

FOR SALE

- RE-USE / RE-DEVELOPMENT OPPORTUNITY
- MULTIFAMILY RE-DEVELOPMENT
- CONDOMINIUMS / TOWNHOMES
- RELIGIOUS FACILITY
- PRIVATE SCHOOL
- COMMUNITY HOME

925 N 18th St. Waco, TX 76707

CALL FOR PRICING

BRAD WETZEL
INVESTMENT SALES/LEASING
254-709-9703
BRADWETZELRE@GMAIL.COM

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DISCLAIMER

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Kelly, Realtors, its agents or subagents make no representations expressly or implied regarding legally permissible uses of the property and the condition of the property, including but not limited to any physical, environmental, mechanical, electrical or plumbing system or characteristic. Kelly, Realtors recommends that any prospective purchaser or tenant retain qualified inspectors and/or engineers to assess the suitability and condition of the property. Additionally, Kelly, Realtors recommends that any prospective purchaser or tenant personally verify any land use restrictions or zoning compliance issues and utility availability with the appropriate authority and/or governing office which may impact the intended or future use of the property.

In accordance with the law, this property is offered without respect to race, color, and creed, sex, and national origin, physical or familial status. Kelly Realtors 1229 N. Valley Mills Drive Waco, TX 76710 Phone 254-741-1500 Fax 254-741-1506

PROPERTY SUMMARY

Building:

Building Size:	24,078 sf (approx.)
Year Built:	1940
Lot Size:	2.94 Acres +/-
# of Floors:	3
Number of Rooms	See Floor Plans
Current Zoning:	O-3 / R-1B*
Current Use:	Religious Facility

Construction:

Foundation:	Concrete Slab / Basement
Exterior:	Masonry / Siding
Roof:	Composition Shingle / TPO
Parking:	Asphalt / Concrete

Utilities:

Water:	City of Waco
Sewer:	City of Waco
Electric:	Oncor
Natural Gas:	Atmos Energy

Tax Information: (2022)

McLennan County:	0.376355
Waco ISD:	1.241869
City of Waco:	0.76000
McLennan Community College:	0.139074
McLennan CAD:	0.000
Tax Increment Dist #4:	0.000
Total Tax Rate:	2.517298

School District Information:

School District:	Waco ISD
Elementary:	West Avenue Elementary
Middle School:	Indian Spring Middle School
High School:	Waco High School

Potential Uses:

Re-use / Redevelopment Mixed-Use
Multifamily Re-Development*
Condominiums / Townhomes
Religious Facility
Private School
Community Home
Office Building

*Current zoning does not support Multifamily. However, the City of Waco has placed Housing as a high priority initiative and support for rezoning or PUD can be explored.

OVERHEAD VIEW OF SITE



N 17th St

Bosque Blvd

Approx. 2.94+/- Acres

N 18th St

The site is nearly 3 acres comprising almost an entire city block.

The current layout of the site provides opportunity to not only renovate the existing building... but also ample opportunity to construct additional buildings while maximizing parking and site access.

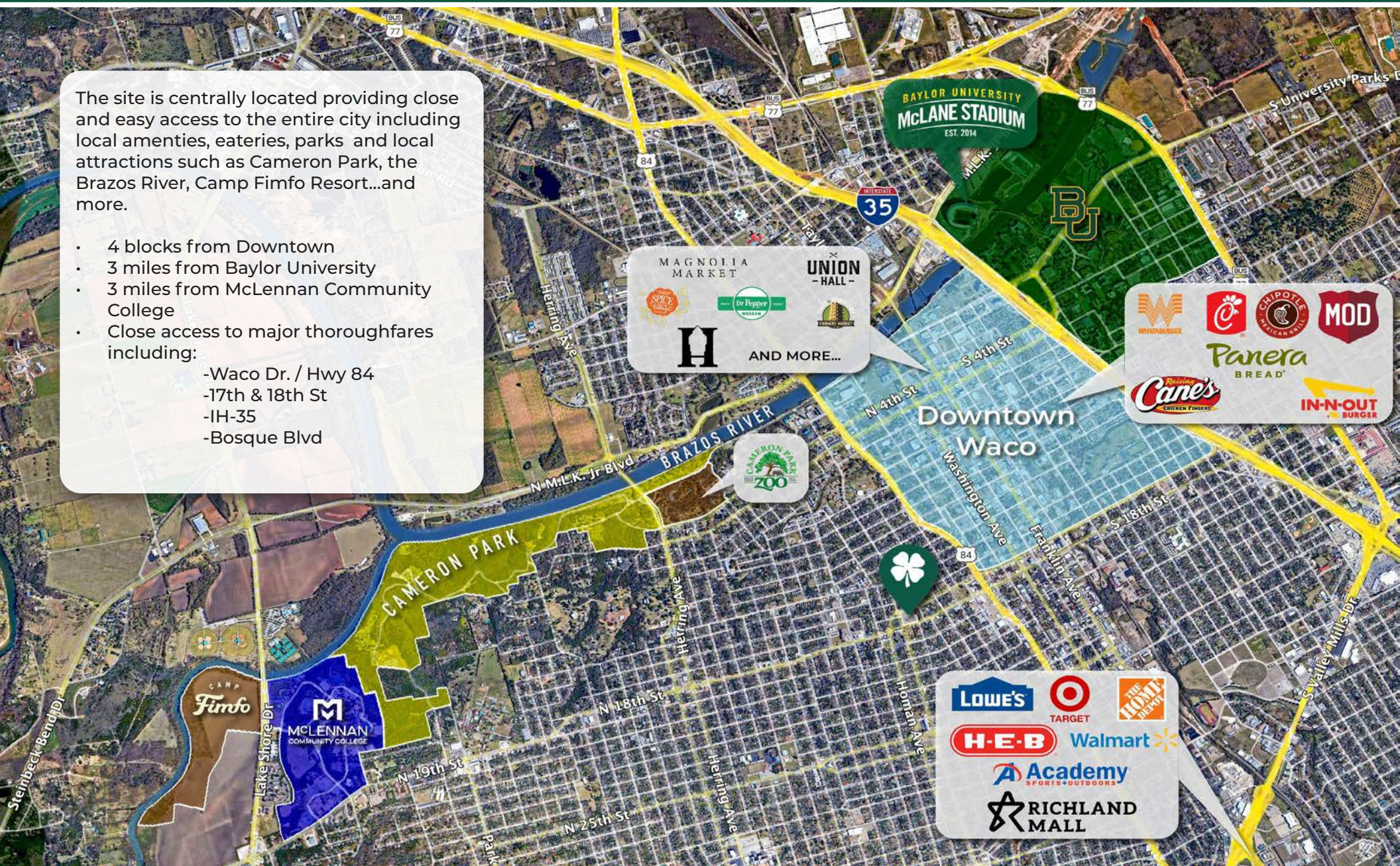
OVERHEAD VIEW OF SITE



LOCAL AMENITIES AND ATTRACTIONS

The site is centrally located providing close and easy access to the entire city including local amenities, eateries, parks and local attractions such as Cameron Park, the Brazos River, Camp Fimfo Resort...and more.

- 4 blocks from Downtown
- 3 miles from Baylor University
- 3 miles from McLennan Community College
- Close access to major thoroughfares including:
 - Waco Dr. / Hwy 84
 - 17th & 18th St
 - IH-35
 - Bosque Blvd

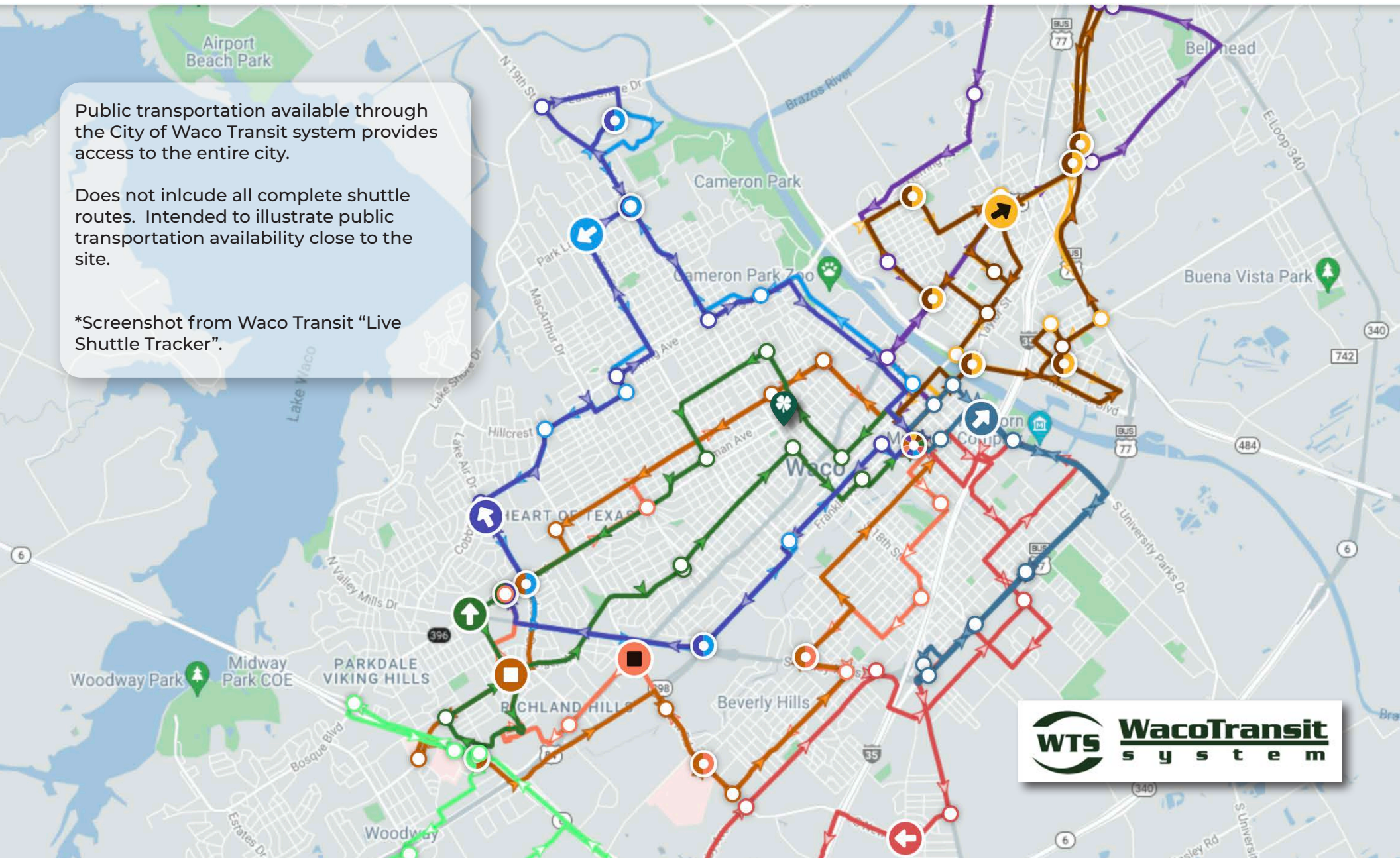


PUBLIC TRANSPORTATION

Public transportation available through the City of Waco Transit system provides access to the entire city.

Does not include all complete shuttle routes. Intended to illustrate public transportation availability close to the site.

*Screenshot from Waco Transit "Live Shuttle Tracker".



DEVELOPMENT INITIATIVES & INCENTIVES

This site is located in the newly created **Tax Increment Financing Zone #4 (TIF #4)**.

This zone was established in 2022 by the City of Waco to incentivize and assist potential developers in largely undeveloped and underdeveloped areas in the city.

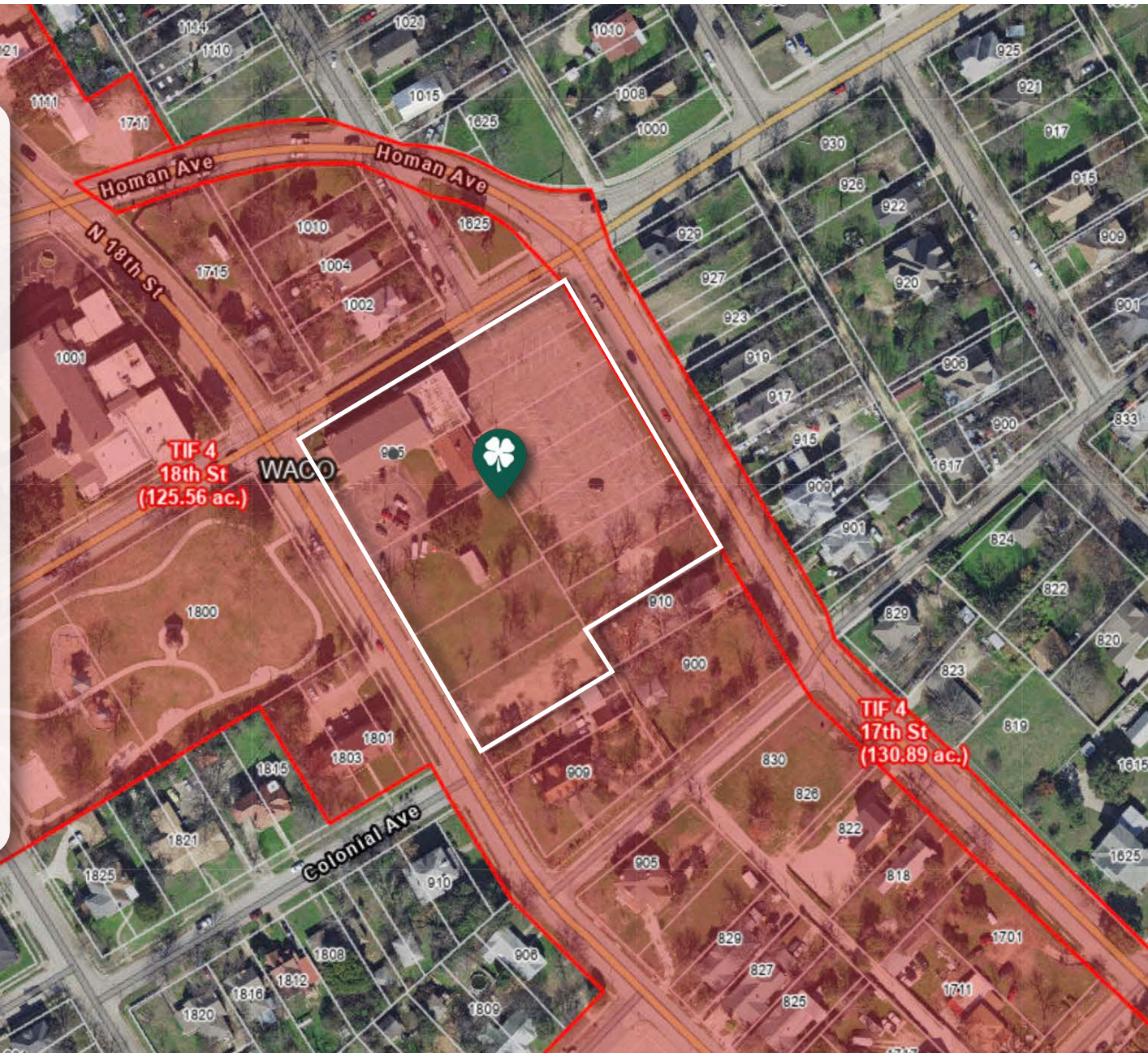
The authorized incentives are many and include improvements such as:

- affordable housing developments
- utility improvements
- preservation or demolition

To learn more about TIF Zone #4 and other offered incentives...please contact the City of Waco Economic Development Dept.

<https://www.waco-texas.com/>

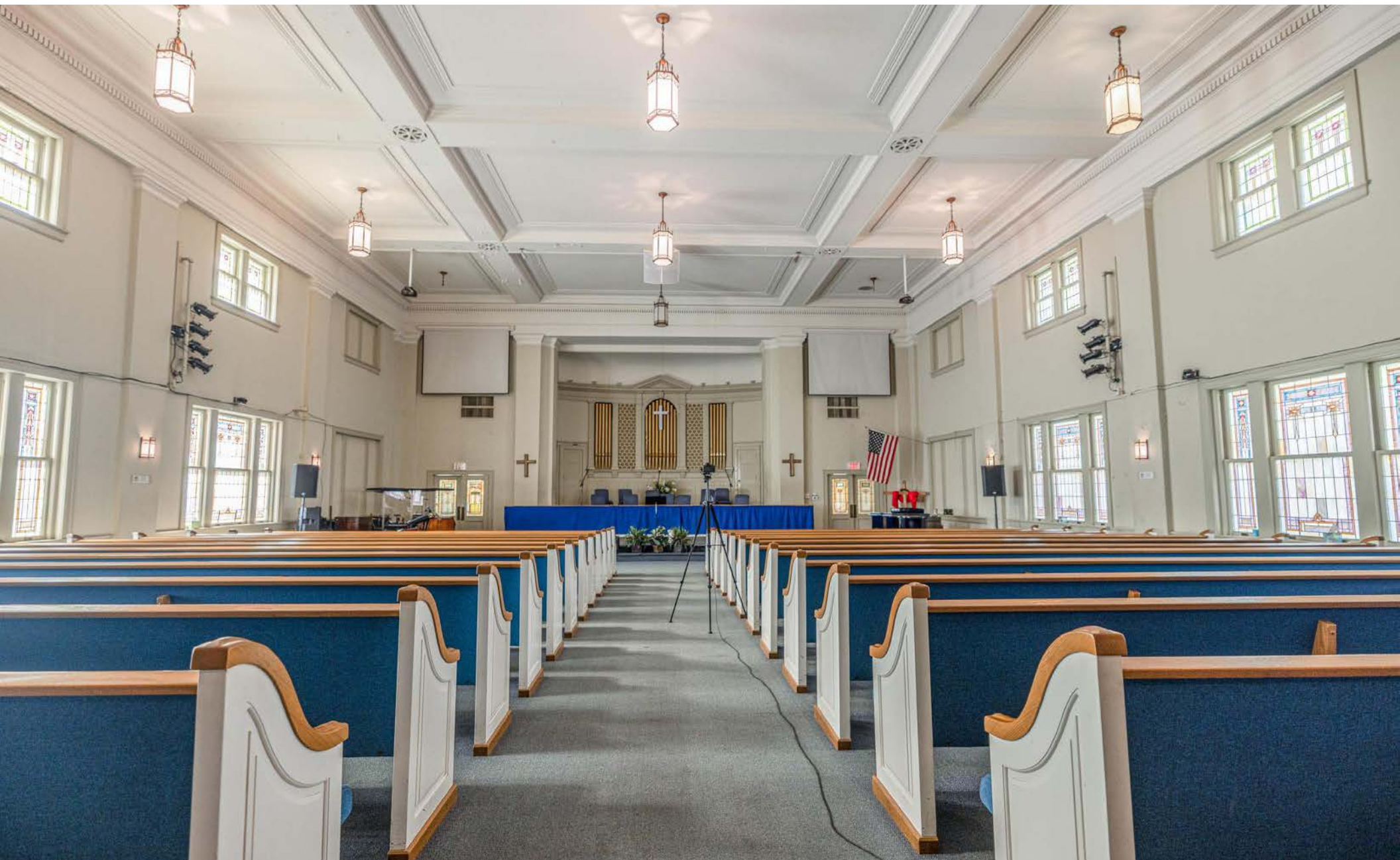
*Screenshot from City of Waco TIF #4



PICTURES OF BUILDING EXTERIOR



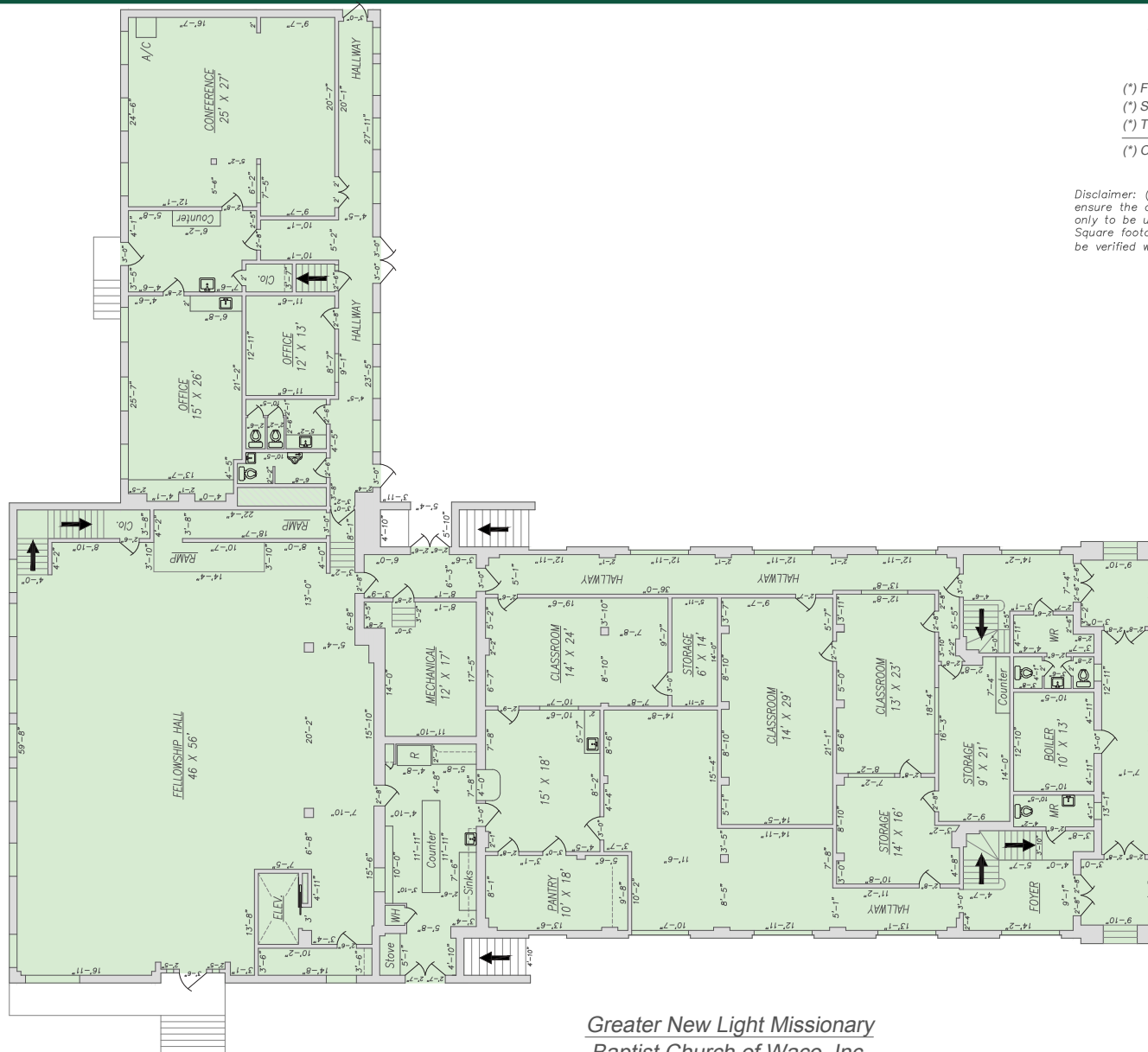
PICTURES OF BUILDING INTERIOR



PICTURES OF BUILDING INTERIOR



FLOOR PLAN - 1ST FLOOR



FIRST FLOOR

- (*) First Floor: 10,267.13 Sq. Ft.
- (*) Second Floor: 9,991.15 Sq. Ft.
- (*) Third Floor: 3,820.05 Sq. Ft.
- (*) Overall: 24,078.33 Sq. Ft.

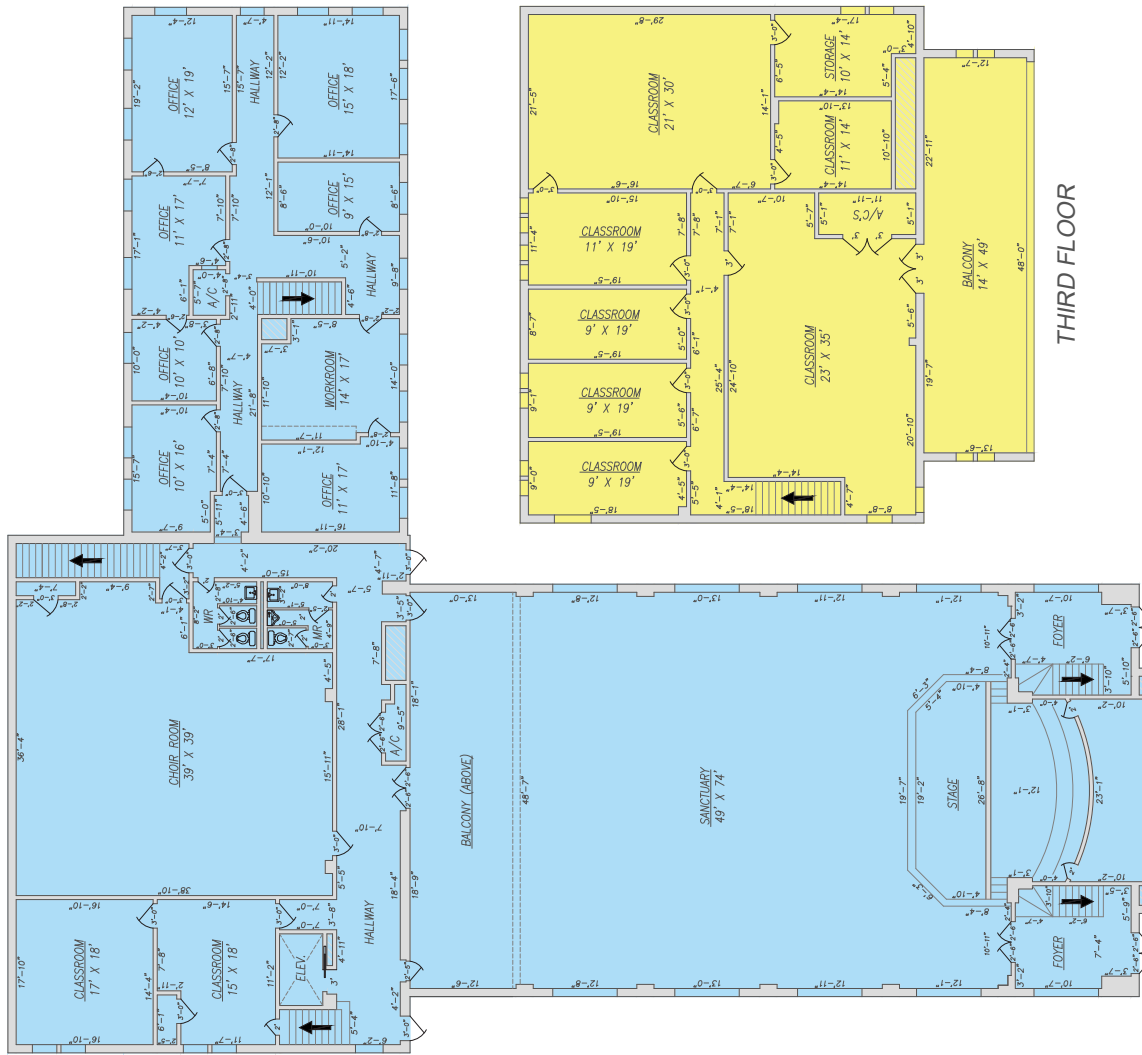
Disclaimer: (*) Every attempt has been made to ensure the accuracy of this drawing, however it is only to be used for presentation purposes only. Square footages shown are estimated and should be verified with a licensed appraiser/architect.

Greater New Light Missionary
Baptist Church of Waco, Inc.

925 N. 18th Street, Waco, Texas 76707

*The drawings and plans are for illustrative purposes only and may not accurately represent the actual floor plan, building or property.

FLOOR PLAN - 2ND & 3RD FLOOR



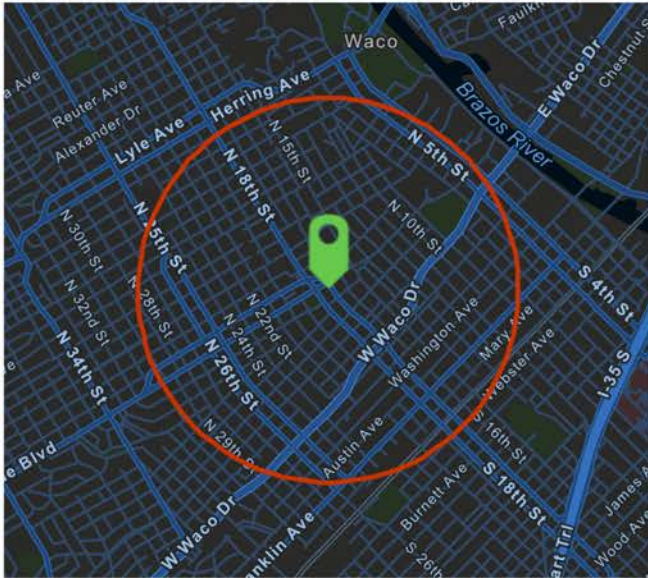
(*) First Floor: 10,267.13 Sq. Ft.
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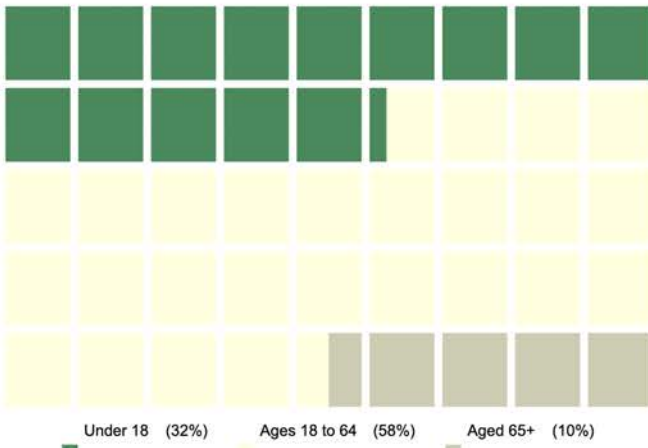
Greater New Light Missionary
 Baptist Church of Waco, Inc.
 925 N. 18th Street, Waco, Texas 76707

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DEMOGRAPHICS (1 mile radius)



POPULATION BY AGE



POPULATION TRENDS AND KEY INDICATORS

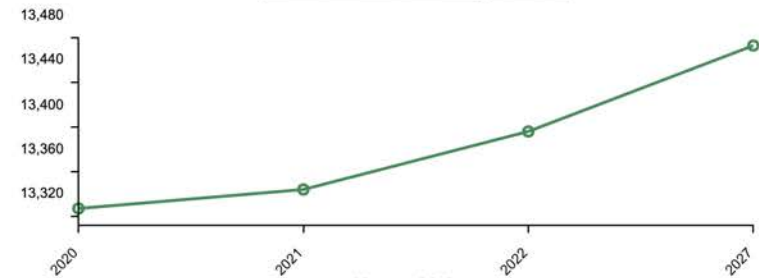
925 N 18th St, Waco, Texas, 76707
Ring of 1 mile

13,396	4,765	2.80	30.0	\$35,879	\$82,481	35	177	88
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

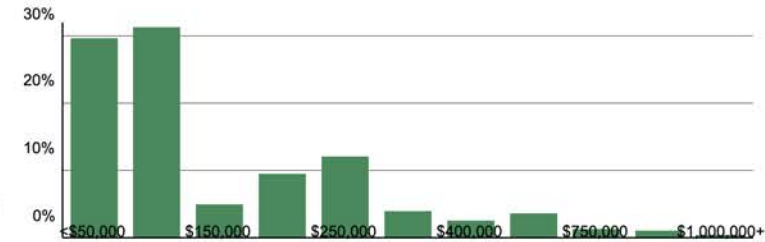
MORTGAGE INDICATORS



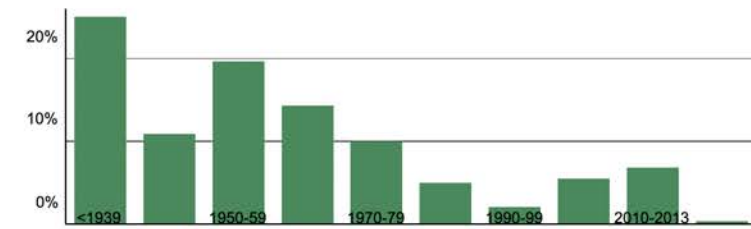
Historical Trends: Population



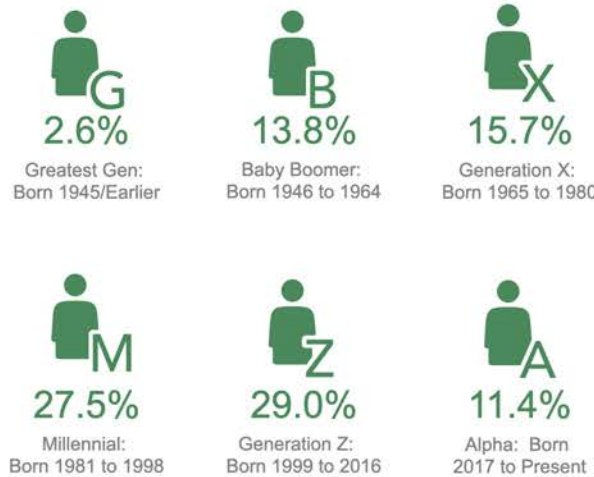
Home Value



Housing: Year Built



POPULATION BY GENERATION

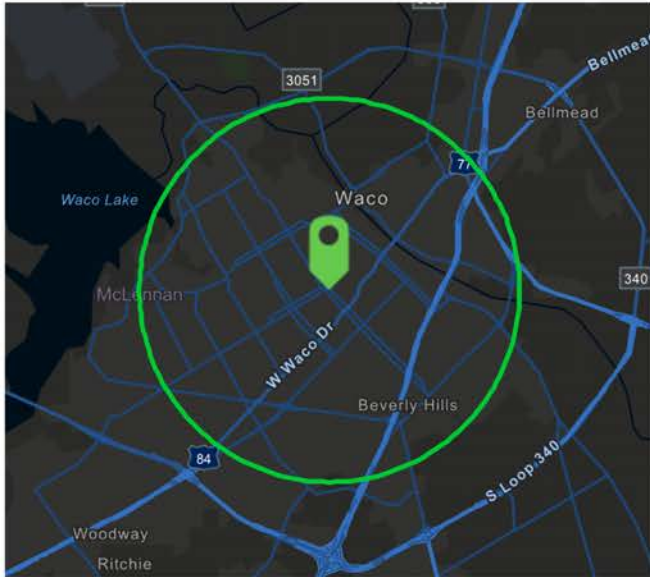


This infographic contains data provided by Esri, Esri-U.S. BLS, ACS
The vintage of the data is 2022, 2027, 2017-2021 © 2023 Esri

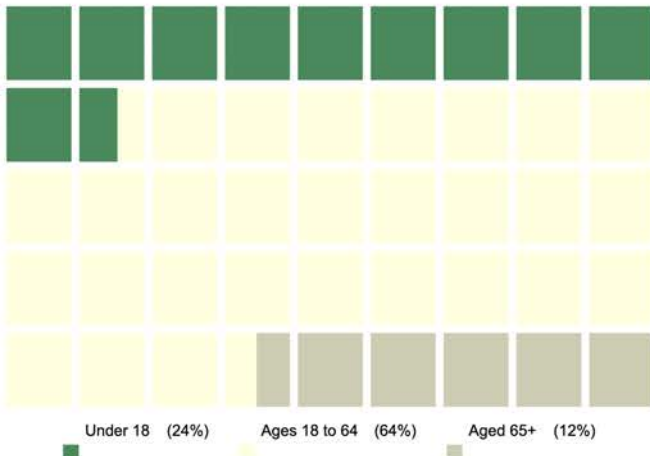


925 N 18TH ST. WACO, TX 76707

DEMOGRAPHICS (3 mile radius)



POPULATION BY AGE



POPULATION TRENDS AND KEY INDICATORS

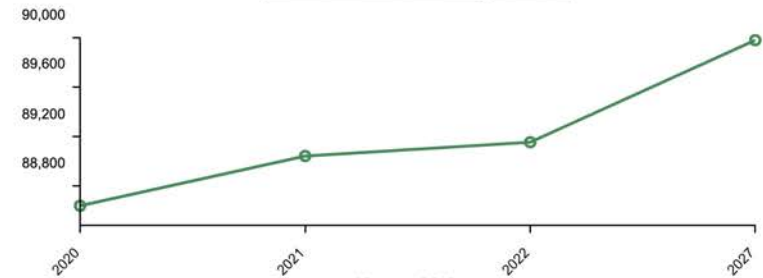
925 N 18th St, Waco, Texas, 76707
Ring of 3 miles

89,153	33,475	2.50	27.9	\$35,577	\$97,921	41	142	86
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

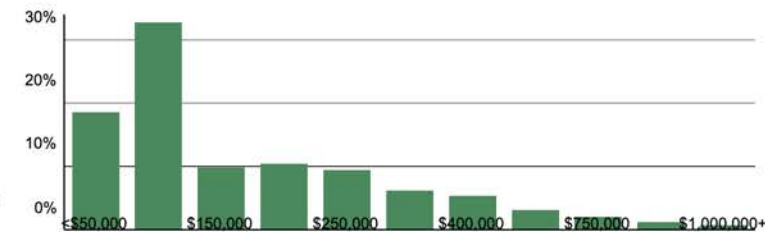
MORTGAGE INDICATORS



Historical Trends: Population



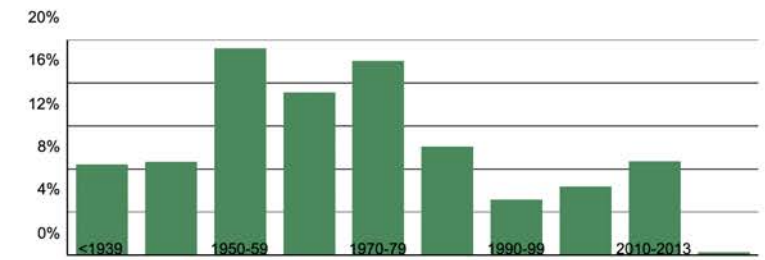
Home Value



POPULATION BY GENERATION



Housing: Year Built



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925 N 18TH ST. WACO, TX 76707

WACO OVERVIEW



WACO, TX

Waco is a city that offers convenience, located just 90 minutes from both Austin and Dallas and only 185 miles from Houston and San Antonio. Additionally, Waco is situated within three hours of 85% of the Texas population. The city boasts a strong workforce, with five local colleges and universities, 75,000 students within a 60-minute drive, and advanced education high school programs. With a population of over 140,000, it is the 22nd largest city in the state and has a growing job market, ranked second in Texas and seventh nationally in job growth.

Waco offers great opportunities for professional development and workforce training with five higher education institutions including Baylor University, Texas Tech at Waco, Tarleton State University, McLennan Community College and Texas State Technical College.

Historically, Waco's economic base has depended largely on crops and livestock. However, in recent years, it has grown its manufacturing, aerospace, and service industries. Waco has a diverse economy, with major employers in industries such as healthcare, education, manufacturing, and retail. The city is also known for its vibrant arts and culture scene, with many theaters, music venues, and art galleries.

Waco and McLennan County have collaborated to offer a variety of economic development incentive programs and has experienced significant growth in recent years, particularly in the downtown area, which has undergone extensive redevelopment. The city and county have invested heavily in new infrastructure to support the growing population and to prepare for future growth.

Waco has become an appealing place to live attracting transplants nationwide due to its rich diversity, abundant natural resources, convenient location, and low cost of living. The community has the resources businesses need to thrive including an adequate water supply, available land, broadband and fiberoptic services, and transportation infrastructure including ground, air, and rail.

The city has thriving tourism industry, which includes popular attractions like the Magnolia Market at the Silos, the Dr. Pepper Museum, The Texas Sports Hall of Fame, the Texas Ranger Hall of Fame and Museum, Cameron Park Zoo, and more. As a top-ranked Texas travel destination, Waco attracted 1.7 million tourists in 2021, experiencing over 45% tourism growth, with over 1 million hotel rooms booked annually and the second-ranked hotel occupancy rate in Texas.

Source: City of Waco - Economic Development



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EXCLUSIVELY LISTED



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KellyRealtorsCommercial.com

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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.

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.

Stewart R Kelly Real Estate Inc (dba Kelly Realtors)	485811		(254)741-1500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Leah Cox	509469	lcox@kellyrealtors.com	(254)741-1500
Designated Broker of Firm	License No.	Email	Phone
Leah Cox	509469	lcox@kellyrealtors.com	(254)741-1500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bradley Wetzel	694170	bradwetzelre@gmail.com	(254)709-9703
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

IABS 1-0 Date