

1,236 SF



Onward
REAL ESTATE TEAM
at Keller Williams

Available

1,236 SF Space in Keller
Williams Realty Building

3701 West Waco Drive,
Waco, Texas 76710

SCAN FOR
PROPERTY LISTING





Property Overview

General Information



Location

3701 West Waco Drive,
Waco, Texas 76710



Asset Type

Office



Asking Price

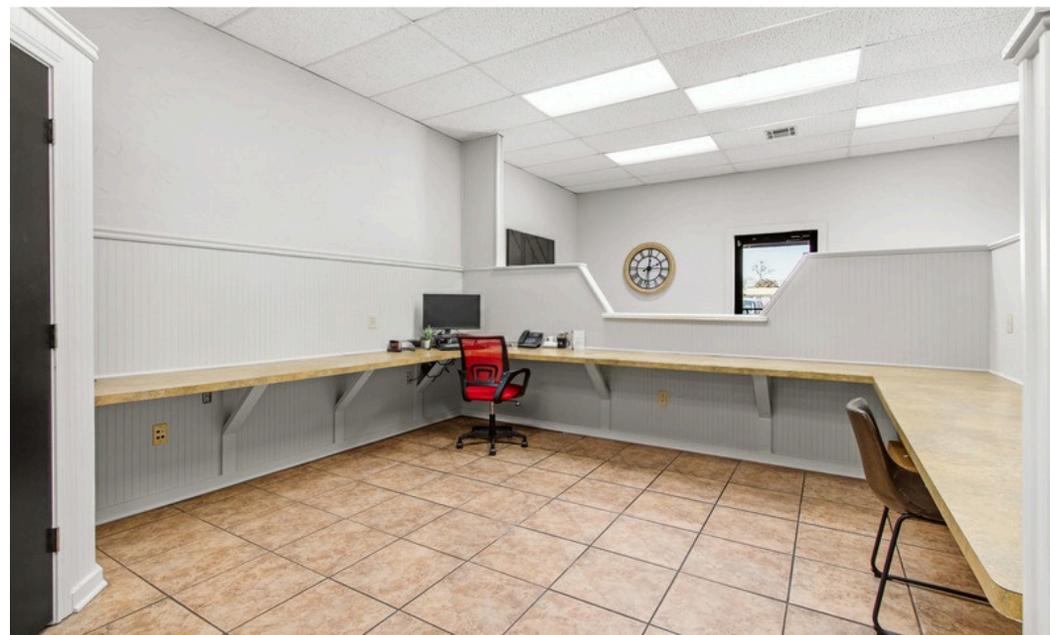
\$24.00/SF Full Service

Property Highlights

- 1,236 SF Private Office Suite
- 2 Private Offices, 2 Workstations, Reception Area, IT Closet
- Sublease Under Keller Williams Realty
- Renovated And Turn-key Ready
- Utilities Included
- Restroom & Conference Room Access
- Dedicated Entrance
- Monument Signage Available
- Located in the Heart of Waco
- Additional Benefits Available for Real Estate Vendors



Property Photos



Property Photos



Property Breakdown



Lease Space: ±1,236 SF

Width: ±200'

North 37th Street
Frontage: ±210'

Main Building: ±11,930 SF

Depth: ±250'

Frontage: ±205'

West Waco Drive

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



Suite Breakdown



TxDOT Traffic Count Exhibit



Retailer Map



Google Earth



Demographics



Strong Population Reach

142,195

Total Reach (5-Mile Radius)



Affluent Household Income

\$66,289

Average Household Income



Prime Working Age

Early 30s

Median Age

Category	1 Mile	3 Mile	5 Mile
2029 Population Projection	11,141	101,162	151,248
2024 Population Estimate	10,464	95,055	142,195
2029 Households Projection	4,293	38,135	57,506
2024 Households Estimate	4,025	35,690	53,892
Owner Occupied	2,126 (52.8%)	16,370 (45.9%)	25,369 (47.1%)
Renter Occupied	2,167 (47.2%)	21,764 (54.1%)	32,137 (52.9%)
2024 Avg Household Income	\$65,615	\$61,288	\$66,289
2024 Median Household Income	\$45,500	\$43,707	\$46,588

About Waco, Texas

Waco, Texas is a major Central Texas city and regional hub, strategically positioned along the I-35 corridor between Dallas-Fort Worth and Austin. This central location places Waco within a short drive of two of Texas' largest metro areas, providing businesses with exceptional access to regional markets, labor pools, and distribution networks. The city's connectivity is further supported by U.S. Highway 84, State Highway 6, and regional rail and air infrastructure, making Waco a critical midpoint for logistics, commerce, and service-oriented operations across Central Texas.

Waco's economy is anchored by a diverse mix of higher education, healthcare, government, manufacturing, logistics, and tourism. Baylor University serves as a major employment and economic driver, supporting a steady influx of students, faculty, and research activity. Healthcare systems, regional distribution facilities, and light industrial operations contribute to a stable employment base, while the city's growing tourism sector—driven by cultural attractions and downtown redevelopment—adds incremental demand for retail, hospitality, and service businesses.

As a larger urban center relative to surrounding markets, Waco offers scale, infrastructure, and workforce depth while maintaining a more cost-effective operating environment than major metros. The city features established commercial corridors, active redevelopment districts, and expanding industrial parks that support continued investment and business expansion. Residential growth and infrastructure improvements further reinforce long-term economic stability.

With a balanced blend of accessibility, economic diversity, and quality of life, Waco functions as a regional anchor for Central Texas. Its combination of institutional stability, transportation access, and ongoing reinvestment positions the city as a resilient and attractive market for commercial, industrial, and service-based businesses seeking sustained growth within the I-35 corridor.



Presented by



Brad Harrell, CCIM

Associate Broker

254.870.0050

bharrell@OnwardRET.com

License #363789 (TX)



Adam Voight

Senior Commercial Associate

254.870.1421

avoight@OnwardRET.com

License #650810 (TX)



Xavier Rosas

Director of Sales

254.870.1426

xrosas@OnwardRET.com

License #794462 (TX)



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.

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





1800 Industrial Park Road
Marlin, Texas 76661

254.870.0050
OnwardCRE.com

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