



LUKE HOLLER | **RAYNOR CAMPBELL** SIOR

5000 TENNYSON DR, WACO, TX 76710

6,000+/- SF

FOR SALE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY HIGHLIGHTS

- 6,000+/- SF former daycare facility
- Fully furnished and fixtured: move-in ready
- Cafeteria-style kitchen and multiple flexible-use rooms
- Outdoor play areas ideal for childcare or educational use
- Ample parking for staff and visitors
- Central in-town location with strong visibility and accessibility
- Ideal for daycare, early childhood education, or institutional users
- A rare opportunity to purchase a ready-to-go facility in the heart of town

PROPERTY SUMMARY

LOCATION

5000 Tennyson Dr, Waco, TX 76710

PROPERTY TYPE

Retail | Office | Special Use

ZONING

O-2

MARKET

Waco

AVAILABLE SPACE

6,000+/- SF

LOT SIZE

0.51+/- Acres

ASKING PRICE

\$495,000



Luke Holler
luke@cromwellcommercialgroup.com

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PROPERTY OVERVIEW

Centrally located in the heart of town, this former 6,000+/- SF daycare facility offers a turnkey opportunity for education, childcare, or other institutional users. The space comes fully furnished and fixtured, minimizing startup time and cost.

Designed with functionality in mind, the layout includes multiple classrooms, flexible activity rooms, and a cafeteria-style kitchen, ideal for a variety of operational needs. Multiple outdoor play areas provide safe and engaging environments for children, while the site also features ample parking for staff and visitors.

With its central location, strong visibility, and adaptable layout, this property is well-suited for users seeking a move-in ready facility in a prime location.



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PHOTO GALLERY



Luke Holler
luke@cromwellcommercialgroup.com

Raynor Campbell sior
raynor@cromwellcommercialgroup.com





SANGER AVE

WORD OF LIFE
CHRISTIAN CHURCH

LONGFELLOW DR

SANDSTONE
APARTMENTS

SUBJECT
PROPERTY

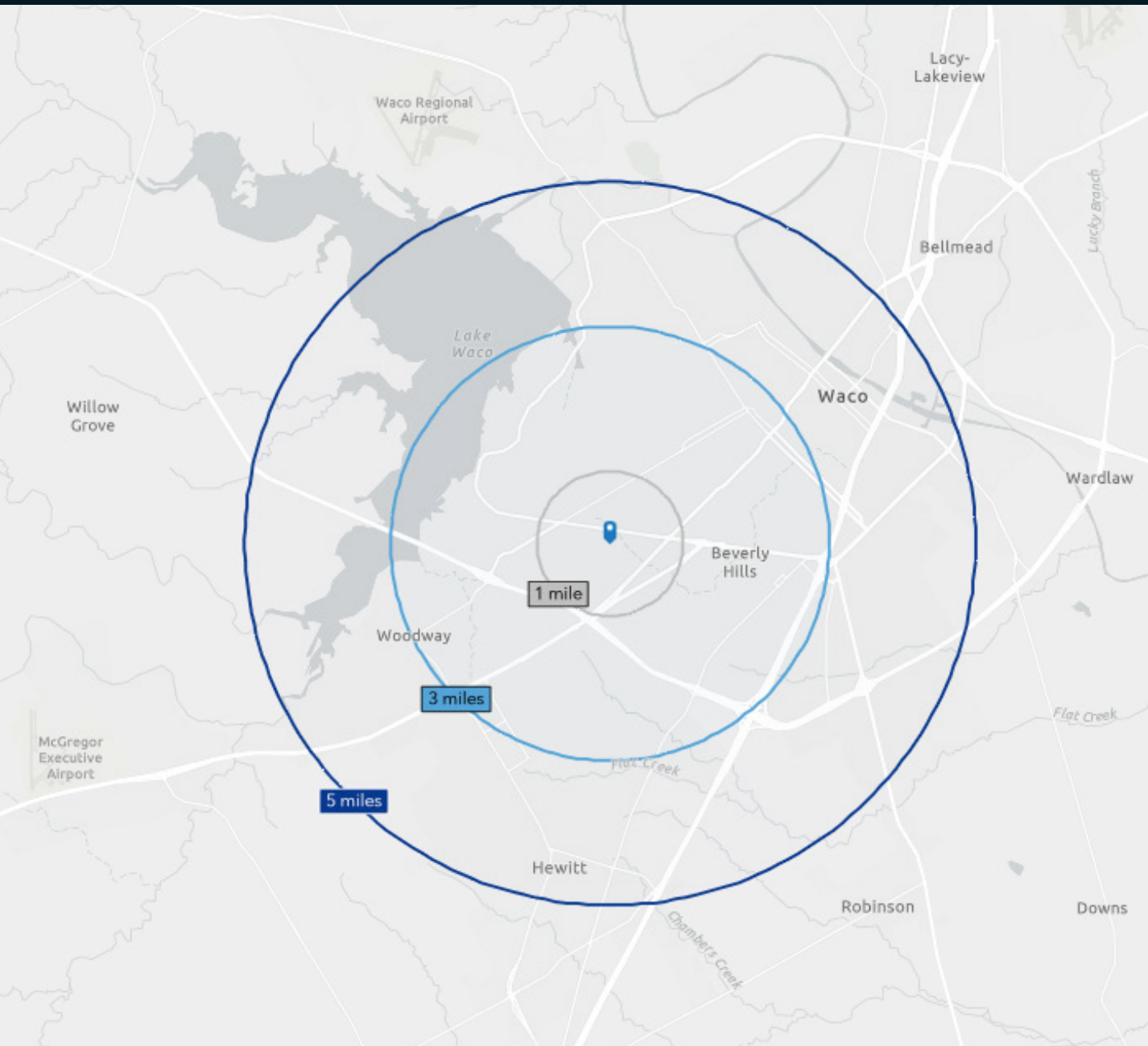
TENNYSON DR

BOUNDARY LINES ARE APPROXIMATE



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DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	10,014	63,796	126,272
2020 Population	11,153	66,931	136,948
2025 Population	11,204	67,593	138,236



Median Age
36.6

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	4,592	24,639	47,437
2020 Households	4,935	26,141	51,945
2025 Households	5,056	27,200	54,237

MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$45,000	\$57,028	\$54,995

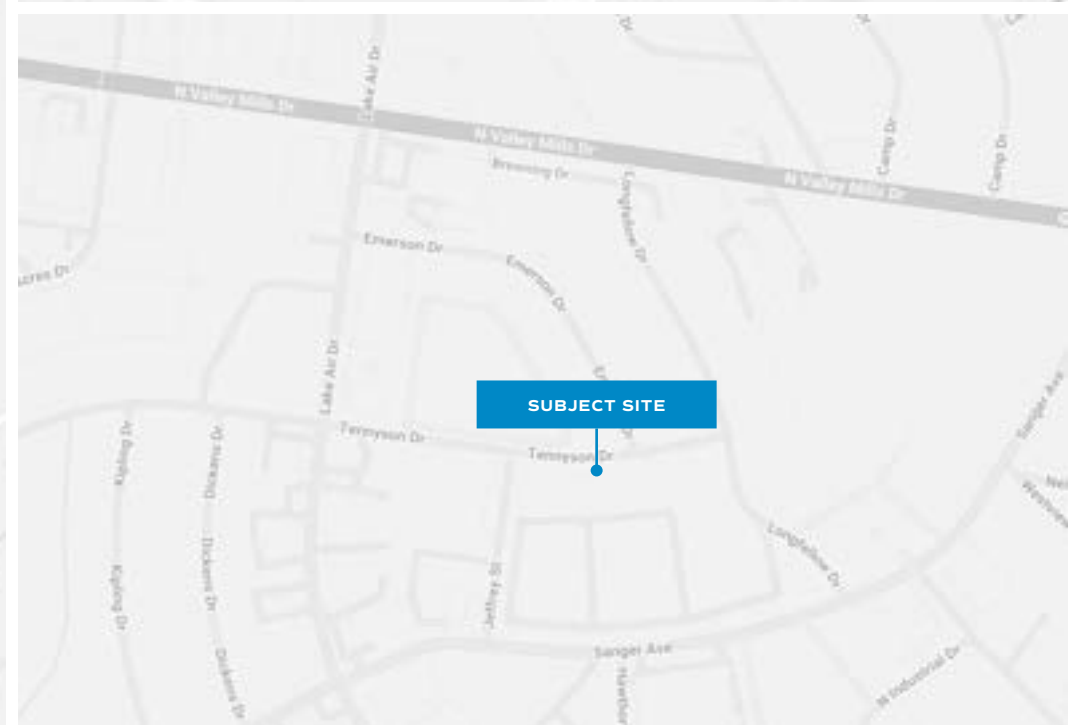
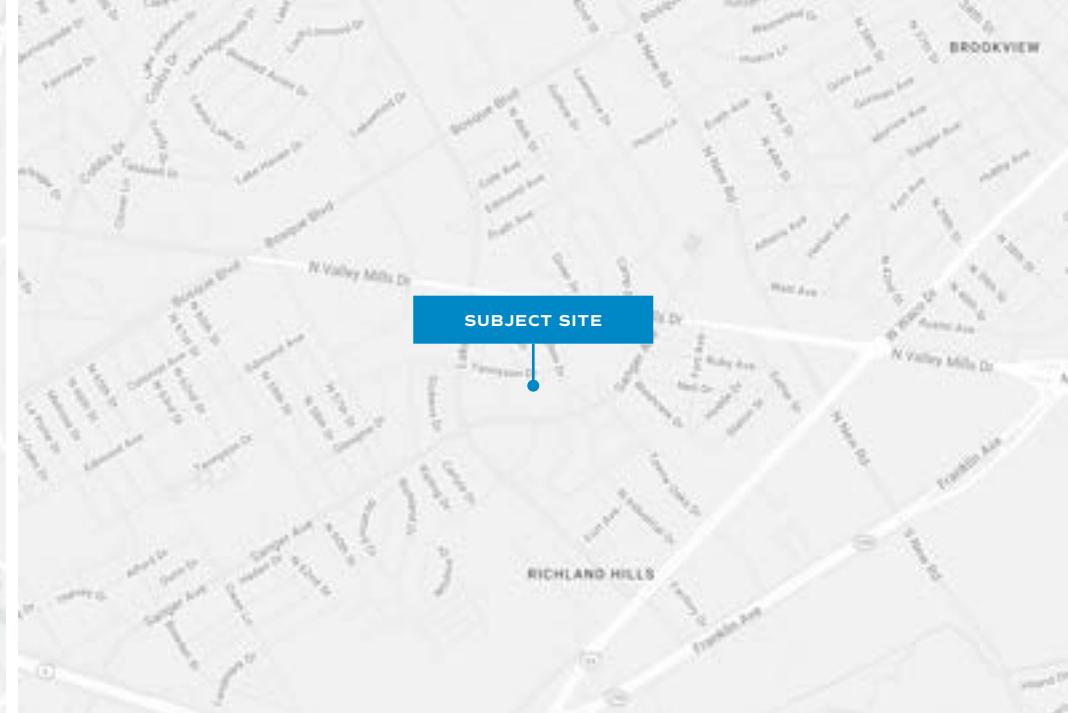
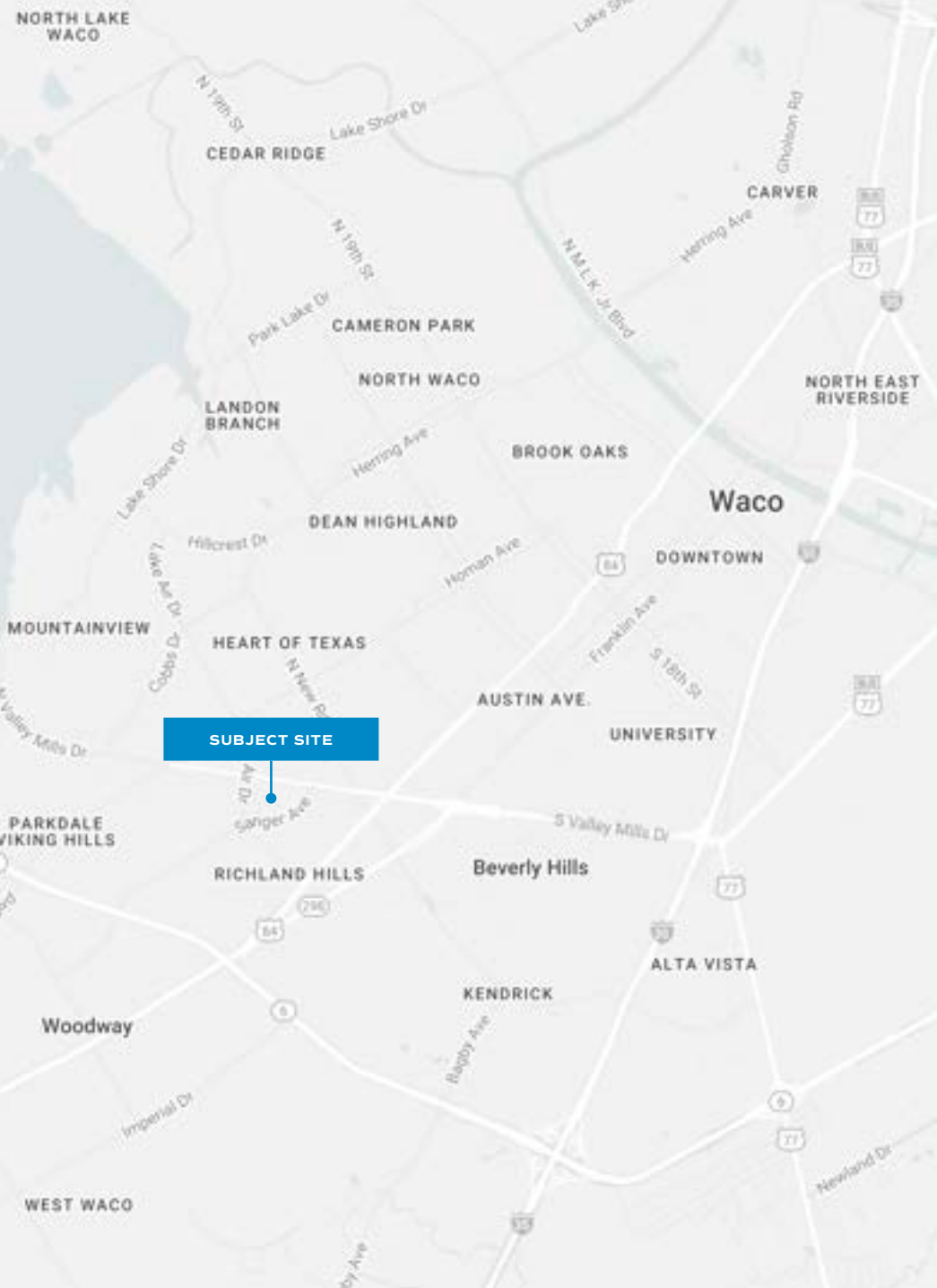
AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$62,527	\$77,624	\$75,727



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raynor@cromwellcommercialgroup.com



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PRESENTED BY:



LUKE HOLLER

C: 714.423.6540

O: 254.313.0000

E: luke@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



RAYNOR CAMPBELL SIOR

C: 254.644.1838

O: 254.313.0000

E: raynor@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



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:
 - 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.

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
Lori Arnold	0590914	lori @cbapex.com	254.313.0000
Designated Broker of Firm	License No.	Email	Phone
Kathy Schroeder	269763	kathy@cbapex.com	254.776.0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Luke Holler	796185	luke@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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