



CLAY FULLER | LUKE HOLLER

526 AUSTIN AVENUE, WACO, TX 76701

10,480 SF

# FOR LEASE

CREATIVE OFFICE WITH PARKING AVAILABLE

**CROMWELL**  
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



## PROPERTY OVERVIEW

Cromwell Commercial Group is proud to present a Legacy property in the heart of Downtown Waco - an impeccably remodeled historic building that seamlessly blends timeless elegance with contemporary functionality.

Situated in the core of downtown on Austin Ave. & Sixth St., the property is surrounded by a dynamic mix of shops, restaurants, and cultural attractions, making it the ideal location for office and retail use that has high foot traffic and easy access to major thoroughfares.

The property's exterior has been fully remodeled with the ideal blend of modern design and historical significance in mind.

- High visibility in Downtown Waco
- Located on the hard corner of Austin Ave. & Sixth St.
- Historic facade with ease of access to retail and office suites
- TI available for Tenant's specific layout

## PROPERTY HIGHLIGHTS

### PROPERTY

526 Austin Ave, Waco, Tx 76701

### PROPERTY TYPE

Office | Retail

### MARKET

Waco

### SUBMARKET

Downtown Waco

### ZONING

C-4

### LOT SIZE

5,750 SF (0.13 Acres)

### AVAILABLE SPACE

10,480 SF

### PARKING

Up to 40 Reserved Spaces

### LEASE RATE

Call for Pricing



**Clay Fuller**

clay@cromwellcommercialgroup.com

**Luke Holler**

luke@cromwellcommercialgroup.com



# PHOTO GALLERY



**Clay Fuller**  
clay@cromwellcommercialgroup.com

**Luke Holler**  
luke@cromwellcommercialgroup.com



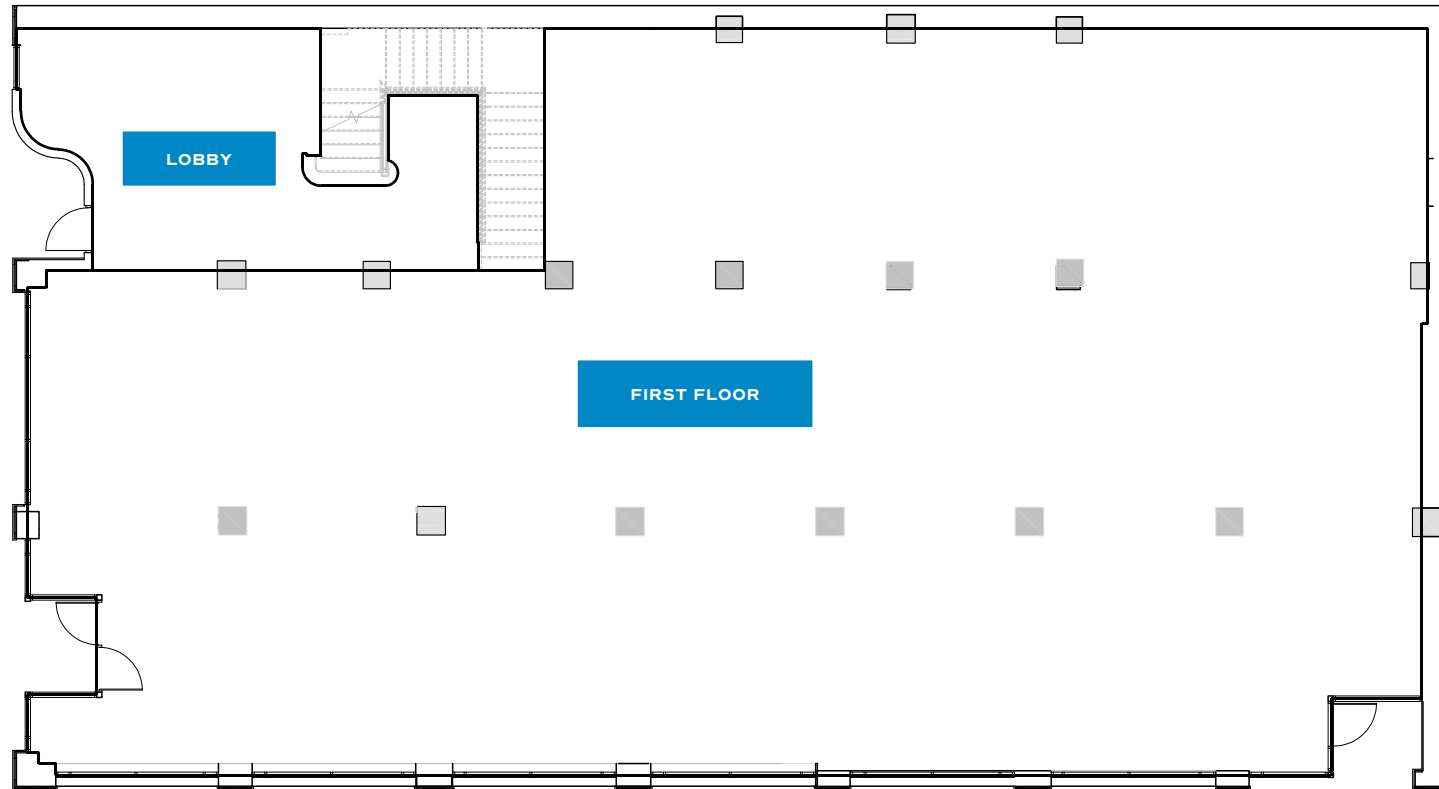
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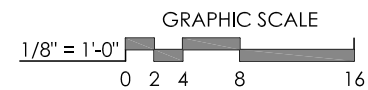
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# FLOOR PLAN



526 Austin Ave. Waco, Texas

## FIRST FLOOR PLAN

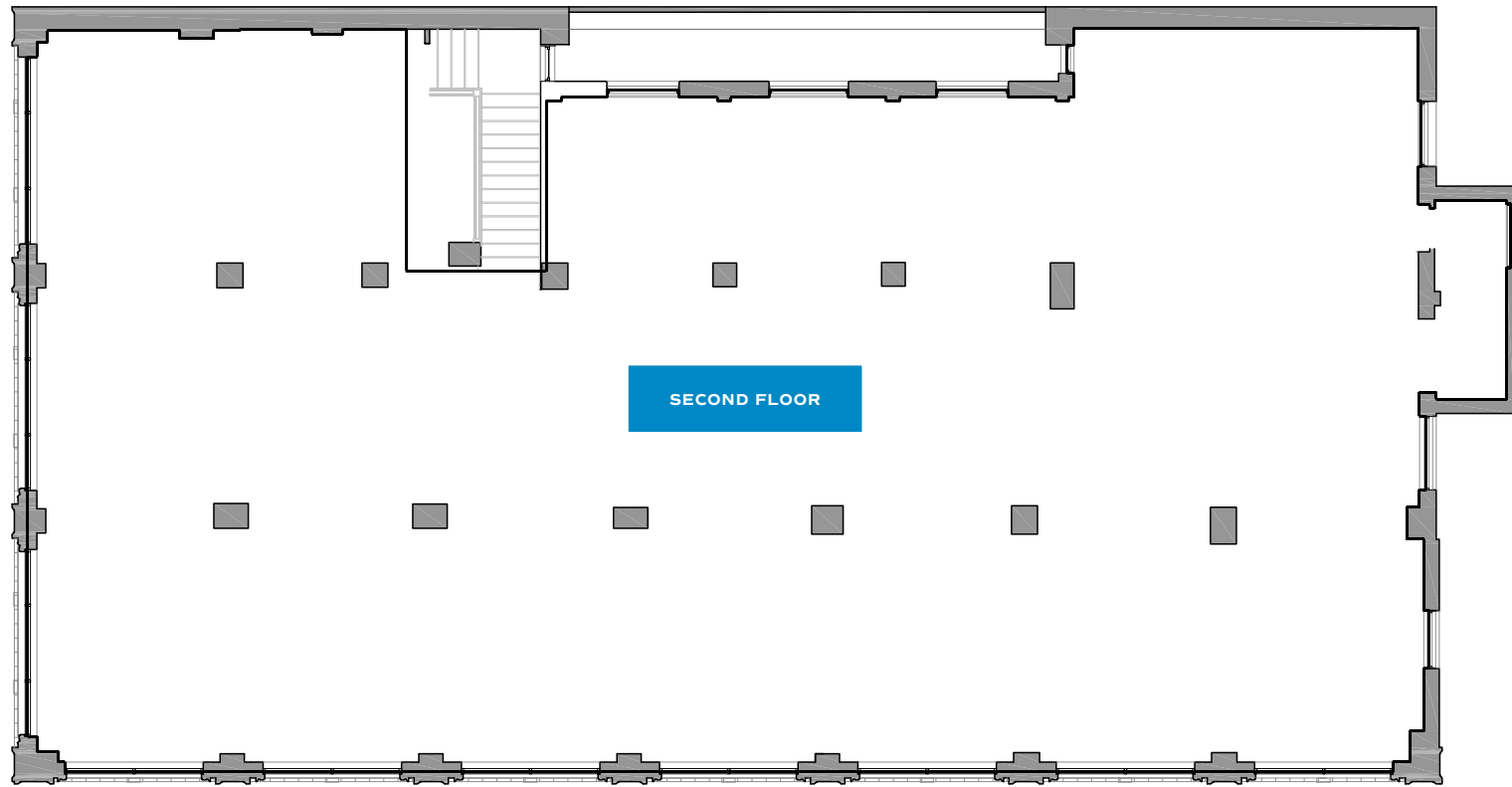


rbdr PLLC - Architects  
DATE: 08/25/2022  
DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR  
REGULATORY APPROVAL, PERMITS, OR CONSTRUCTION.



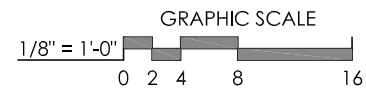
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526 Austin Ave. Waco, Texas

## SECOND FLOOR PLAN



rbdr PLLC - Architects  
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**Clay Fuller**  
 clay@cromwellcommercialgroup.com

**Luke Holler**  
 luke@cromwellcommercialgroup.com





**Clay Fuller**  
clay@cromwellcommercialgroup.com

**Luke Holler**  
luke@cromwellcommercialgroup.com





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# New Developments

- Downtown Waco

## County Square

The County Square concept was developed to activate the space adjacent to McLennan County Courthouse with both recreation and retail opportunities. The concept proposes a central green plaza bookended by a performance pavilion and native garden playscape features. Connecting walkways and a trio of fountain installations lead from the Courthouse through the plaza to restaurant and retail space.

## Performing Art Center

From 2019 through 2022, the City of Waco conducted a feasibility study to outline the essential characteristics and funding needs of a Performing Arts Center in Waco. In late Fall of 2022, the City contracted with OMA Architecture to produce a detailed cost model and develop a refined concept of internal and external renderings and animations. This package is nearing completion, after which the fundraising portion of the campaign will commence.

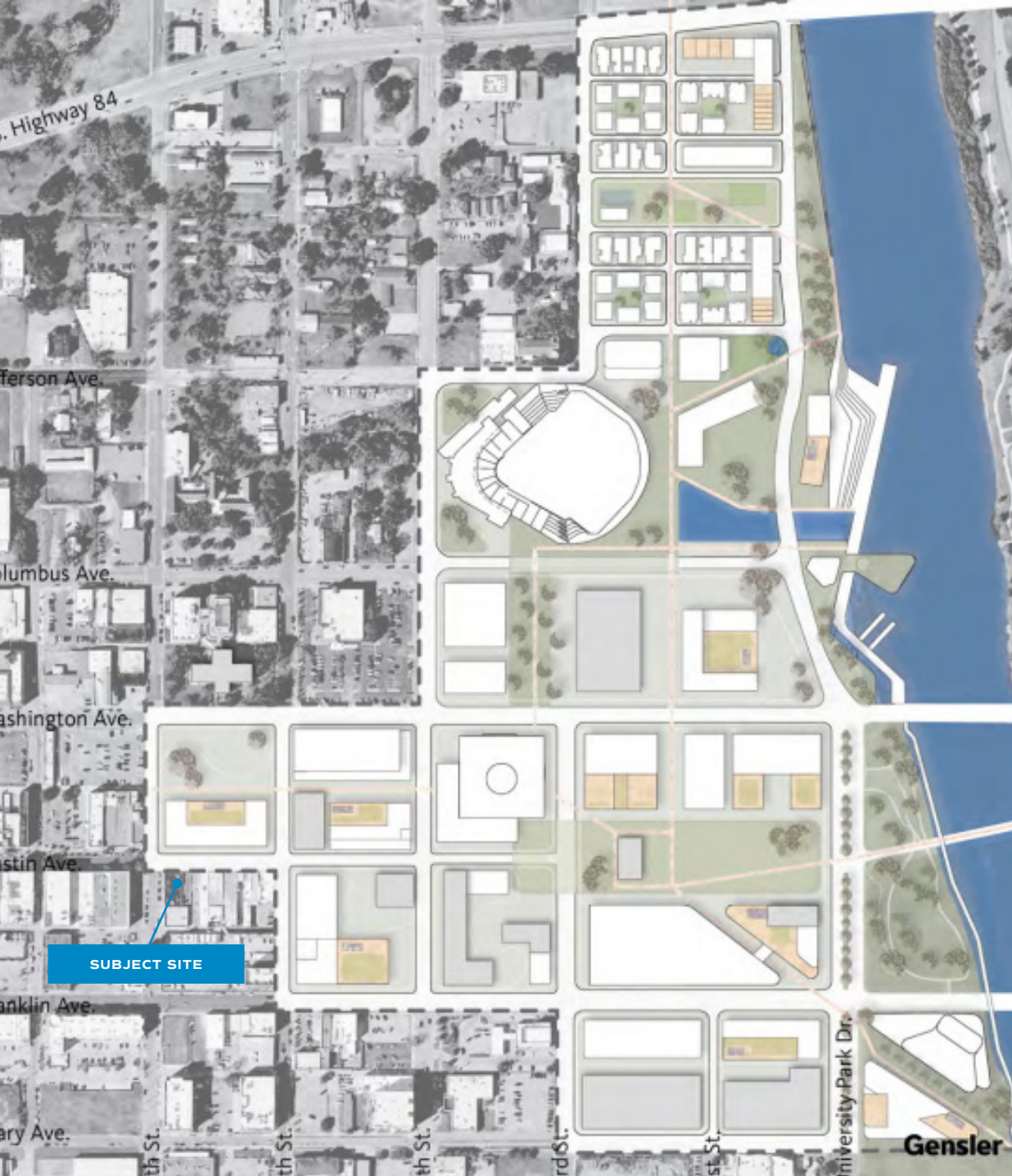


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luke@cromwellcommercialgroup.com



# New Developments

- Downtown Waco

## Riverfront Development

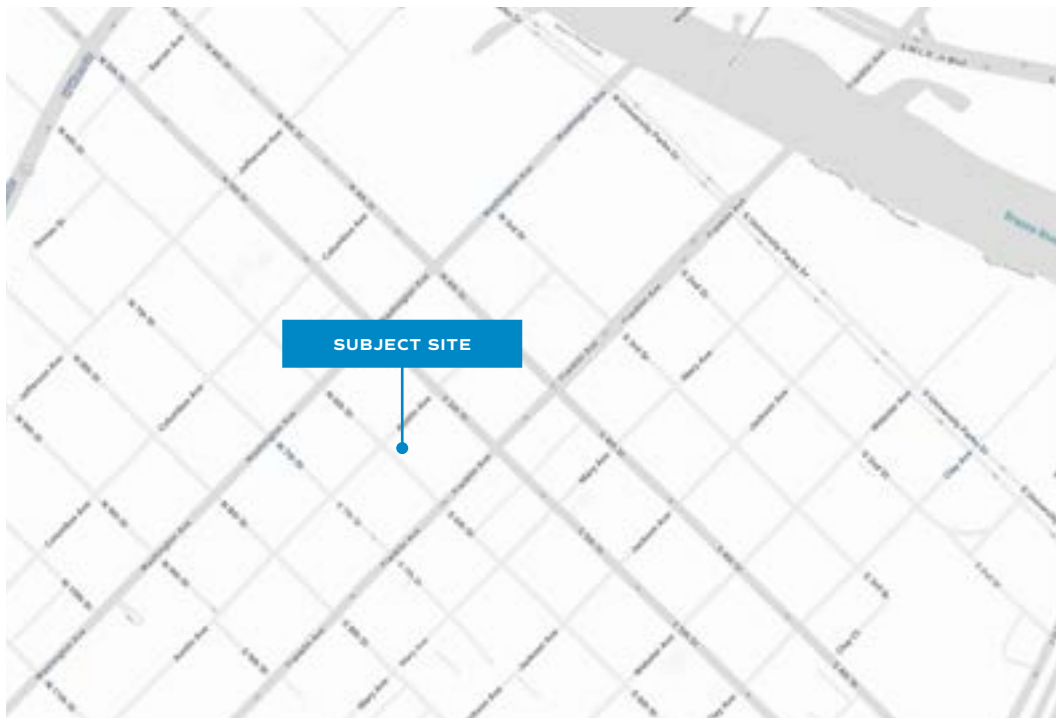
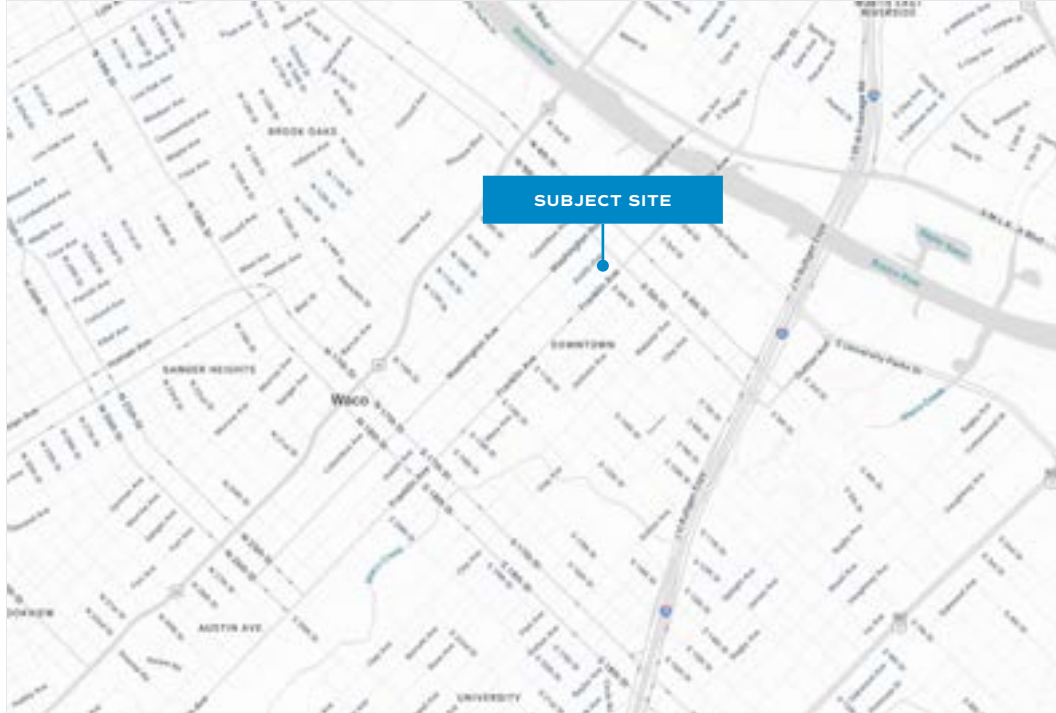
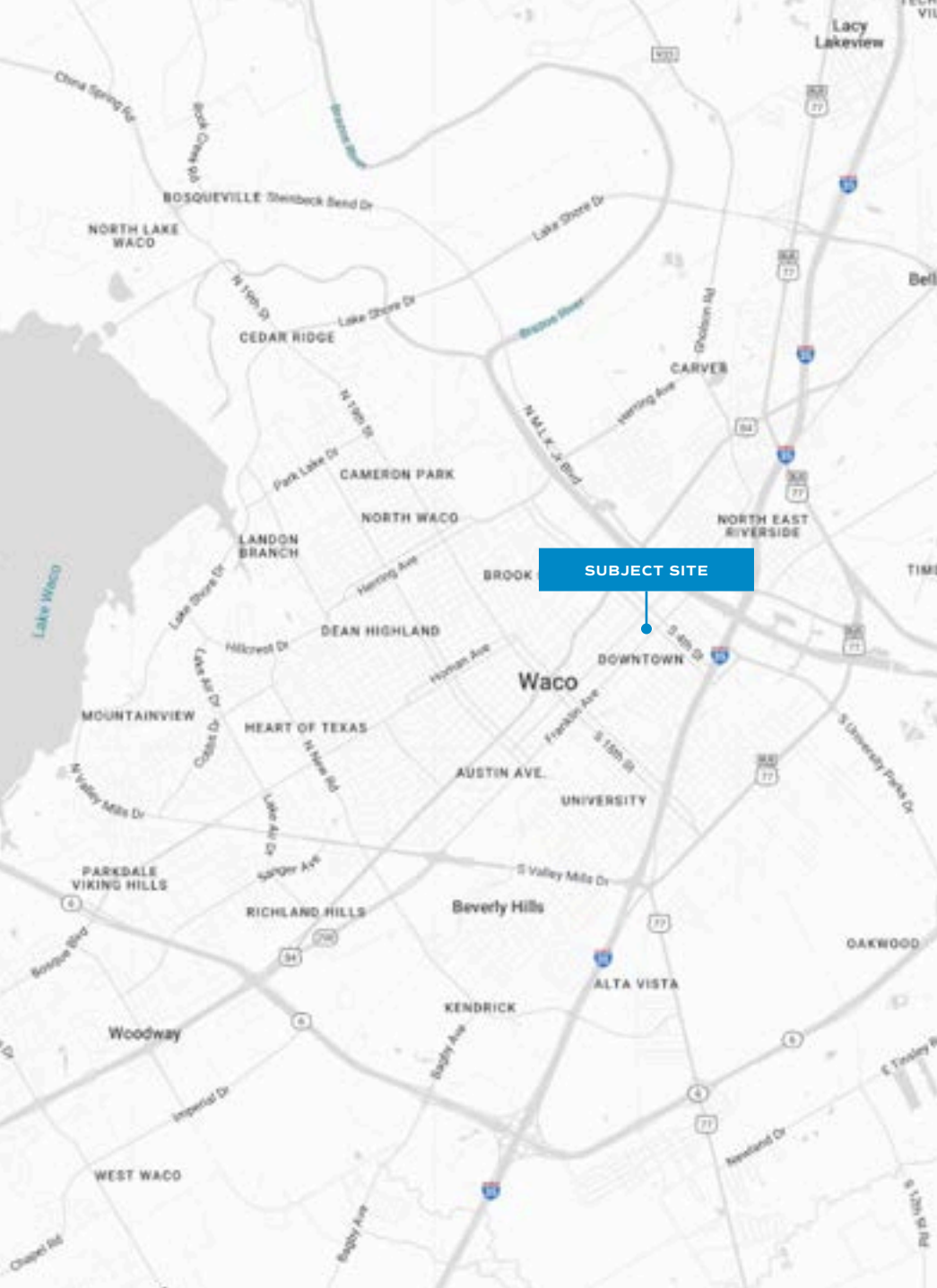
Riverfront Waco is the newest addition to the downtown scene. Centering on the Brazos Commons Park, Farmer's Market, Waco Riverwalk and Baylor's new Foster Basketball Pavilion, this mixed use urban village district will be home to new residences, restaurants, hotel and meeting facilities, and places to work all within a visually exciting and memorable place designed for people to walk. Riverfront Waco is a destination for Wacoans and visitors alike, offering a district collage of small-town allure and downtown accents, resulting in a captivating sports and entertainment destination.

## Proposed New Baseball Stadium

The proposed baseball stadium in downtown Waco is set to be a major catalyst for economic and community revitalization. Featuring a modern design with state-of-the-art amenities, the facility aims to attract visitors and boost local businesses. Beyond Baseball, the stadium will serve as a versatile venue for various events, enhancing Waco's cultural and recreational landscape. The project promises to play a significant role in transforming Downtown Waco into a vibrant bustling destination.







# CROMWELL

COMMERCIAL GROUP

## PRESENTED BY:



**CLAY FULLER**

**C:** 512.774.9701

**O:** 254.313.0000

**E:** [clay@cromwellcommercialgroup.com](mailto:clay@cromwellcommercialgroup.com)

**W:** [cromwellcommercialgroup.com](http://cromwellcommercialgroup.com)



**LUKE HOLLER**

**C:** 714.423.6540

**O:** 254.313.0000

**E:** [luke@cromwellcommercialgroup.com](mailto:luke@cromwellcommercialgroup.com)

**W:** [cromwellcommercialgroup.com](http://cromwellcommercialgroup.com)



### 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.

**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.

**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.

|                                                                       |                |                                         |                     |
|-----------------------------------------------------------------------|----------------|-----------------------------------------|---------------------|
| <b>Coldwell Banker Apex, Realtors</b>                                 | <b>0590914</b> | <b>lori@cbapex.com</b>                  | <b>254-313-0000</b> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.    | Email                                   | Phone               |
| <b>Lori Arnold</b>                                                    | <b>0590914</b> | <b>lori@cbapex.com</b>                  | <b>254-313-0000</b> |
| Designated Broker of Firm                                             | License No.    | Email                                   | Phone               |
| <b>Kathy Schroeder</b>                                                | <b>269763</b>  | <b>kathy@cbapex.com</b>                 | <b>254-776-0000</b> |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.    | Email                                   | Phone               |
| <b>Clay Fuller</b>                                                    | <b>666232</b>  | <b>clay@cromwellcommercialgroup.com</b> | <b>254-313-0000</b> |
| Sales Agent/Associate's Name                                          | License No.    | Email                                   | Phone               |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date