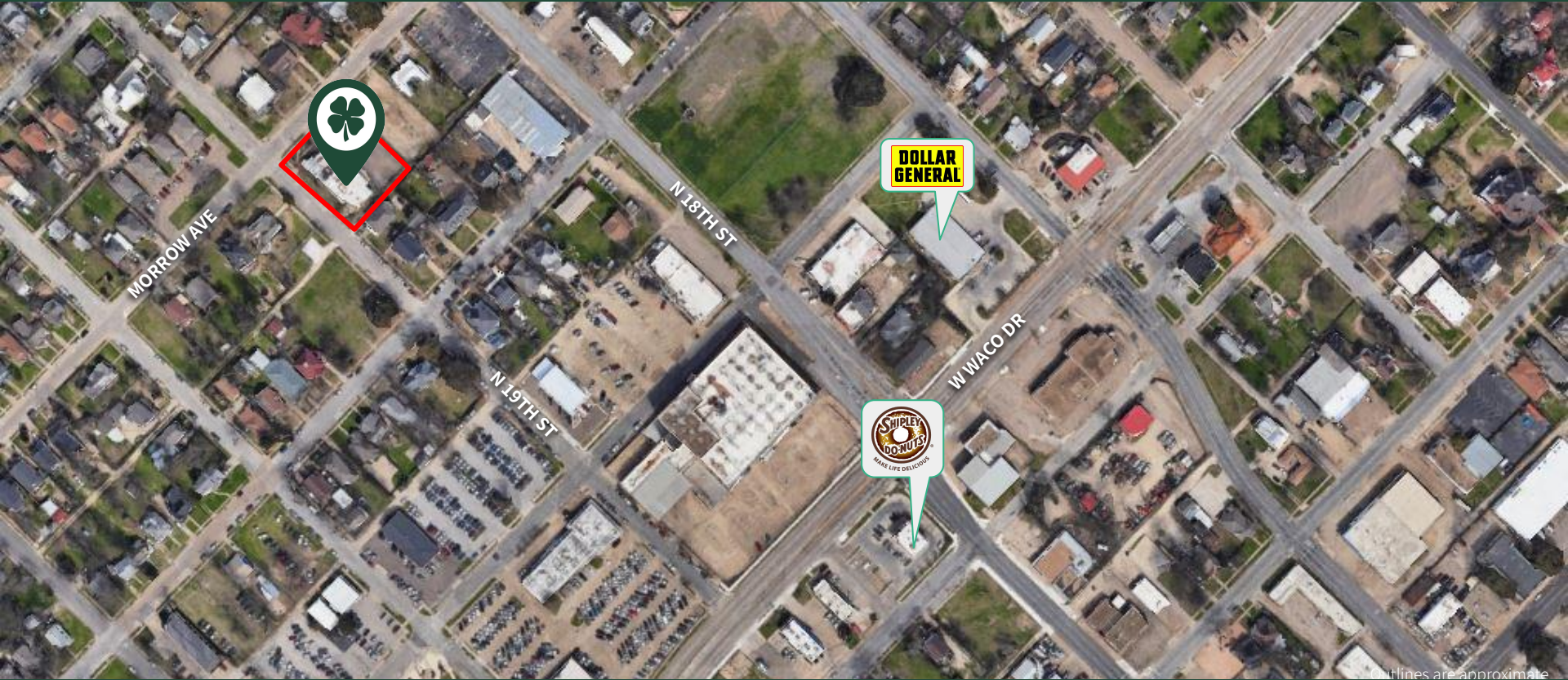
Nathan Embry | CCIM, SIOR
(254) 855-5500
nathanembryccim@kellyrealtors.com

KellyRealtorsCommercial.com

AERIAL MAP



KELLY, REALTORS
COMMERCIAL



Outlines are approximate

Nathan Embry | CCIM, SIOR
(254) 855-5500
nathanembryccim@kellyrealtors.com

[KellyRealtorsCommercial.com](https://www.KellyRealtorsCommercial.com)

ZONING MAP

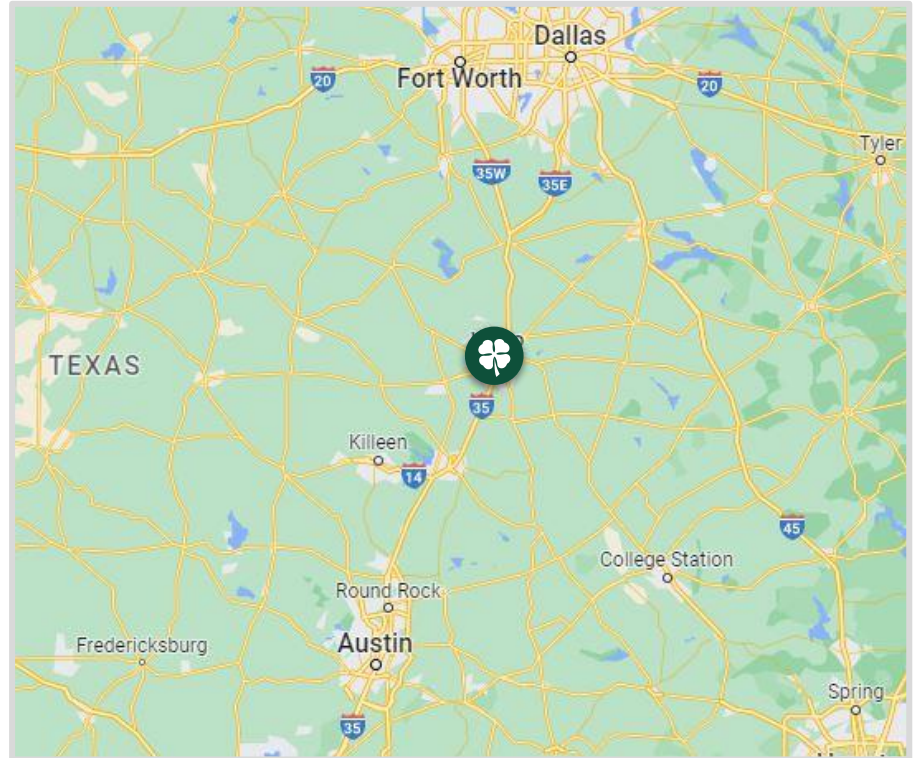
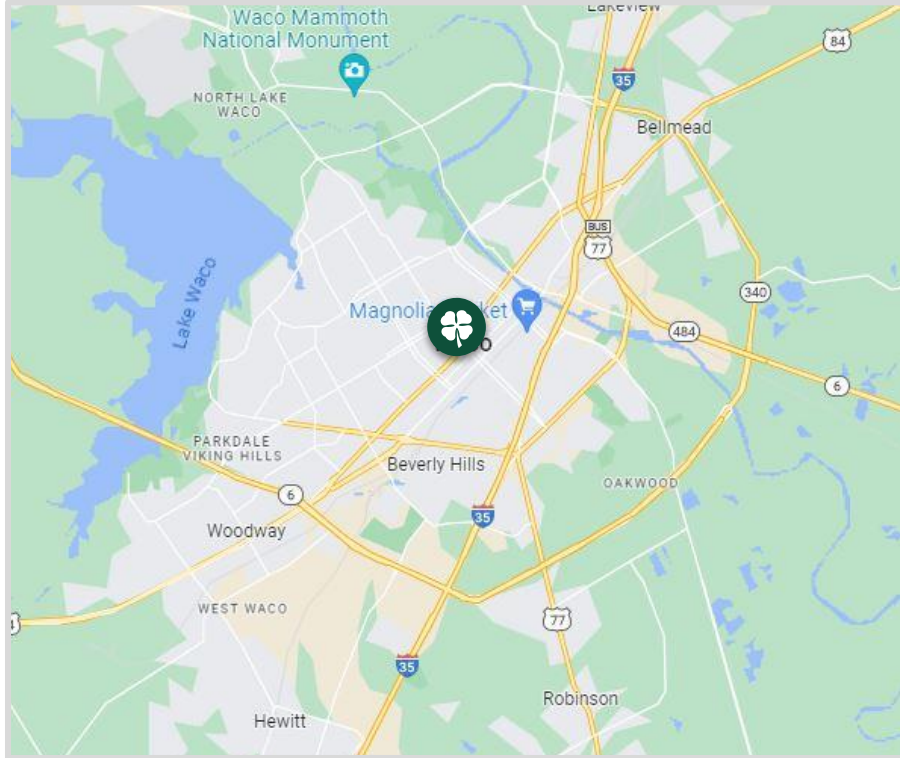


KELLY, REALTORS
COMMERCIAL



Nathan Embry | CCIM, SIOR
(254) 855-5500
nathanembryccim@kellyrealtors.com

KellyRealtorsCommercial.com





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

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.

Kelly Realtors	509469	info@kellyrealtors.com	(254)741-1500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Leah Cox	509469	lcox@kellyrealtors.com	
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Nathan Embry	668380	nembry@kellyrealtors.com	(254)855-5500
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

Kelly Realtors, 1229 North Valley Mills Drive Waco TX 76710
Nathan Embry

Phone: 2548556906 Fax:
Produced with zipForm® by zipLogic 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogic.com

IABS 1-0 Date
Chad D. Caterville



THANK YOU

FOR THE OPPORTUNITY TO SERVE YOU.

Nathan Embry, CCIM, SIOR

(254) 855-5500

nathanembryccim@kellyrealtors.com



@nathanembryccim

1229 N. Valley Mills Dr, Waco, Tx 76710



KELLY, REALTOR
C O M M E R C I A L