



GREGG GLIME CCIM, SIOR

CALEB LOUDAMY

711 WASHINGTON AVE, WACO, TX 76701

6,536+/- SF

FOR SALE

CROMWELL

COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

Come join Tecovas, Phillips Forest Products, and Washington Gallery as neighbors to Magnolia's Hotel 1928.

The Tecovas anchored neighborhood retail center is situated between 7th and 8th Streets along busy Washington Ave. With its location in Downtown, Washington Ave sees both foot and vehicle traffic from locals and tourists alike.

Hotel 1928 was built in, you guessed it, 1928 as the former Karem Shrine Building. Magnolia founders, Chip and Joanna Gaines, transformed this historic building into a 33 guest room boutique hotel includes three food and beverage outlets and over 6,600 square feet of meeting and event space along with a rooftop terrace.

- 6,536+/- SF retail investment opportunity
- Direct neighbor to Magnolia's Hotel 1928
- Heavy street and foot traffic
- Anchored by Tecovas

PROPERTY HIGHLIGHTS

LOCATION

711 Washington Ave, Waco, TX 76701

PROPERTY TYPE

Retail

ZONING

C-4

MARKET

Downtown Waco

BUILDING SIZE

6,536+/- SF Fully Leased (Call for financials)

ASKING PRICE

\$1,535,960



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PHOTO GALLERY



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BAYLOR UNIVERSITY

BOUNDARY LINES ARE APPROXIMATE

TECOVAS

WASHINGTON GALLERY

AVAILABLE
6,536+/- SF

ADDITIONAL 4,000+ SF
AVAILABLE FOR PURCHASE

HOTEL 1928



WASHINGTON AVENUE 1,479 VPD

[Click to view property](#)



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 _____