



JOSH CARTER CCIM

DAVID BOYD CCIM, SIOR

1520-1601 LASALLE AVE, WACO, TX 76706

29,685+/- SF | 7.33 Acres

FOR SUBLEASE

CROMWELL
COMMERCIAL GROUP



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COLDWELL BANKER APEX, REALTORS



PROPERTY OVERVIEW

Former Foxworth-Galbraith Lumber Company site;
Located just half a mile off of IH-35 (Exit 334/S 18th St);
This property is comprised of two (2) tracts of land totaling 7.3+/- acres directly across LaSalle Ave; Tract One features multiple buildings totaling 29,865+/- SF on 3.8+/- acres. Improvements include retail showroom, offices, warehouses, covered canopies and gated/fenced yard areas; Ideal property for retail or wholesale sales and service, building materials, equipment dealers and rental, contractor uses, assembly, light manufacturing and fabrication, and most outdoor laydown yards. Tract Two offers 3.5+/- acres of laydown yard space, gated/fenced with a gravel base. These two tracts are available for sublease together or separately.

NOTE: This property is offered as a sublease opportunity from US LBM Holdings, LLC, as the primary tenant; Sublease term extends through July 31st, 2032. Please ask listing broker for details.

- Close proximity to IH-35
- Multiple buildings
- Ample outdoor storage (gated/fenced)
- Easy on-site circulation for truck traffic



OFFERING SUMMARY - TRACT ONE

ADDRESS

1601 LaSalle Ave, Waco, TX 76706

PROPERTY TYPE

Commercial Sales and Service / Light Industrial

ZONING

(C-5) Service Commercial
(M-2) Light Industrial
(R-1B) Single Family Residence

LOT SIZE

3.837 Acres

BUILDING SIZE

29,865 SF Total

- Showroom/office: 5,000 SF
- Warehouse 1: 4,750 SF
- Warehouse 2: 6,000 SF
- Warehouse 3: 6,175 SF*
- Yard Office: 240 SF
- Canopy 1: 3,600 SF
- Canopy 2: 3,600 SF

*Includes 625 SF Office, 3,000 SF Shop & 2,550 SF covered storage

LEASE PRICE

\$13,000 per month

LEASE RATE

\$0.47/sf/mo (\$5.63/sf/yr)

*Rate calculated on improvements

LEASE STRUCTURE

Triple Net ("NNN")

NNN ESTIMATE

\$2,957 per month

\$0.15/sf/mo (\$1.80/sf/yr)



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OFFERING SUMMARY - TRACT TWO

ADDRESS

1520 LaSalle Ave, Waco, TX 76706

PROPERTY TYPE

Laydown Yard

ZONING

(C-5) Service Commercial

LOT SIZE

3.495 Acres

BUILDINGS

None

LEASE PRICE

\$3,000 per month

LEASE STRUCTURE

Triple Net ("NNN")

NNN ESTIMATE

\$1,614 per month



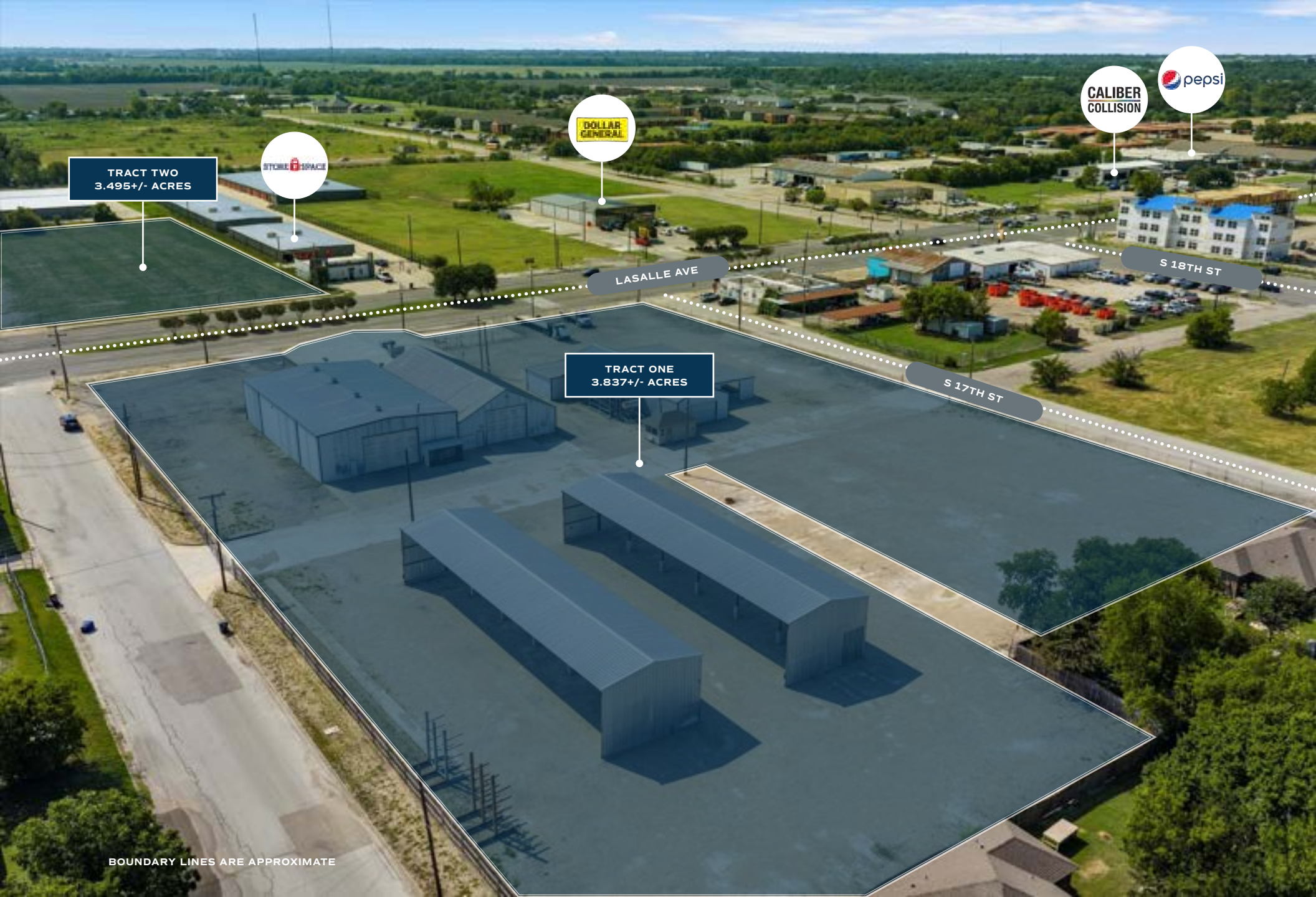
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TRACT TWO
3.495+/- ACRES



LASALLE AVE

S 18TH ST

TRACT ONE
3.837+/- ACRES

S 17TH ST

BOUNDARY LINES ARE APPROXIMATE



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PHOTO GALLERY



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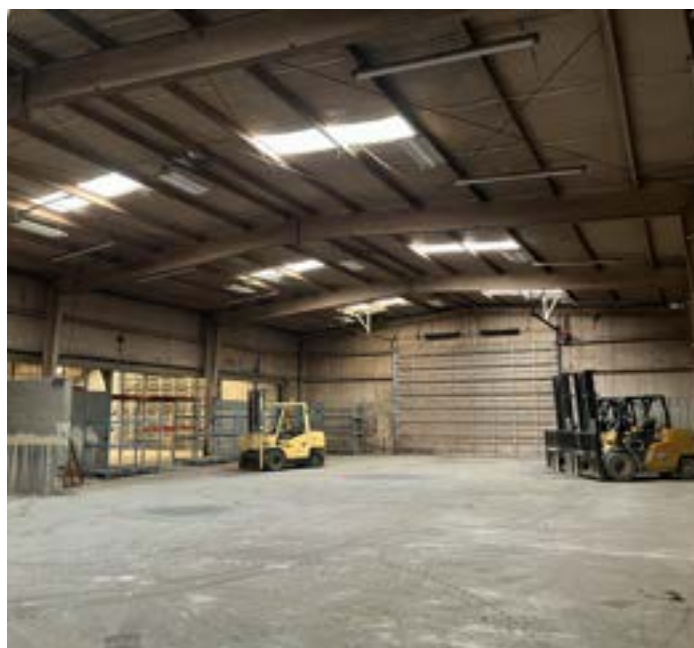
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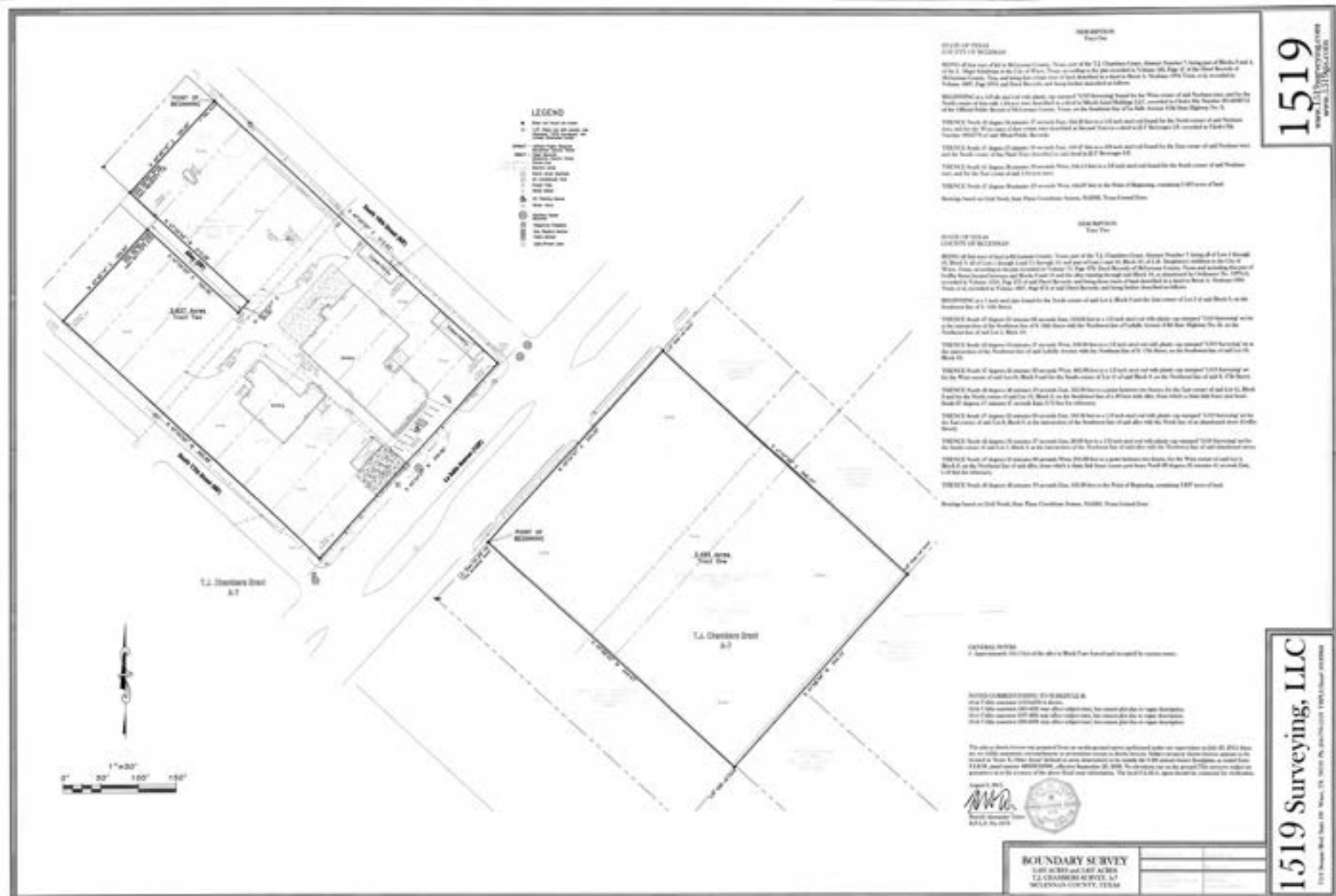
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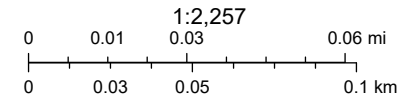
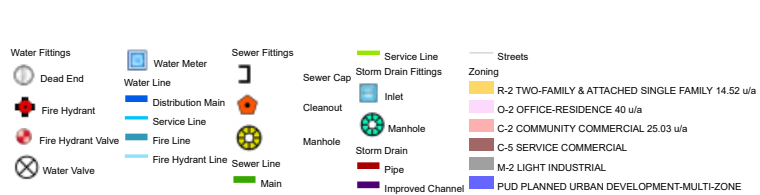
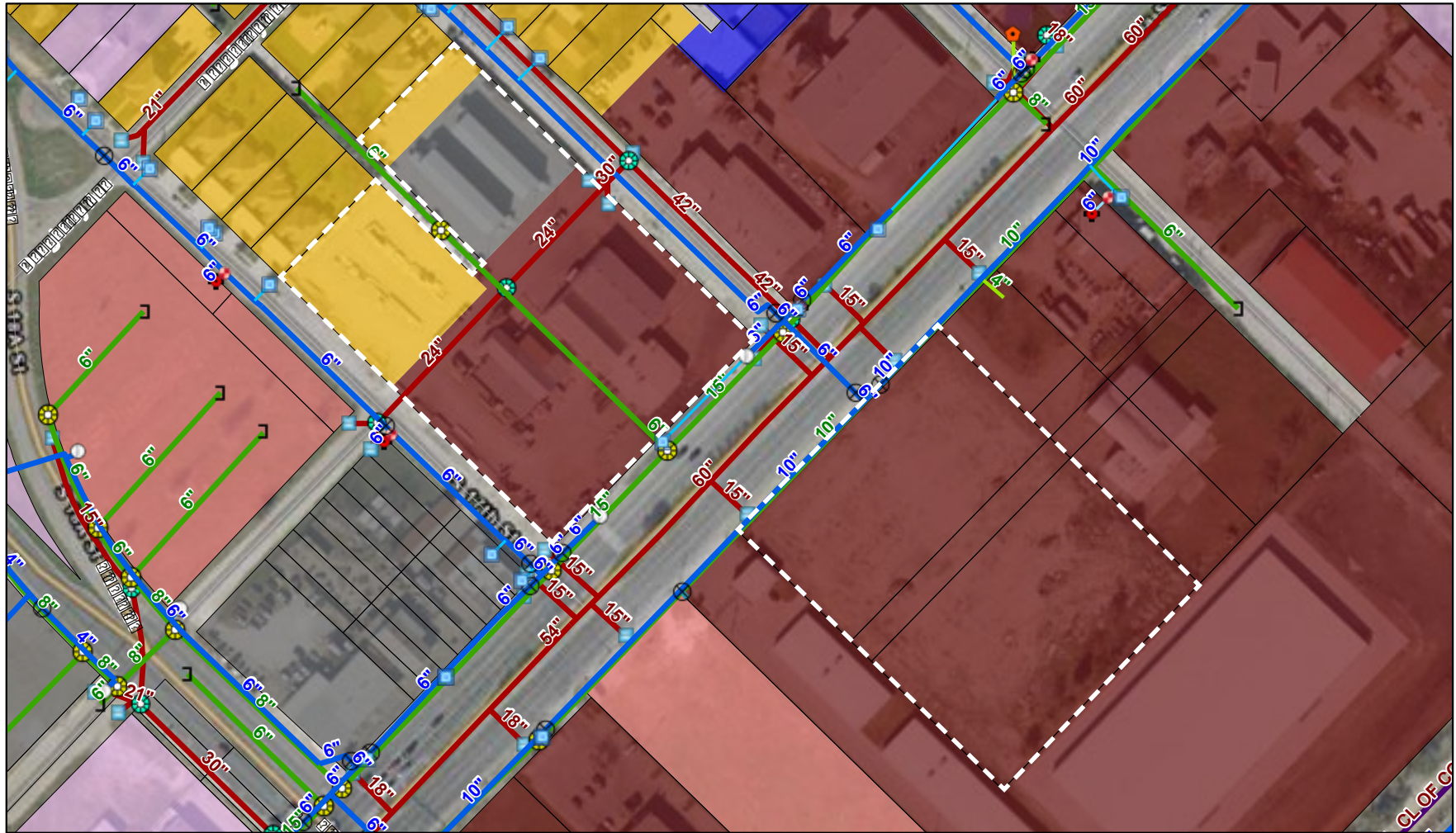
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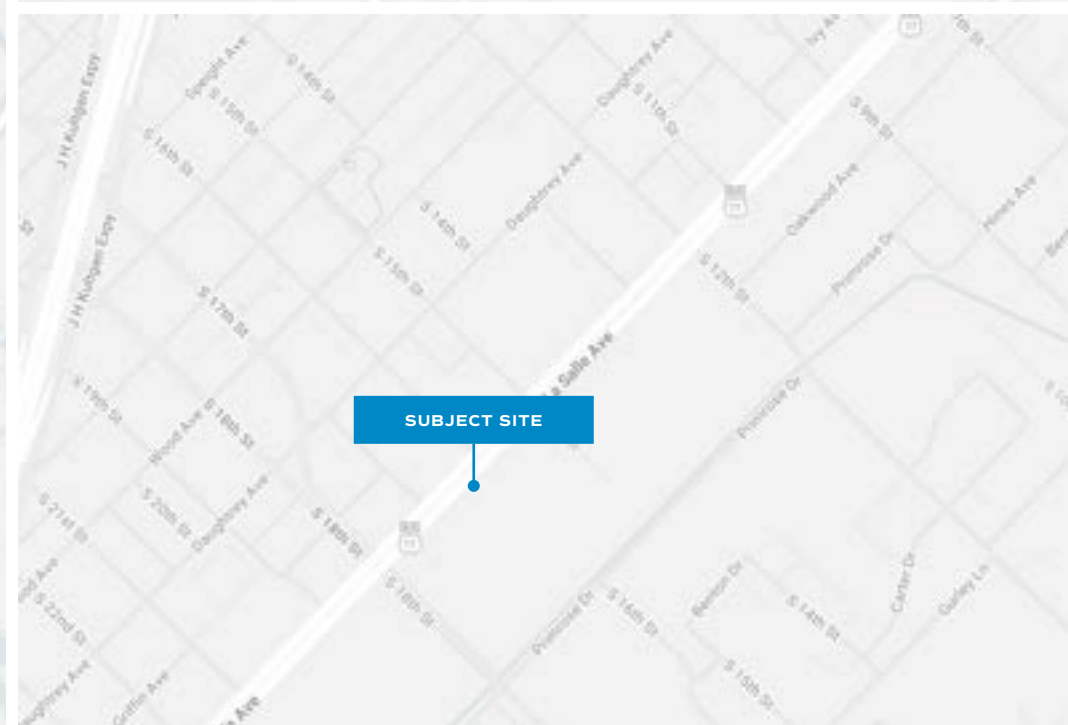
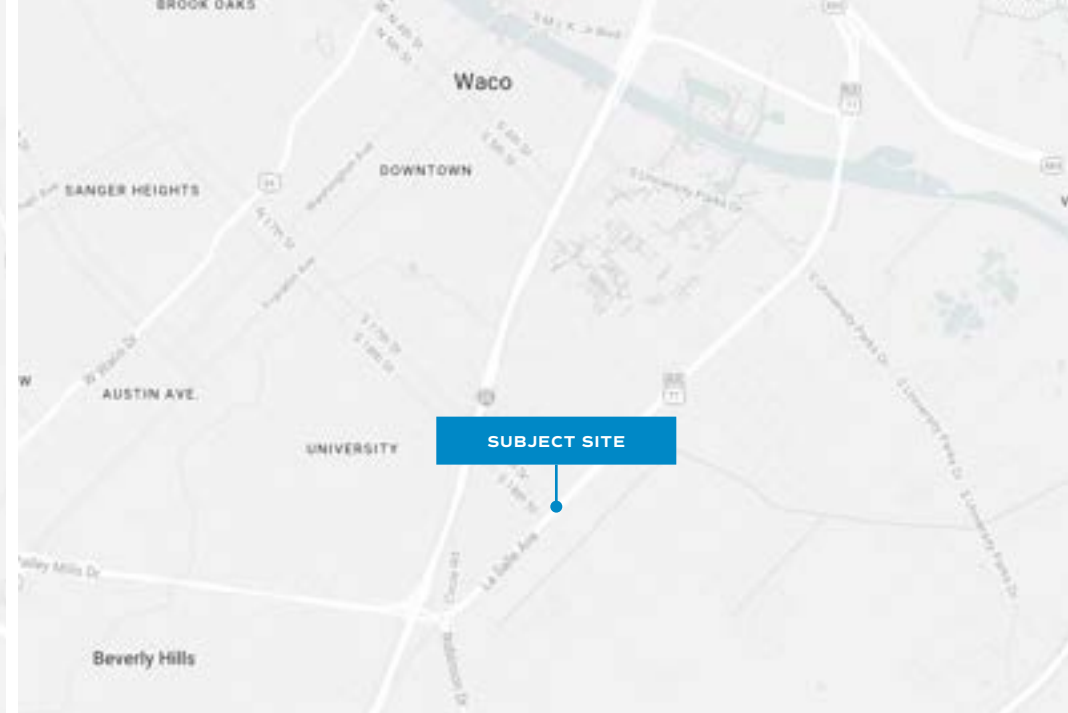
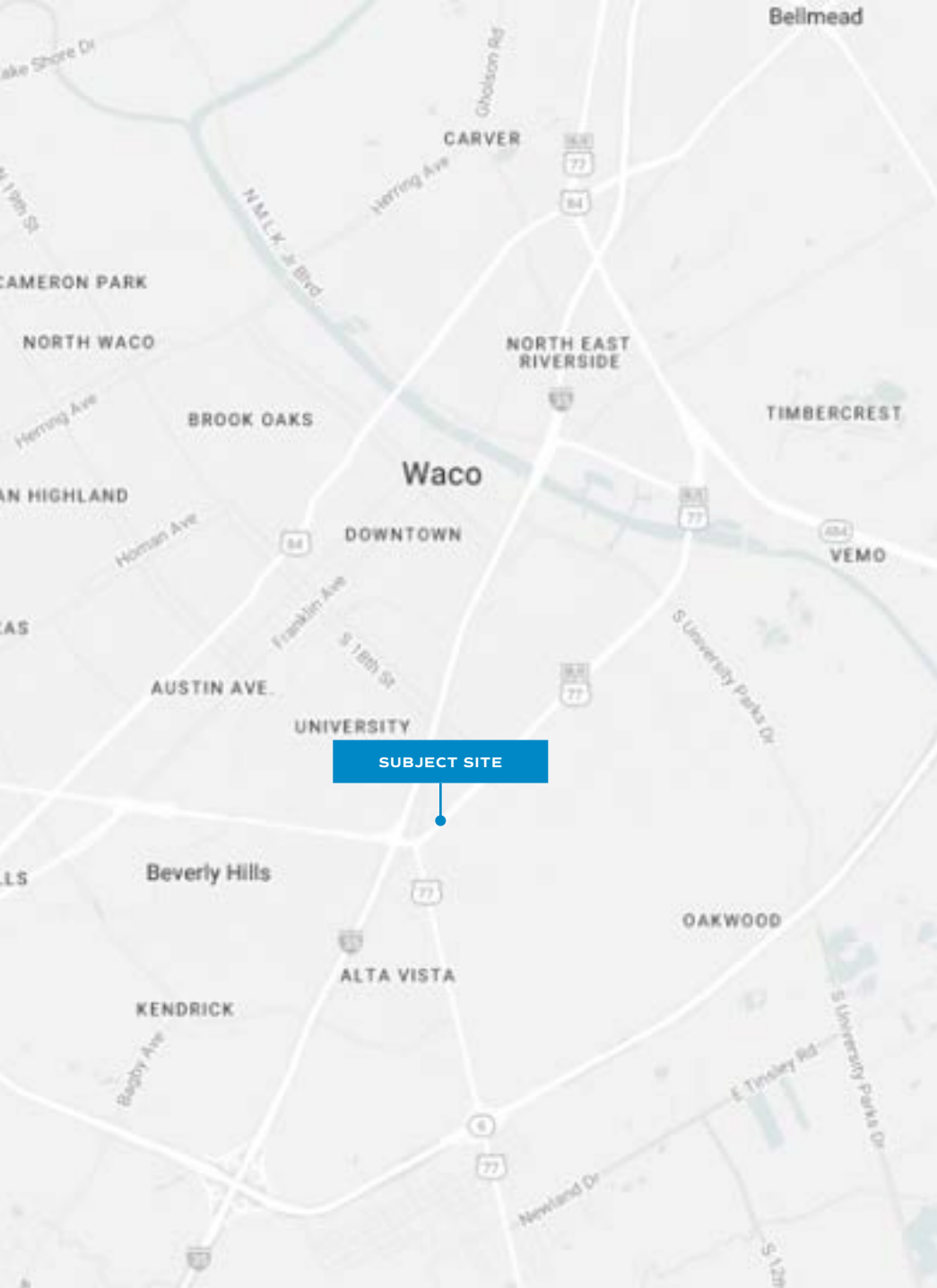




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Information About Brokerage Services

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:
 - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____