



RAYNOR CAMPBELL, SIOR

928-1002 AUSTIN AVE, WACO, TX 76701

14,421+/- SF

FOR SALE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER APEX, REALTORS



PROPERTY OVERVIEW

Significant site enhancements have transformed this location into the vibrant and dynamic Waco Country Mart. Great opportunity for a user or investor with multiple spaces that can be connected, with plentiful parking in Downtown Waco.

- Prime downtown location - high visibility and excellent foot traffic
- Ample parking - 25 off-street spaces for customers and staff
- Variety of suites - ranging from 2,227 SF - 14,421 SF
- Visual appeal - showcasing a restored Ford Model T, dedicated food truck pads, and custom art murals designed to capture attention and inspire social media sharing

PROPERTY HIGHLIGHTS

PROPERTY

Waco Country Mart

LOCATION

928-1002 Austin Ave, Waco, TX 76701

MARKET

Downtown

ZONING

C-4

RENOVATED

2024

AVAILABLE SPACE

14,421+/- SF

ASKING PRICE

\$1,792,500 | \$125 PSF



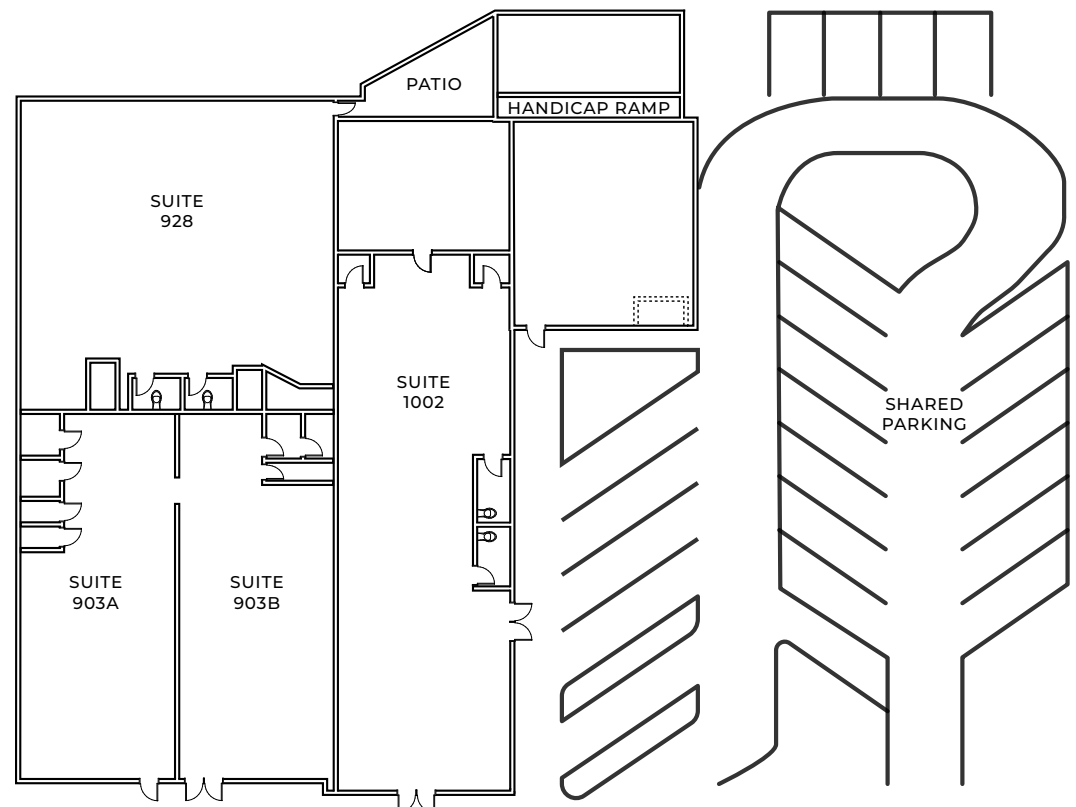
PHOTO GALLERY



Floor Plan

Suite	SF
903 A	2,227 SF (Leased to Collect Em)
903B	2,227 SF (Vacant)*
928	3,790 SF (Vacant)*
1002	6,177 SF (Vacant)*
Total:	14,421 SF

**Spaces can be connected*



WACO
COUNTRY ★ MART





BAYLOR UNIVERSITY

I-35 | PURPLE HEART TRAIL 120,000 VPD

Hotel
HERRINGBONE

The Purple
Heart Trail

MAGNOLIA
MARKET

PIVOVAR

UNION
HALL

WACO ALE CO

HEADWATERS

SUITES AVAILABLE

WACO
COUNTRY ★ MART

STUMP'S

Simply

 Click to view property



Raynor Campbell, SIOB
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SUITES AVAILABLE

WACO
COUNTRY ★ MART

TECOVAS

HOTEL 1928



MEDiterranean GRILL

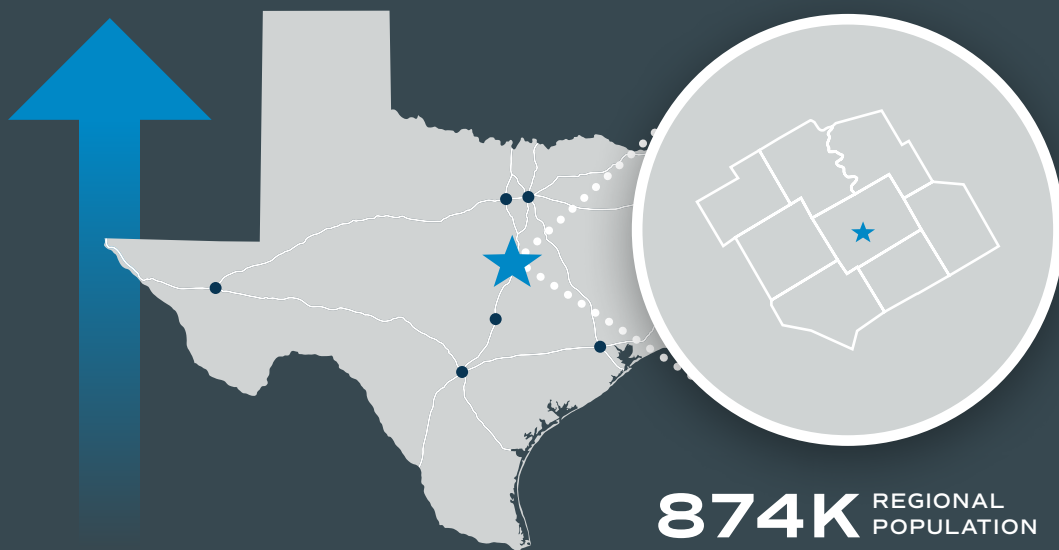
FRANKLIN AVE



Click to view property



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REGIONAL HIGHLIGHTS

TRAVEL

2021 Direct Impact

Travel Spending

\$100 million

Tax Receipts by Travel Spending

\$100 million

Earnings

\$100 million

Employment

5,800 jobs

TOURISM

Magnolia Market

Waco's #1 tourist draw

2022 Visits

621 thousand visits

EDUCATION

Colleges/Universities

5 in/near Waco

Baylor University

20,709 enrolled 08/22

13th largest university in Texas

COST OF LIVING

Groceries

92.4

Utilities

97.2

Transport

72.3

Healthcare

101

"Earning...\$35,000 in Waco [is] equivalent [to]
\$44,132 in Dallas or \$45,652 in Austin."



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DEMOGRAPHICS

POPULATION

	-1mi	-3mi	-5mi
2010 Population	3,763	26,568	47,025
2020 Population	5,386	32,395	57,676
2023 Population	6,379	33,831	59,831



Median Age
41

HOUSEHOLDS

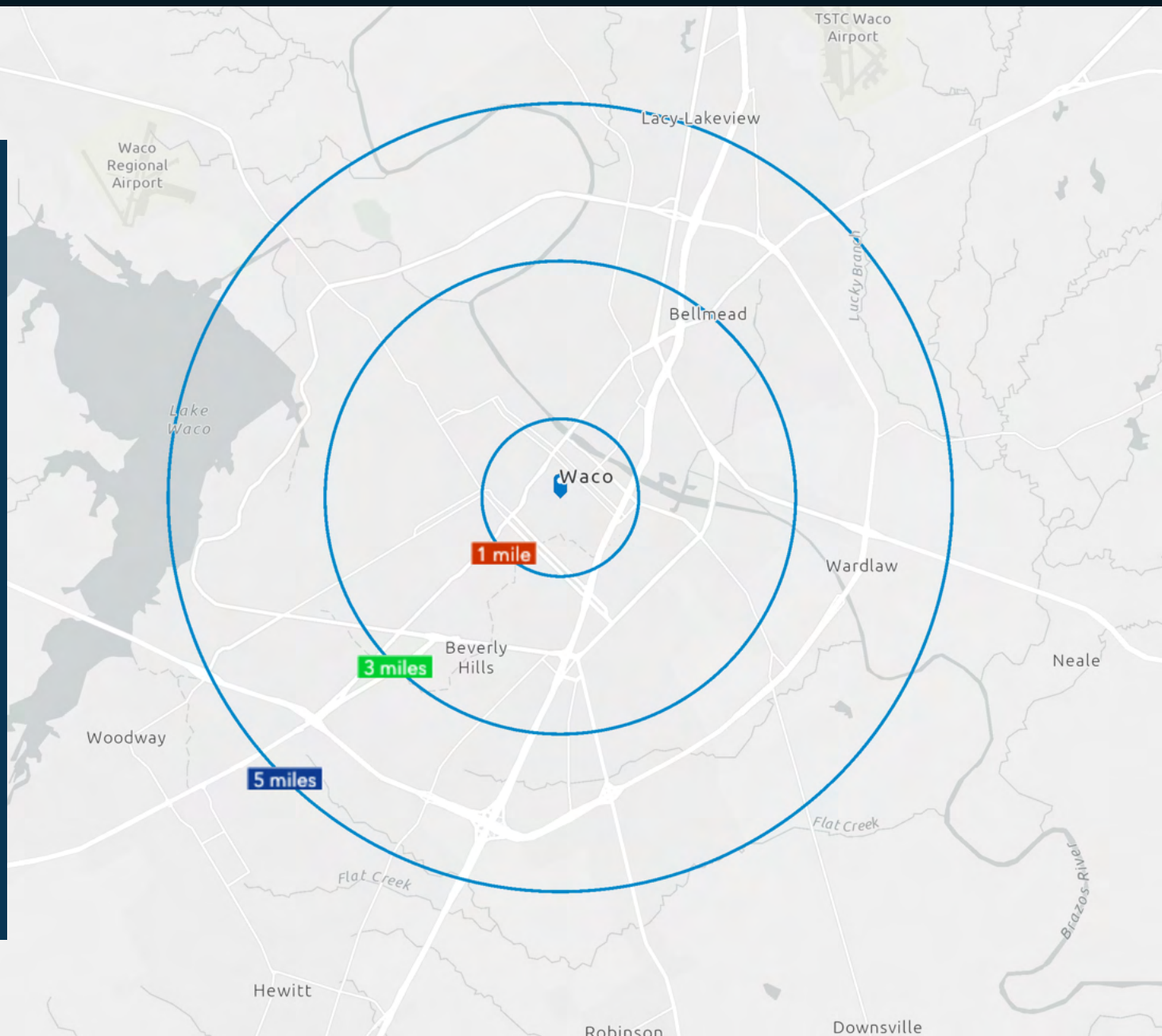
	-1mi	-3mi	-5mi
2010 Households	1,504	10,171	18,117
2020 Households	2,132	12,081	21,740
2023 Households	2,485	12,675	22,660

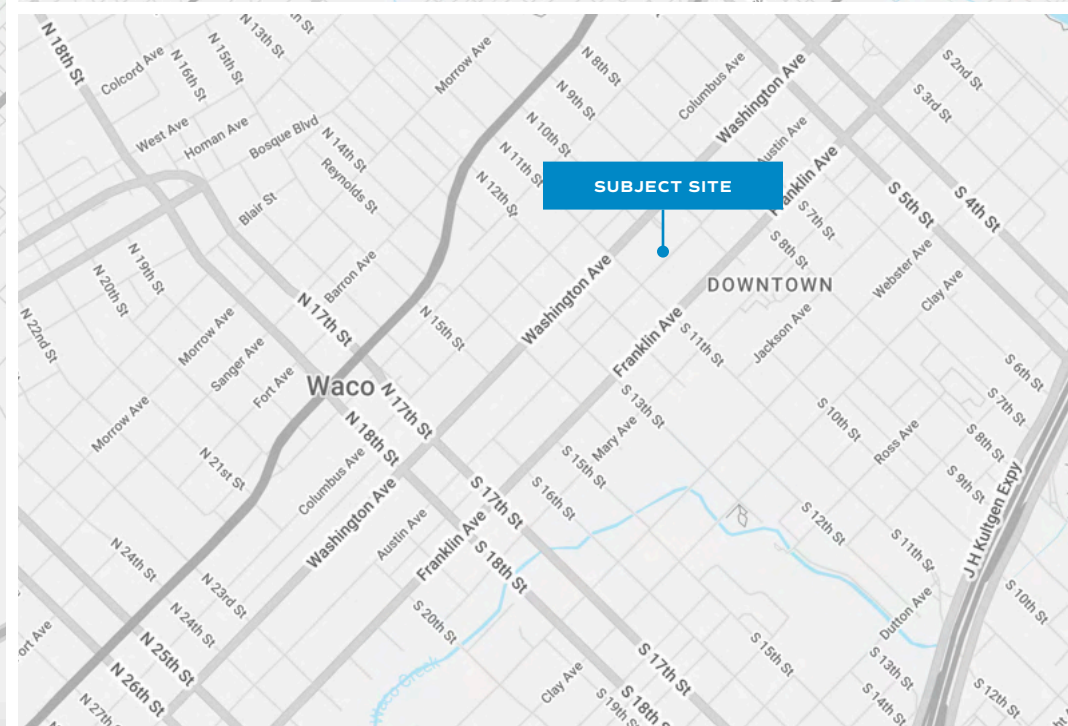
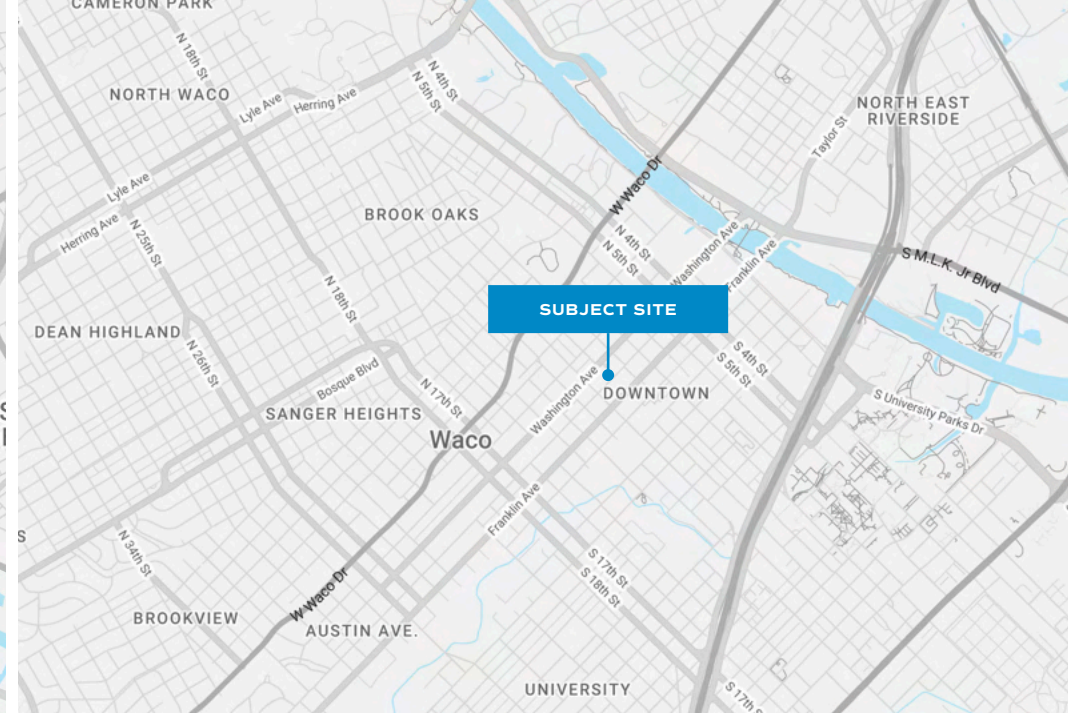
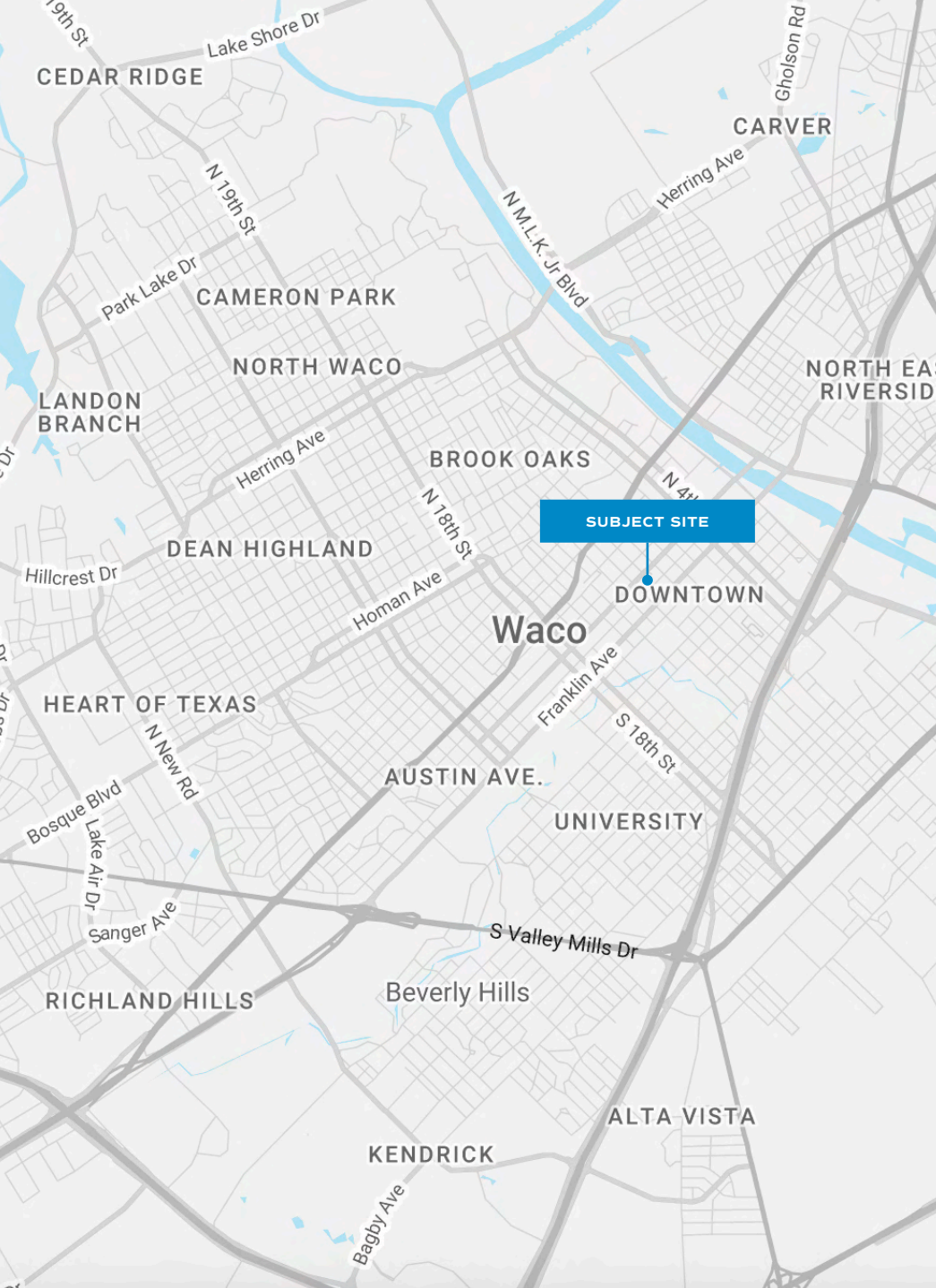
MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	\$72,845	\$86,087	\$85,065

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	\$95,381	\$115,539	\$116,819





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COMMERCIAL GROUP

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.

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 _____