

Onward
REAL ESTATE TEAM

Available

Former Circle Hardware & Lumber of Waco

2504 La Salle Avenue
Waco, Texas 76706

SCAN FOR
PROPERTY LISTING



Property Overview

General Information

Location
2504 La Salle Avenue, Waco, Texas 76706

Asset Type
Industrial & Retail

Asking Price
$1,595,000.00

Property Highlights

- Land: 3.39 Acres (147,668.4 SF)
- Total Improvements: 20,056 SF
  - 6,000 SF Retail
  - 1,056 SF Warehouse
  - 4,000 SF Warehouse
  - 4,000 SF Warehouse
  - 5,000 SF Building
- City of Waco utilities, water, and sewer
- Zoned: C-5 Service Commercial
- TxDOT Traffic Counts:
  - Interstate Hwy 35: ±120,500 vehicles/day (2024)
  - La Salle Ave: ±16,252 vehicles/day (2024)
- 2026 Taxes: $15,671.20

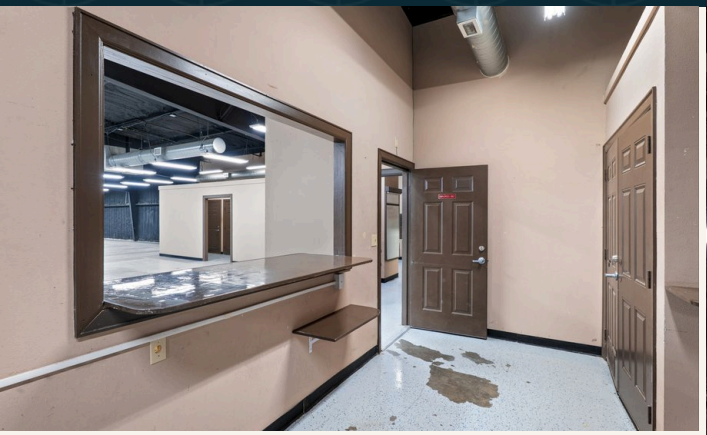
Property Photos







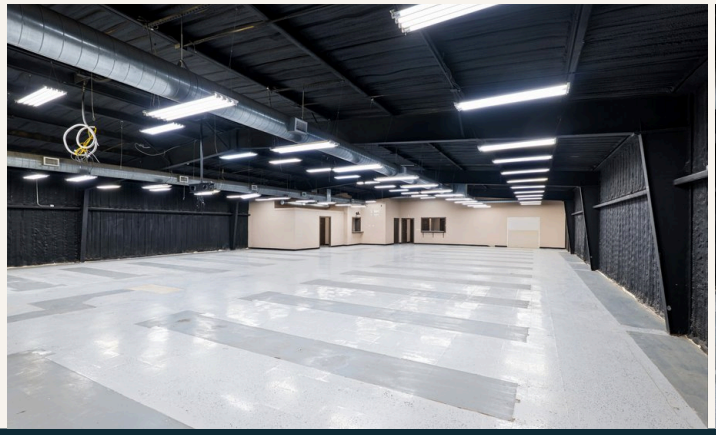
Property Photos

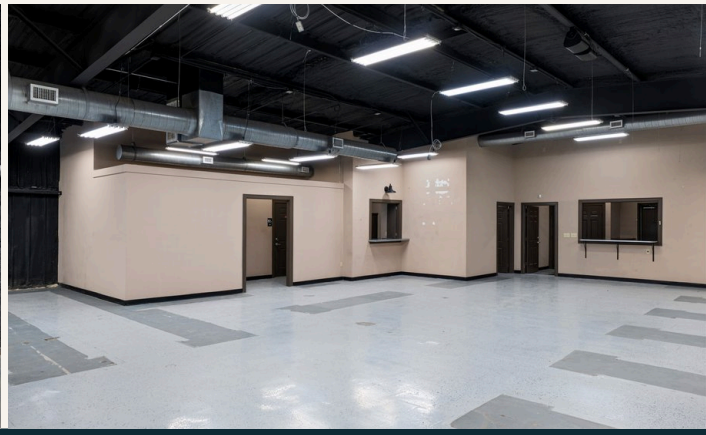












Property Photos













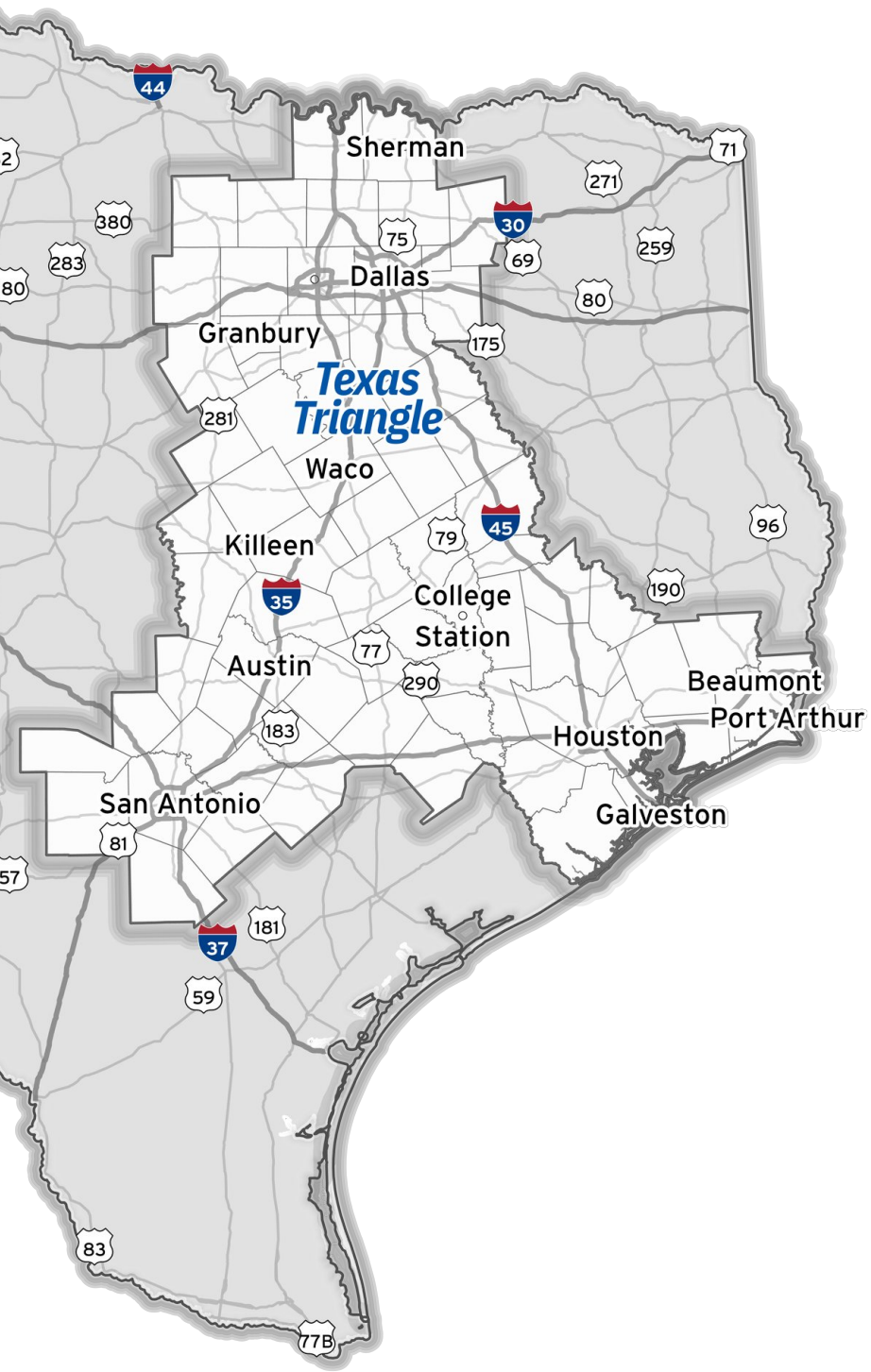
Property Photos











Texas Triangle Map

12th
Largest economy in the world, if it were a country

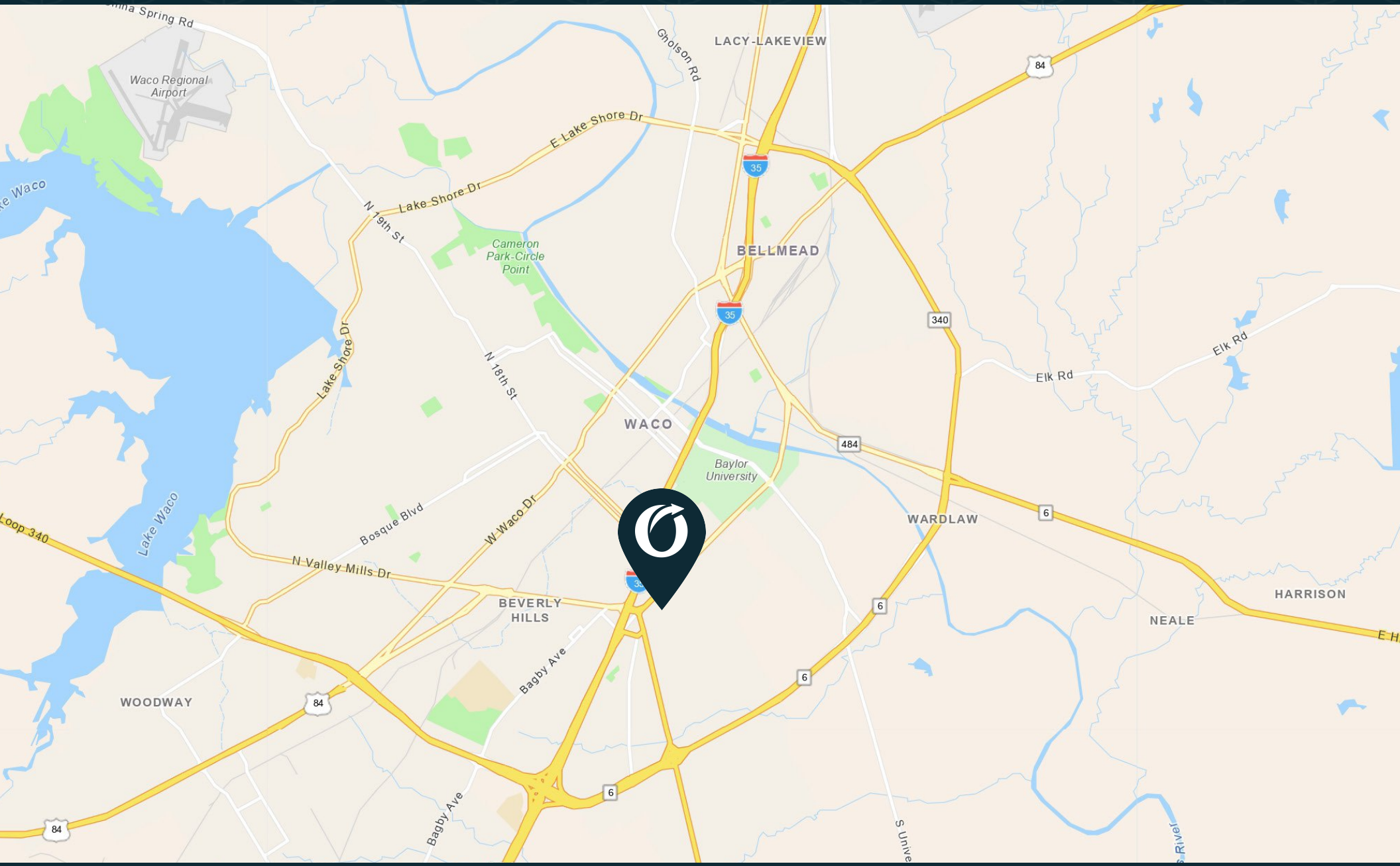
51
Fortune 500 companies call the Triangle home

22M+
Residents living within the Triangle today

- Covers the Dallas-Fort Worth, Houston, San Antonio, and Austin areas, plus areas in-between like Waco, Bryan-College Station, and Temple
- Home to 3 out of every 4 Texans
- Accounts for nearly 80% of the state's GDP
- Hub for global trade, accounting for 25% of U.S. international trade volume

Source: Texas Department of Transportation, Texas Triangle Multimodal Study — txdot.gov

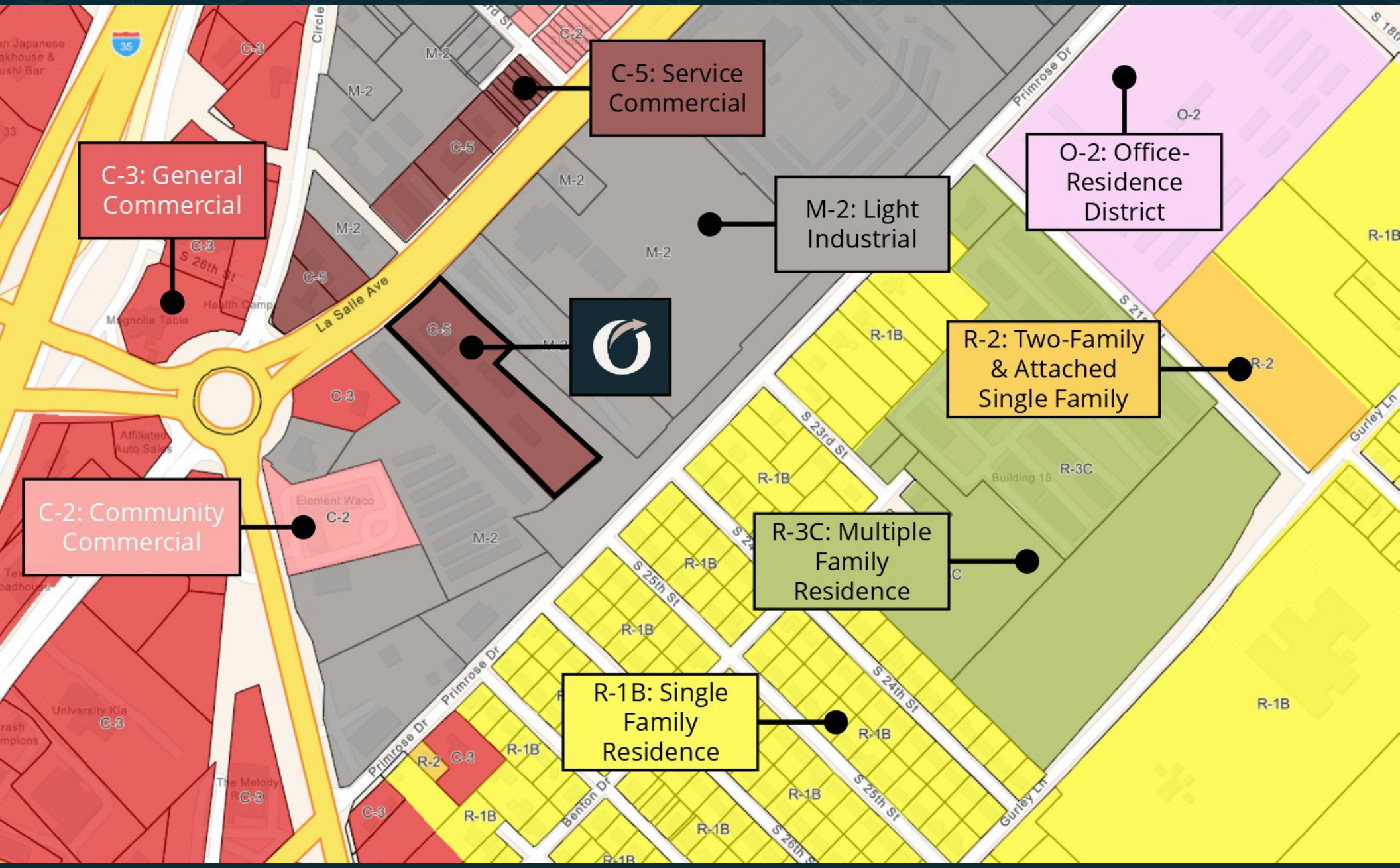
Waco Map


Waco Regional Airport
Gholson Rd
LACY-LAKEVIEW
84
E Lake Shore Dr
Lake Shore Dr
N 19th St
Cameron Park-Circle Point
BELLMEAD
35
340
Elk Rd
Lake Shore Dr
N 18th St
WACO
484
Baylor University
Bosque Blvd
W Waco Dr
WARDLAW
6
Loop 340
Lake Waco
N Valley Mills Dr
BEVERLY HILLS
HARRISON
NEALE
Bagby Ave
WOODWAY
84
6
Bagby Ave
84
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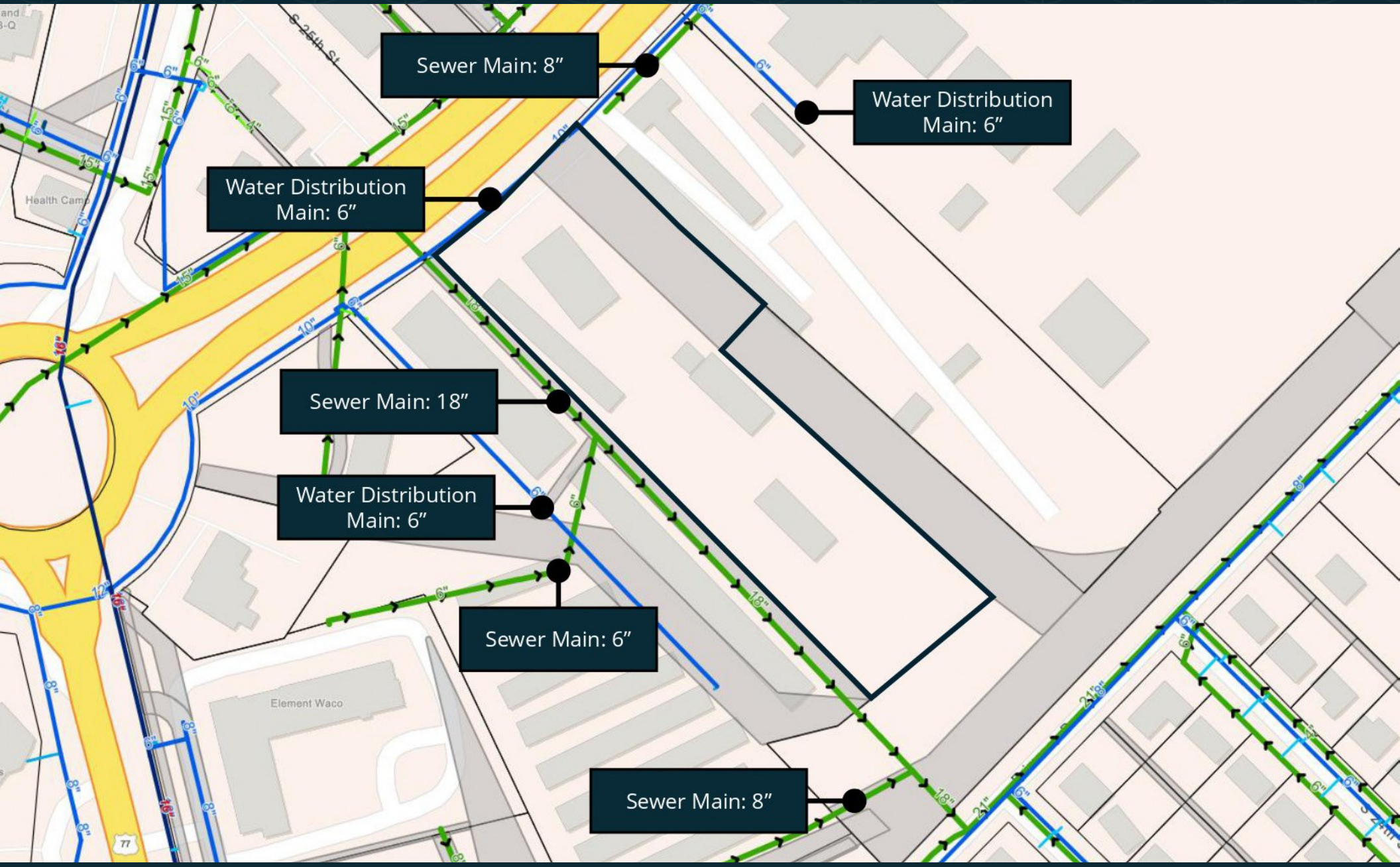
Property Boundary Exhibit



Zoning Exhibit



Utilities Exhibit



TxDOT Traffic Count Exhibit



FEMA Flood Map



According to the FEMA.gov website, this property is partially in a FEMA Flood Zone

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.

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 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 buuyer, ususally through a written representation on agreement. A buyer's agent must perform the broker's minimum duties abover and must inform the buyer of any material information about the property or transaction on 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 on 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 specially authorized in writing to do so by the party, disclose:
  - » that the owner will accept a place less than the written asking price;
  - » that the buyer/tenant will pay a price less than the written askinig price;
  - » any confidential information or any other information on 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 on 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 on 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**	**klrw553@kw.com**	**254.751.7900**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Al Rincon	**525285**	**klrw553@kw.com**	**254.751.7900**
Designated Broker of Firm	License No.	Email	Phone
Kerri Humble	**693930**	**klrw553@kw.com**	**254.751.7900**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Brad Harrell	**363789**	**bharrell@OnwardRET.com**	**254.870.9769**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission | IABS 1-0 | **onwardrealestateteam.com/iabs** | Information available at www.trec.texas.gov



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