



WILL PHIPPS CCIM

4215 FRANKLIN AVE, WACO, TX 76710

4,420+/- SF

FOR LEASE

CROMWELL
COMMERCIAL GROUP



PROPERTY OVERVIEW

Discover an exceptional opportunity to establish or expand your dental or medical practice in this fully built-out, turnkey dental suite at 4215 Franklin Ave, Waco, TX 76710. Previously home to a thriving Brident Dental & Orthodontics office, this space is ideally configured for immediate occupancy by a dental professional or compatible medical use, minimizing built-out costs and allowing you to focus on patient care from day one.

- **Prime Location:** situated on bustling Franklin Avenue, a high-traffic corridor in Waco with excellent visibility and easy access. Conveniently located near residential neighborhoods, Baylor University, shopping centers, and major roadways, ensuring a steady flow of patients.
- **Turnkey Dental Build-Out:** professionally designed former dental facility featuring multiple operatories, sterilization area, lab space, private offices, reception/waiting area, and dedicated plumbing/electrical for dental equipment. Ready for your personal branding and minor customizations.
- **Ample Parking & Accessibility:** abundant on-site parking, ADA-compliant entrances, and prominent signage opportunities for maximum exposure.
- **Versatile Medical Use Potential:** suitable for general dentistry, orthodontics, pediatric dentistry, oral surgery, or select medical specialties (subject to zoning approval).
- **Growing Market:** benefit from Waco's expanding population and strong demand for quality healthcare services in a family-friendly community.

PROPERTY HIGHLIGHTS

PROPERTY

Brident Dental

LOCATION

4215 Franklin Ave, Waco, TX 76710

PROPERTY TYPE

Retail

ZONING

C-3

AVAILABLE SPACE

4,420+/- SF

LEASE RATE

\$28/SF + NNN

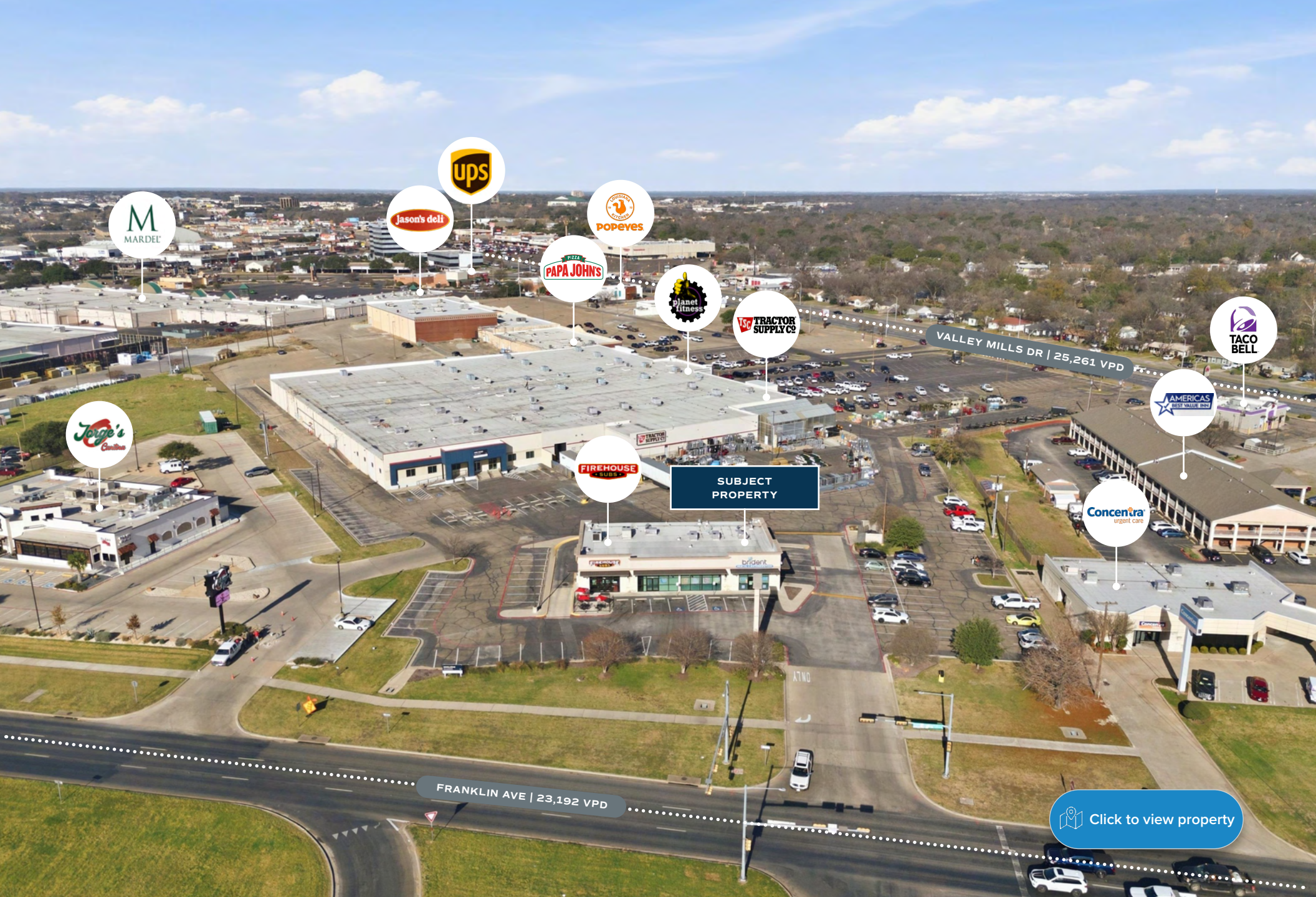
NNN PRICE

\$9.00



PHOTO GALLERY



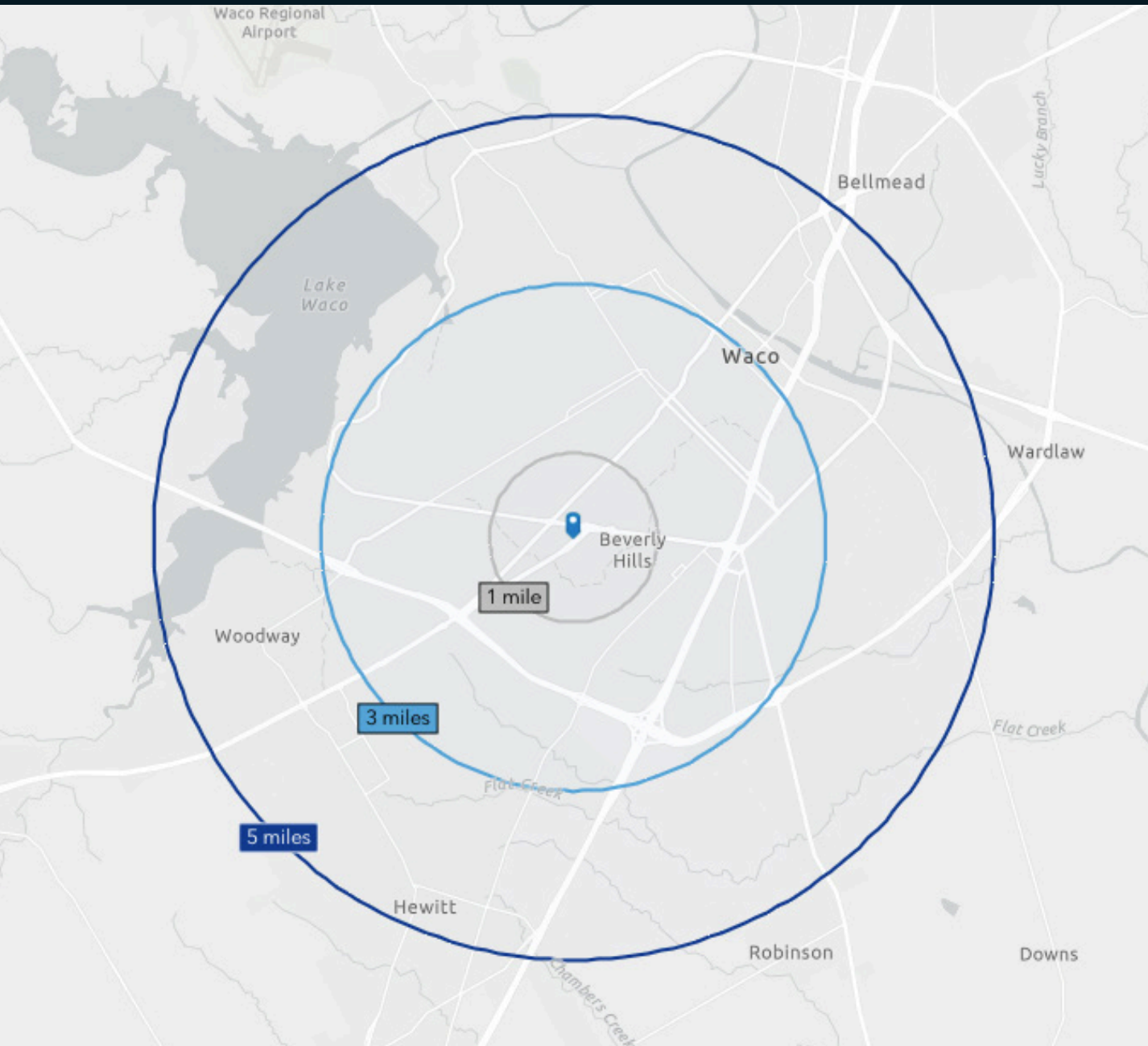




SUBJECT
PROPERTY

FRANKLIN AVE | 23,192 VPD





DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	7,841	76,349	128,864
2020 Population	8,129	81,765	139,075
2025 Population	8,090	82,385	140,127



Median Age
32.2

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	3,141	28,095	48,544
2020 Households	3,148	30,848	52,971
2025 Households	3,219	32,147	55,185

MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$52,682	\$50,998	\$53,465

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$74,368	\$68,437	\$73,623



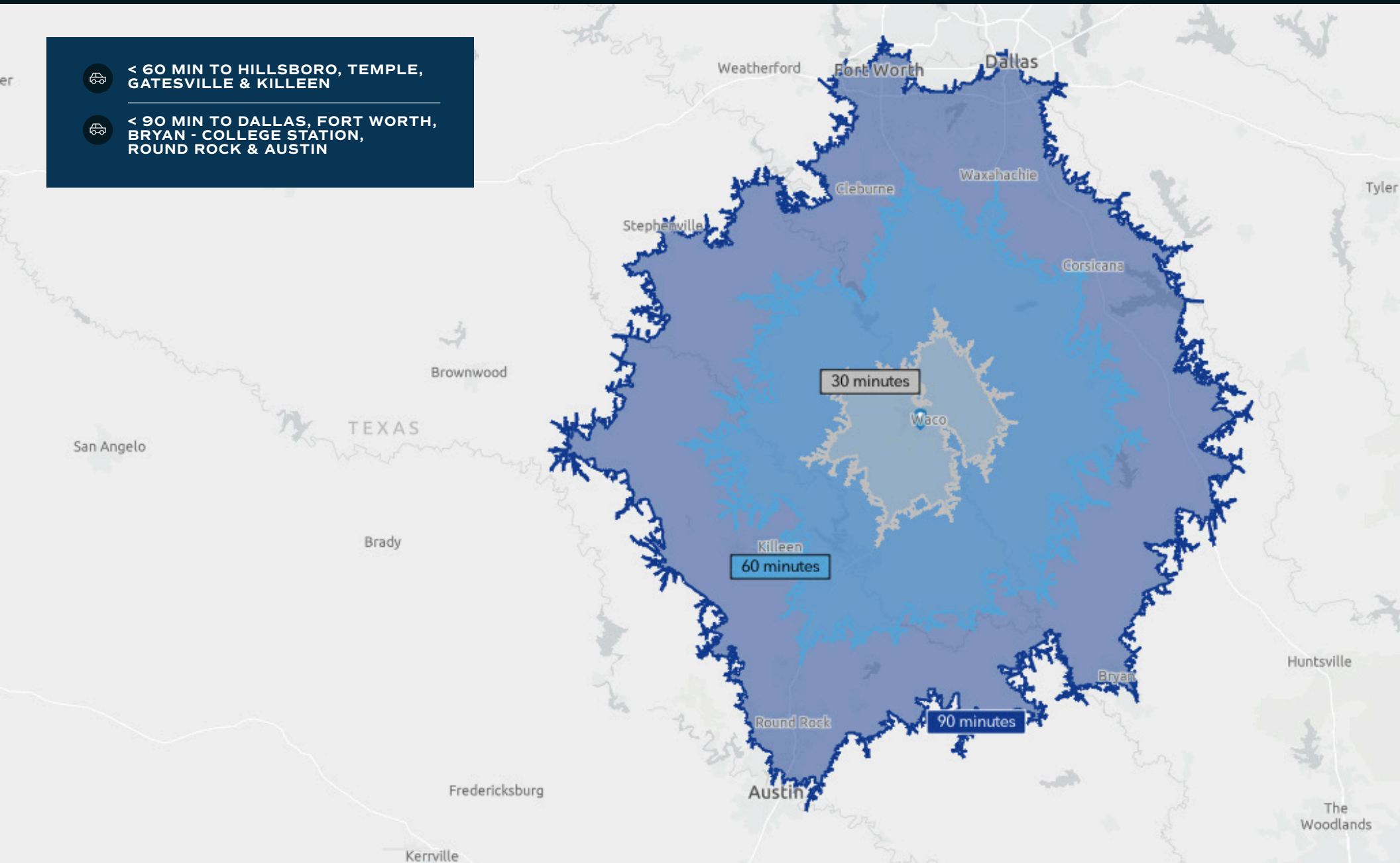
DEMOGRAPHICS

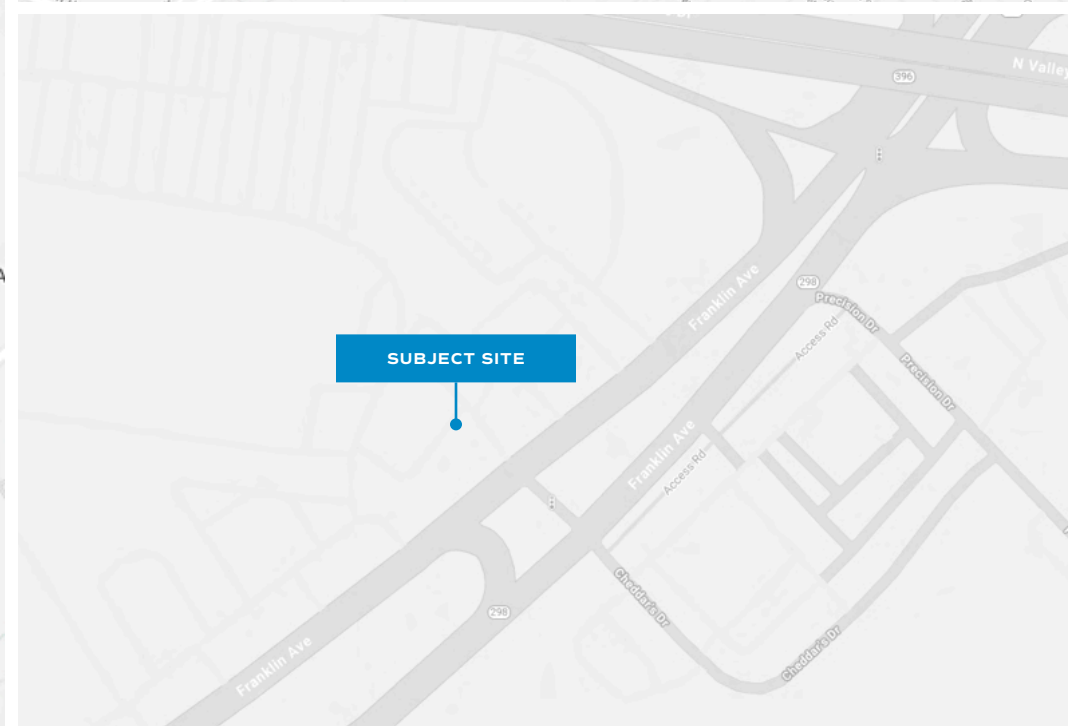
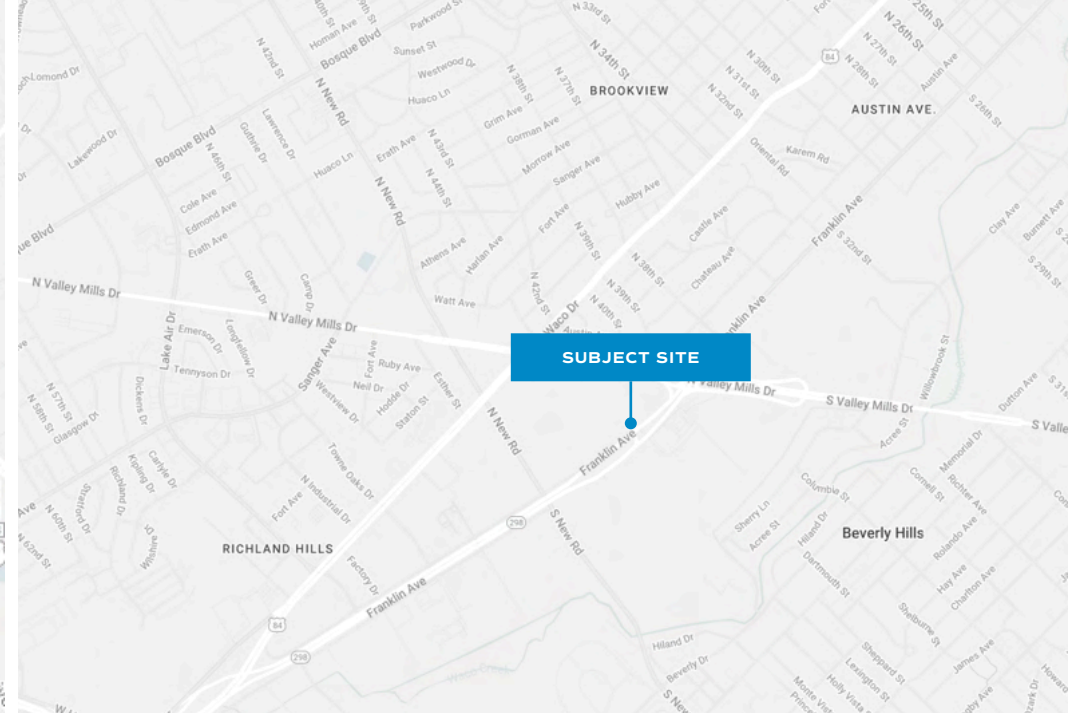
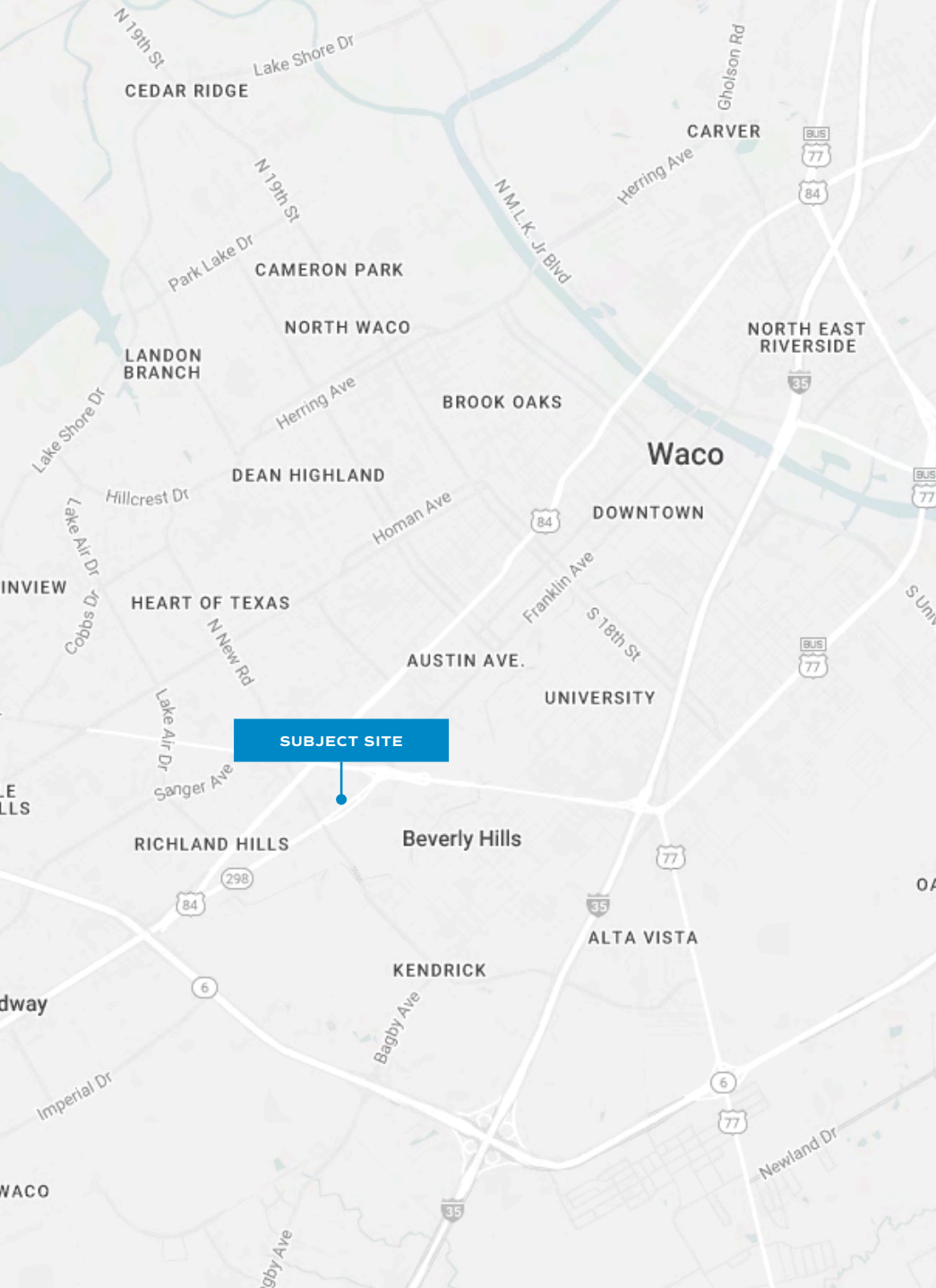


< 60 MIN TO HILLSBORO, TEMPLE,
GATESVILLE & KILLEEN



< 90 MIN TO DALLAS, FORT WORTH,
BRYAN - COLLEGE STATION,
ROUND ROCK & AUSTIN





CROMWELL

COMMERCIAL GROUP

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:
 - 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.

Coldwell Banker Apex, Realtors	0590914	lori @cbapex.com	254.313.0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Will Phipps, CCIM	744913	will@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

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