

UP TO 11,930 SF



Onward

REAL ESTATE TEAM
at Keller Williams

Available

Up To 11,930 SF of Office/Warehouse

8439 North Highway 6,
Crawford, Texas 76638

SCAN FOR
PROPERTY LISTING





Property Overview

General Information



Location

8439 North Highway 6
Crawford, Texas 76638



Asset Type

Flex Office/Warehouse



Asking Price

\$1,499,900.00 or \$12.00-\$15.00/SF NNN

Property Highlights

- NNN Estimate: \$2.00/SF
- 4,995 SF Office/Warehouse: \$12.00/SF NNN
- 2,015 SF Office/Warehouse: \$12.00/SF NNN
- 2,905 SF Office/Retail: \$15.00/SF NNN
- Yard Space: 2.005 Acres
- Roll Up Doors: 7 Total, (2) 12' x 16', (3) 12' x 12', & (2) 10' x 10'
- Center Height: 24', Side Walls: 18'
- Waco ETJ
- North Bosque Water Supply
- Septic
- 3-Phase Power Available (Wired To Building)
- North Highway 6: ±15,000 Vehicles/Day



Property Photos



Property Photos



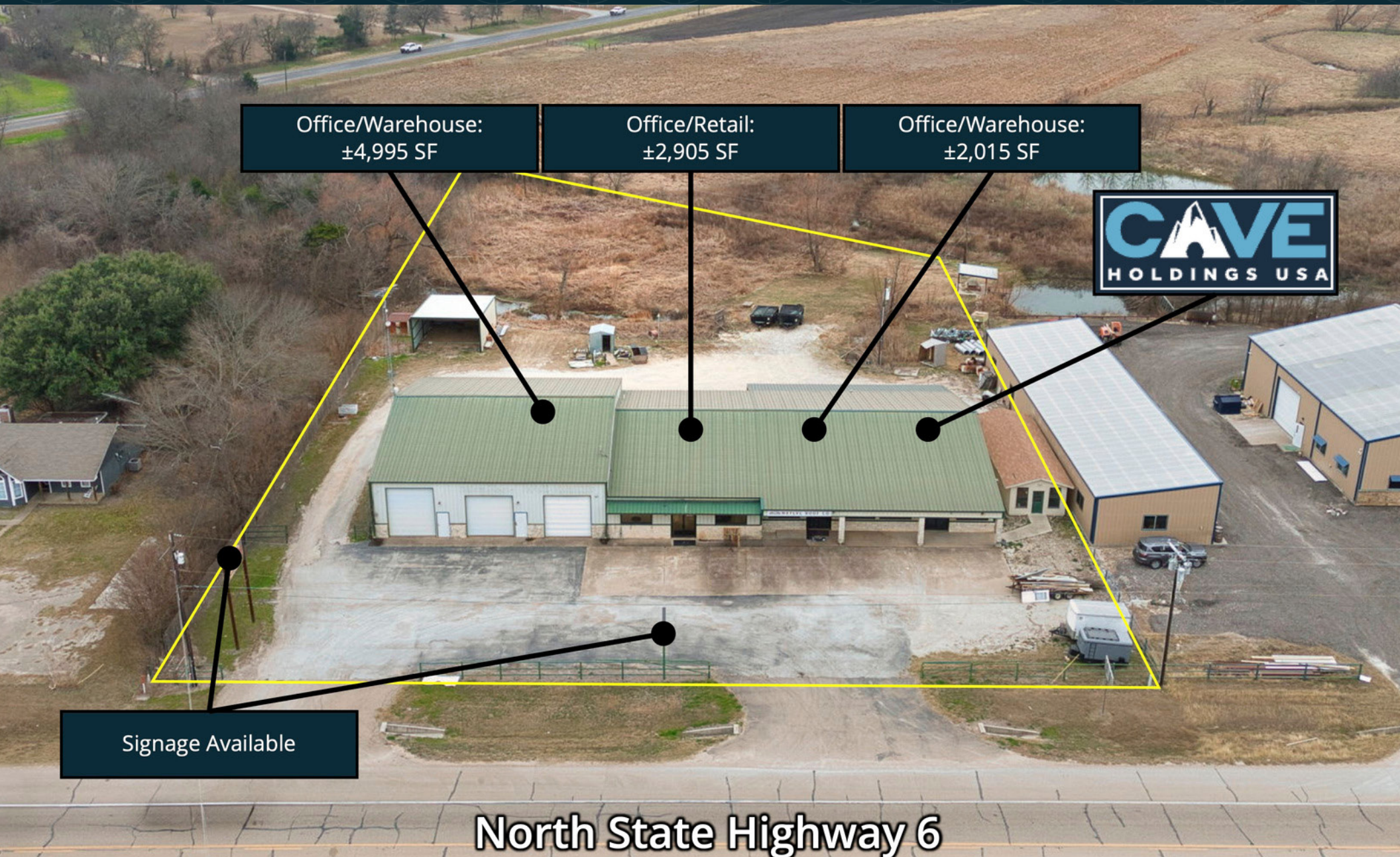
Property Breakdown



NOTE: This is not a survey. Boundary lines and measurements are approximate.



Suite Breakdown



Office/Warehouse:
±4,995 SF

Office/Retail:
±2,905 SF

Office/Warehouse:
±2,015 SF

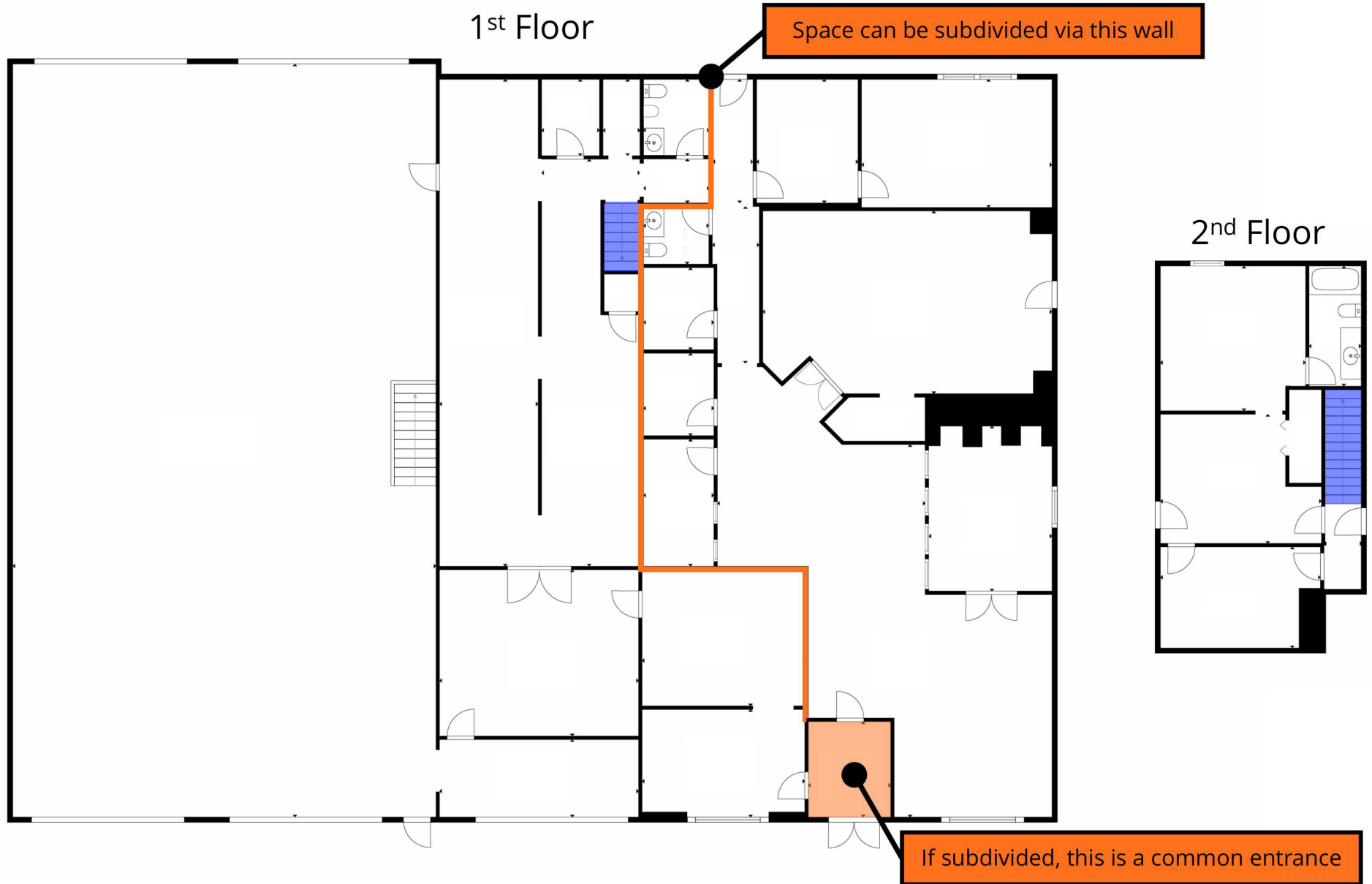


Signage Available

North State Highway 6



Floor Plan



Utility Exhibit

Utility exhibit is currently unavailable.
For additional details, please contact the representative(s) listed below.

North Bosque Water Supply Corp.
(254) 848-4668
nbwsc.com



Zoning Exhibit



TxDOT Traffic Count Exhibit



FM 185:
±8,945 vehicles/day

North State Highway 6
±21,380 vehicles/day

North State Highway 6
±10,560 vehicles/day



Traffic Count Data pulled from TxDOT.gov. Actual counts may vary.



Retailer Map



FEMA Flood Map



FEMA Zone A
100-Year Floodplain

McLennan County
Unincorporated Areas
480456

48309C0350C
eff. 9/26/2008

Zone A



About Waco, Texas

Waco, Texas is a historic Central Texas city located in the heart of McLennan County, strategically positioned along the Interstate 35 corridor between Dallas and Austin. This location provides residents and businesses with direct access to the state's primary economic artery, offering the advantages of a major urban center with a lower cost of living than neighboring metropolitan hubs. Waco's position at the confluence of the Brazos and Bosque Rivers supports efficient connectivity for regional trade and logistics, making it an attractive destination for those seeking a vibrant urban atmosphere with deep roots in the Texas landscape.

The local economy is supported by a diverse mix of higher education, healthcare, and manufacturing. As home to Baylor University, the city benefits from a stable academic foundation that serves as a primary anchor for the community and the regional workforce. Industrial operations and a growing tech presence continue to drive demand for modern infrastructure and professional services. Its reputation as a revitalized cultural destination near the expanding corporate corridors of Central Texas enhances Waco's role as a practical, high-value location for entrepreneurs and major industry players within the region.

Known for its distinct cultural heritage and high quality of life, Waco offers an environment that emphasizes community revitalization and historic preservation. The city features a blend of well-established historic neighborhoods and modern civic amenities that support a family-oriented lifestyle and robust tourism. With significant land available for redevelopment and a supportive pro-business atmosphere, Waco is positioned for steady, intentional growth while carefully maintaining its identity as a prestigious and reliable commercial and residential hub within the Central Texas landscape.



Demographics



Strong Population Reach

12,102

Total Reach (5-Mile Radius)



Affluent Household Income

\$118,207

Average Household Income



Prime Working Age

Late-30s

Median Age

Category	1 Mile	3 Mile	5 Mile
2024 Population	398	3,714	12,102
2029 Population Projection	414	3,874	12,760
Annual Growth (2020-2024)	-1.6%	-1.3%	0.2%
Annual Growth (2024-2029)	0.8%	0.9%	1.1%
Median Age	42.3	41.7	38.1
Bachelor's Degree or Higher	21%	21%	27%
Median Home Value	\$284,090	\$278,019	\$277,054
Avg Household Income	\$110,413	\$109,808	\$118,207

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.

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 clients; and
- Treat all parties to a real estate transaction on honestly and fairly.

Written agreements are required in certain situations: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A license holder can show property to a buyer/tenant without representing the buyer/tenant if:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams Advantage	9003002-BB	klrw553@kw.com	254-751-7900
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Al Rincon	525285-B	klrw553@kw.com	254-751-7900
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Kerri Humble	693930-SA	kerrihumble@kw.com	254-751-7900
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Brad Harrell	363789-B	bharrell@onwardret.com	254-870-9769
Name of Sales Agent/Associate	License No.	Email	Phone
_____		_____	
Buyer/Tenant/Seller/Landlord Initials		Date	





3701 West Waco Drive,

Waco, TX 76710

254.870.0050

OnwardCRE.com

**We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.*