

NET LEASE- INVESTMENT SALE



GREGG GLIME SIOR, CCIM

H. BLAND CROMWELL CCIM, SIOR

601 TEXAS CENTRAL PKWY, WACO, TX, 76712

36,297 SF | 8.18 Acres

FOR SALE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

Great absolute net lease opportunity in Waco's Industrial Park!

Waco's Industrial Park is located in South Waco/Woodway along Highway 84, Waco's strongest growth corridor with easy access to Interstate 35, Highway 84 and Highway 6. The 36,385 SF investment is fully leased through 2031 with 3% annual increases.

- Easy access to I-35, Hwy 84 and Hwy 6
- Ample Parking with two (2) ingress and egress drives
- 7% Cap Rate
- Fully leased through EOY 2031
- Absolute NNN Lease
- 3% Annual Increases through 2031

Do not disturb existing Tenant's operating business - toured by appointment only

PROPERTY HIGHLIGHTS

PROPERTY

601 Texas Central Pkwy, Waco, TX, 76712

LOCATION

South Waco

SUBMARKET

Waco

ZONING

M-2

COUNTY LOT SIZE

McLennan

LOT SIZE

8.18 Acres

BUILDING SIZE

36,297 SF

INVESTMENT TYPE

Absolute NNN

ASKING PRICE

Call for Pricing



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EXECUTIVE SUMMARY

PROPERTY TYPE

Office | Fully Leased

LOCATION

Waco Industrial Park

ZONING

M-2

LOT SIZE

8.18 Acres

BUILDING SIZE

36,385 SF

YEAR BUILT

2020

LEASE SUMMARY

CAP RATE

7.00 %

LEASE EXPIRATION

12/31/2031

ANNUAL INCREASE

3.00%

LEASE STRUCTURE

Absolute NNN



TENANT SUMMARY

Support Services Group delivers customer care for brands that prioritize customer satisfaction and loyalty. SSG offers tailored, Omni-Channel solutions for Technical Support, Customer Care, E-commerce and Retail, RMA Management, B2B/B2C Sales, Sales Support, membership services, travel and more.

FOUNDED

1988

HQ

Waco

LOCATION

17 site locations across the globe

WEBSITE

<https://supportservicesgroup.co/>



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PHOTO GALLERY

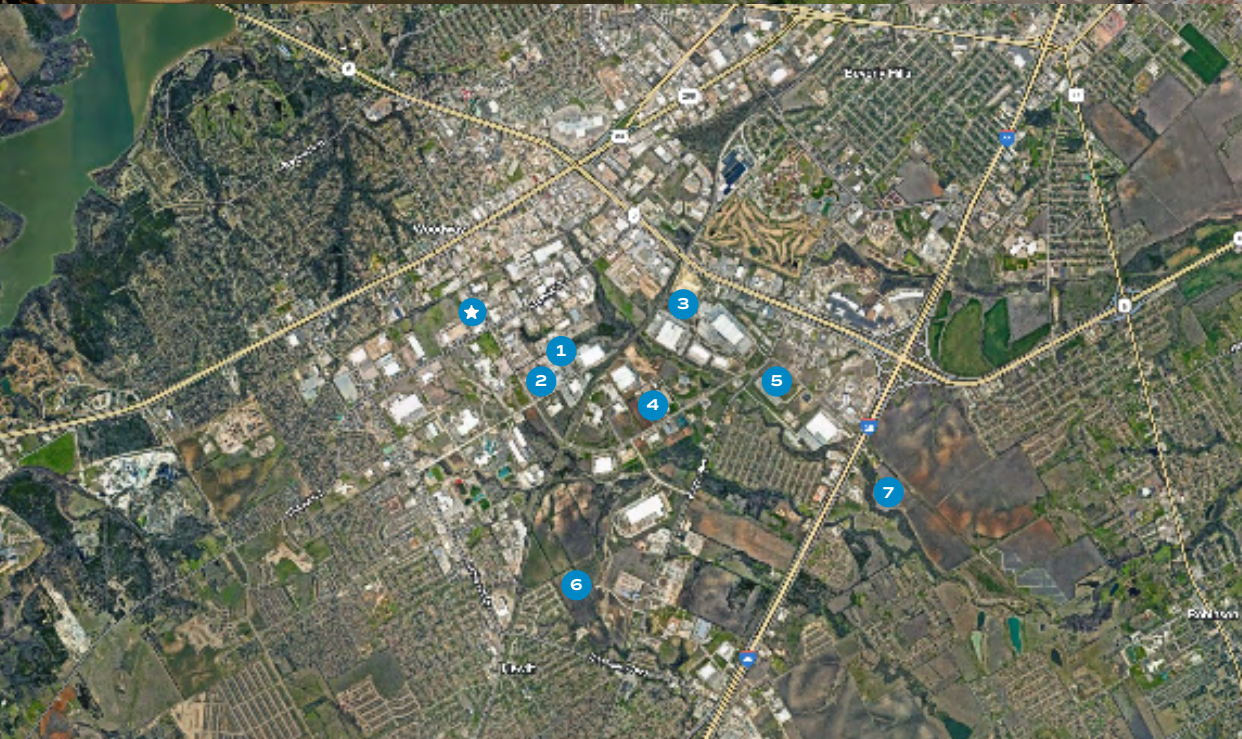


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WACO MARKET SNAPSHOT

OVERVIEW

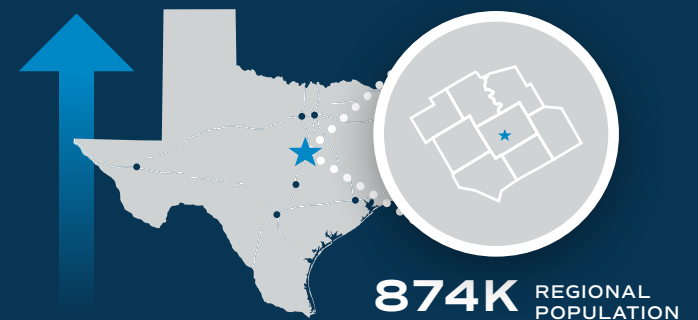
Waco has continued to see Capital Investment into our market and strategically positioned around this property.

RECENT MARKET ACTIVITY

Company	Capital Investment
1 - Stoughton Trailers	\$15,000,000
2 - Uzin Utz	\$34,000,000
3 - Polyglass USA Inc	\$31,000,000
4 - Walmart	\$380,000,000
5 - Metal Finishing Solutions	\$20,000,000
6 - Graphic Packaging International	\$1,026,000,000
7 - Metal Finishing Solutions	\$20,000,000

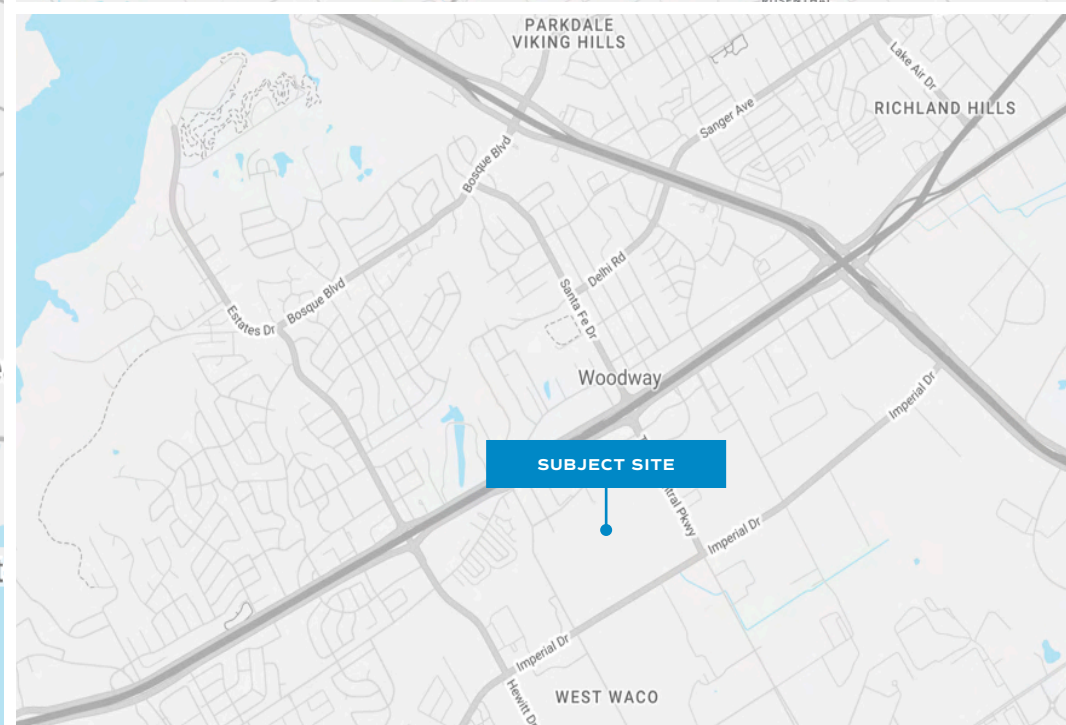
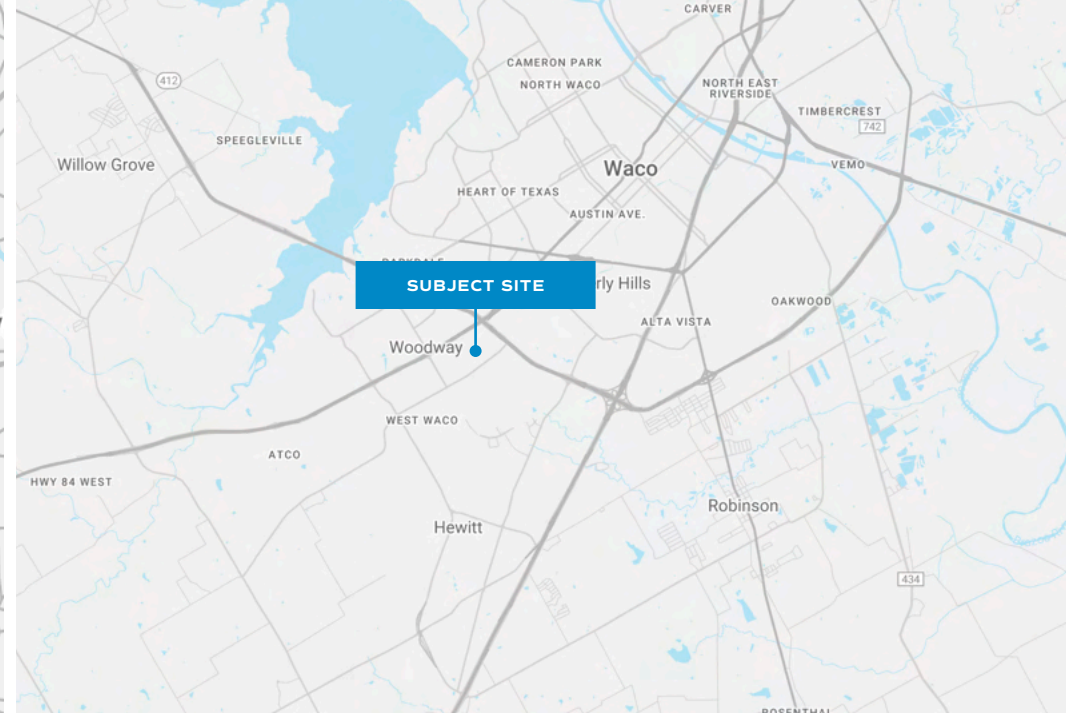
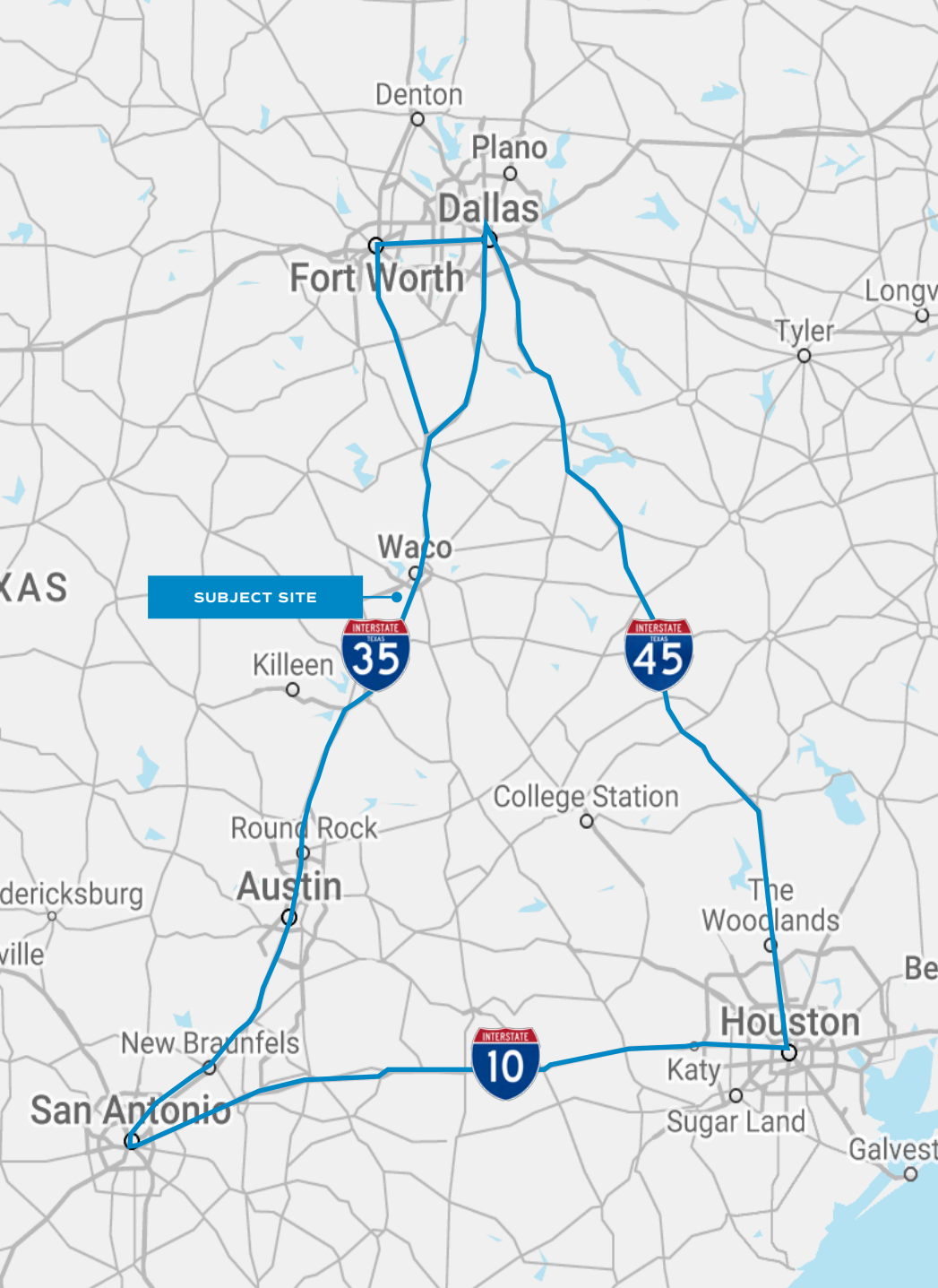
"Earning...\$35,000 in Waco [is] equivalent [to] \$44,132 in Dallas or \$45,652 in Austin."

For more Economic Growth and Investment information [CLICK HERE](#).



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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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gregg Glime, SIOR, CCIM	620081	gregg@cromwellcommercialgroup.com	254-313-0000
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