



CLAY FULLER | CALEB LOUDAMY

1107 CONNOR AVE, WACO, TX 76706

0.892 Acres | 38,856+/- SF

FOR SALE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



BOUNDARY LINES ARE APPROXIMATE

PROPERTY OVERVIEW

Cromwell Commercial Group proudly presents one of the few remaining pad sites off of I-35 in Waco, Tx. This site provides for excellent visibility from I-35 in the heart of surrounding development. Nearby neighbors include Raising Canes, Velvet Taco, Mod Pizza, Dutch Bros, Chick-fil-A and Whataburger.

- I-35 frontage with great visibility
- Ingress/egress off of 11th St
- Next to Baylor University

PROPERTY HIGHLIGHTS

PROPERTY

I-35 Pad Site

LOCATION

1107 Connor Ave, Waco, TX 76706

PROPERTY TYPE

Land | Retail

MARKET

Downtown Waco I-35

ZONING

C-3

LOT SIZE

0.892+/- Acres | 38,856+/- SF

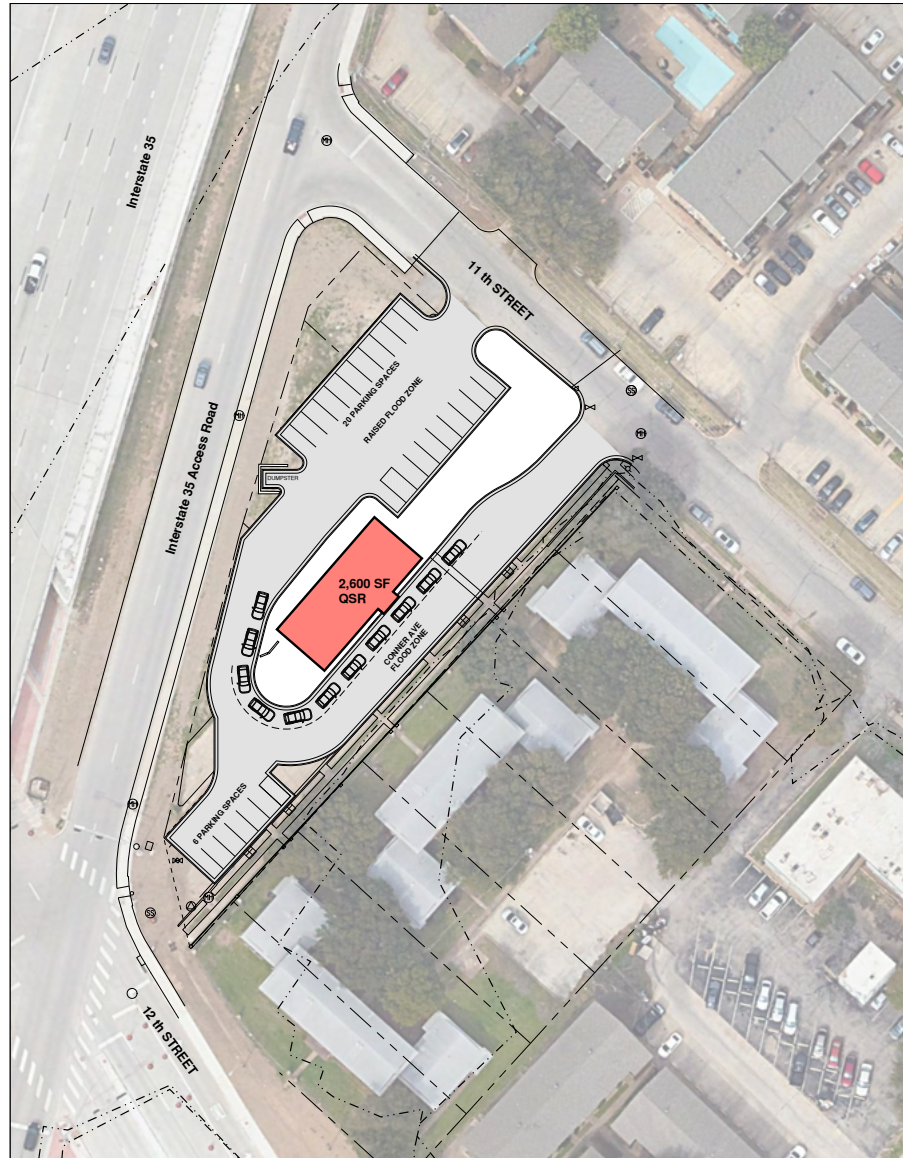
ASKING PRICE

Call For Pricing



Clay Fuller
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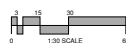
Caleb Loudamy
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1 CONCEPT PLAN

SCALE: 1"=30'

2,600 sf BUILDING



USE OF ARCHITECT'S DOCUMENTS
The Architect's Documents are the property of the Architect and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect.

SITE DEVELOPMENT STUDY

From 11th to 12th Street at Interstate 35
Waco, Texas

FILE NAME
D:\nisset\0110 - Nisset Architecture\NIA
Project\0110 - Nisset Architecture\Site
MFMModel\LAYOUT\A-101 - SITE.LAYOUT

ISSUE DATE

May 20, 2024

PRINT DATE

May 20, 2024

REVISION

SITE PLAN
CONCEPT STUDY
A-111



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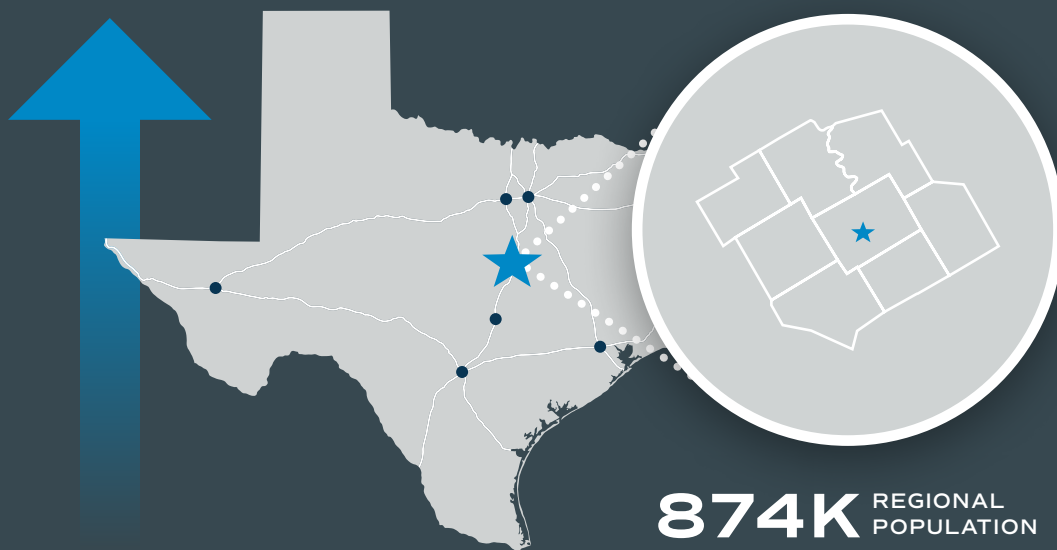
PHOTO GALLERY



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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

Utilities

97.2

Transport

72.3

Healthcare

101

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

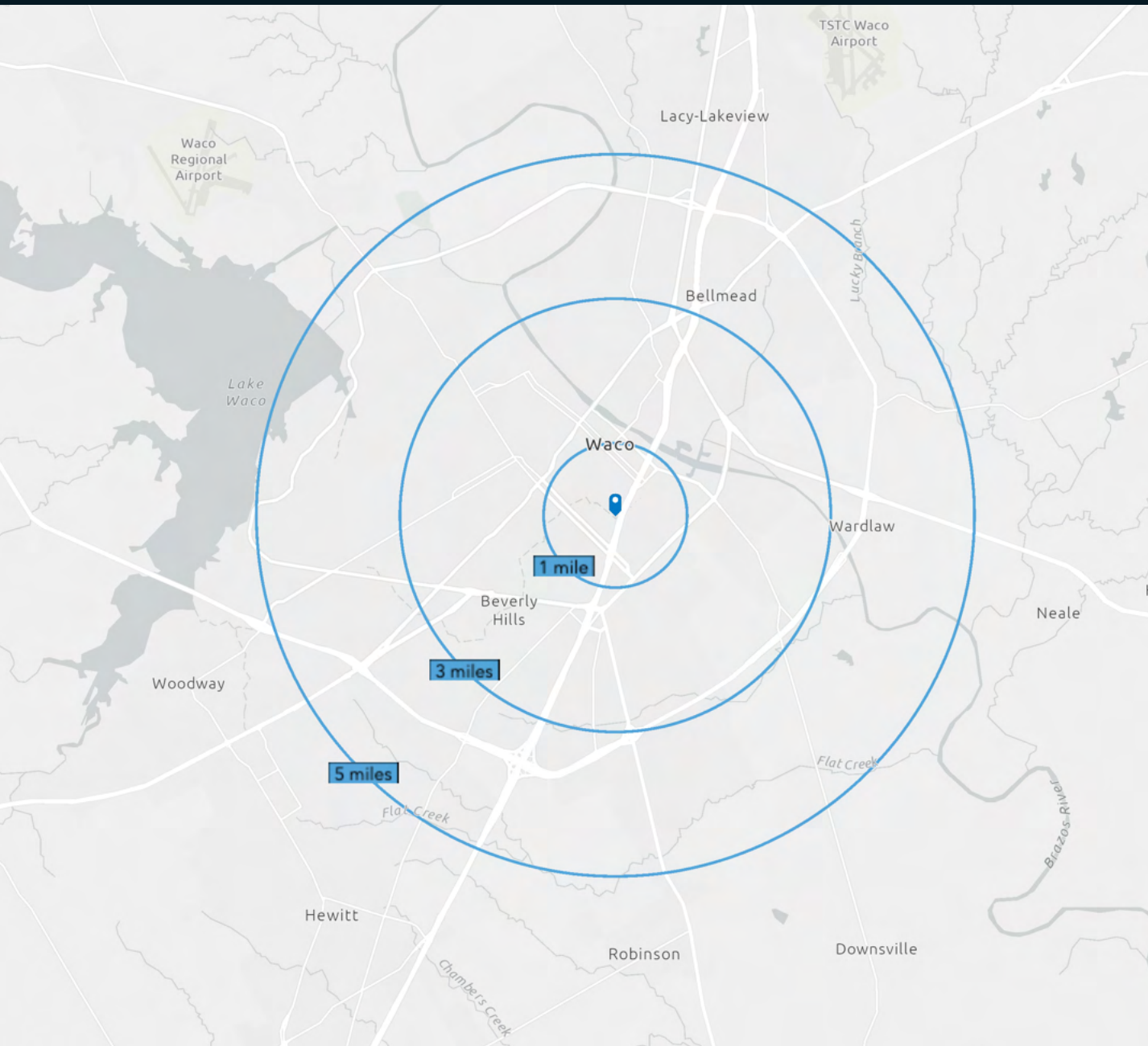


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DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	16,953	71,420	118,961
2020 Population	17,405	73,859	127,026
2023 Population	17,487	75,683	129,886



Median Age
30

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	5,046	24,187	43,650
2020 Households	5,336	26,177	47,067
2023 Households	5,415	27,116	48,985

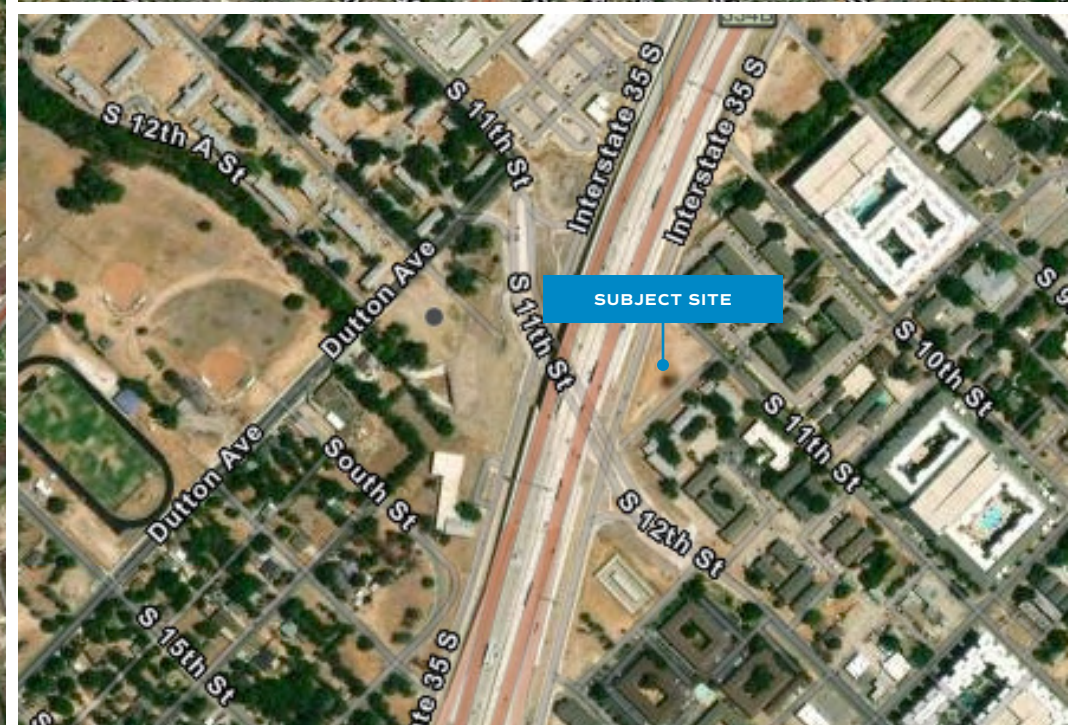
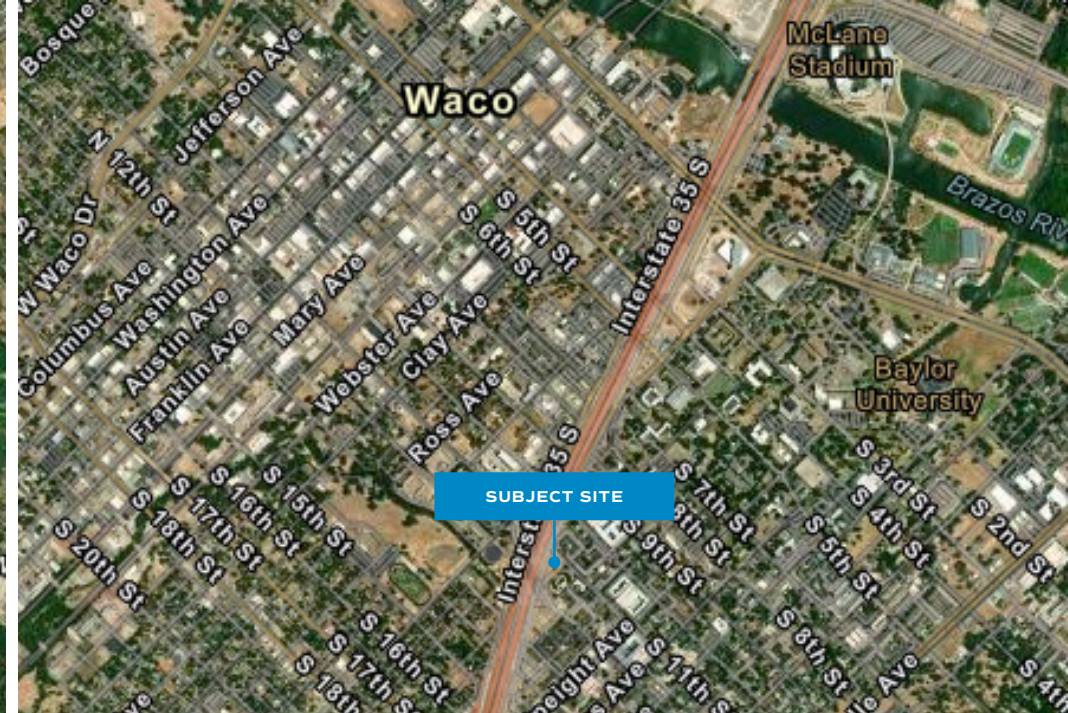
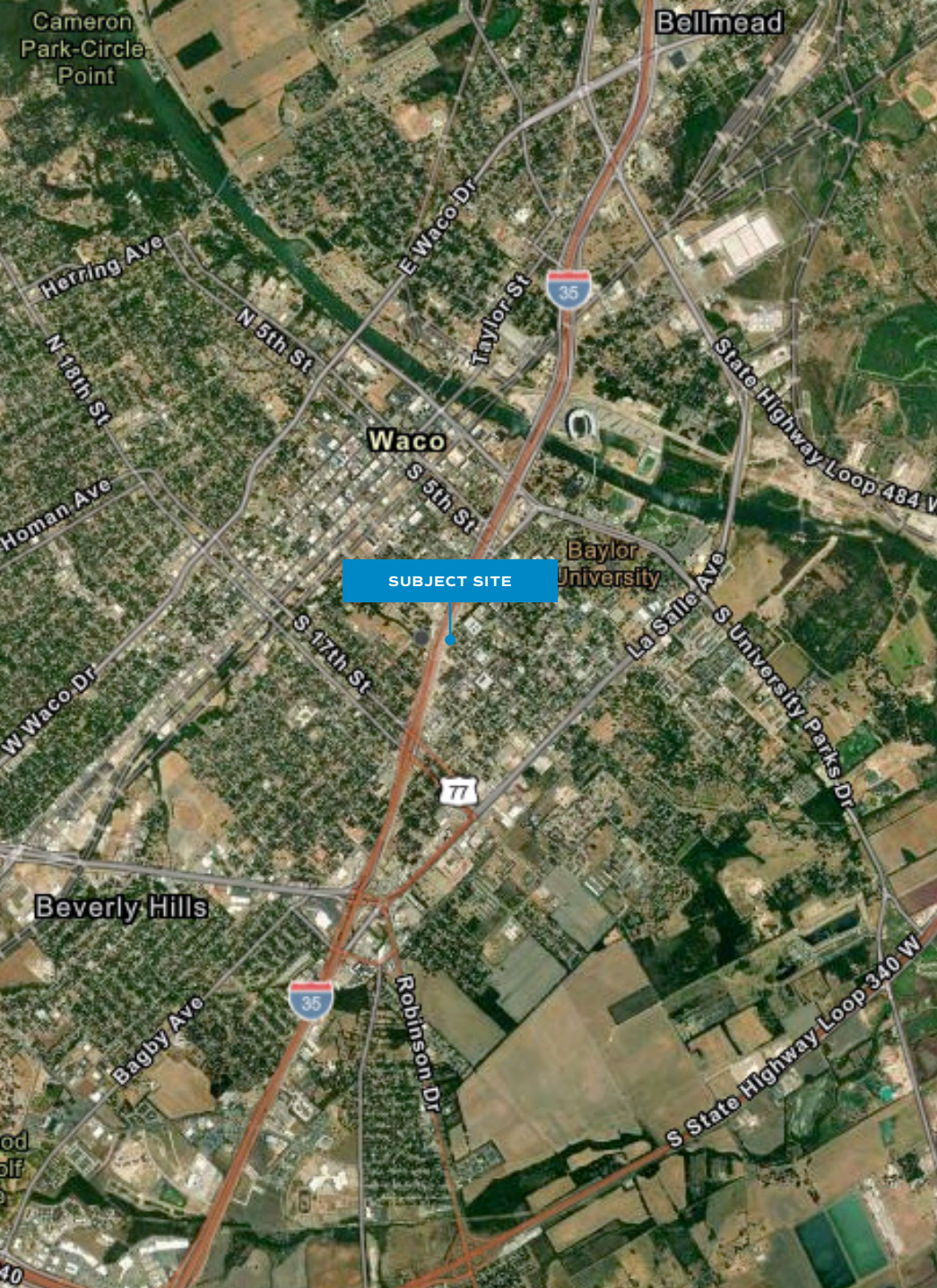
MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	\$25,620	\$35,333	\$42,905

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	\$40,962	\$52,715	\$63,422





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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.

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:
 - 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