



CLAY FULLER

1208 N ROBINSON DRIVE, ROBINSON, TX 76706

Option 1: 29,897 SF on 4.89 Acres | Option 2: 27,880 SF on 9.66 Acres
or Option 3: 57,577 SF on 14.55 Acres

FOR SALE

CROMWELL
COMMERCIAL GROUP



PROPERTY OVERVIEW

Option 1: Former Harvest Time Church - positioned on 4.89 acres comprising of two buildings totaling 29,897 SF and 224 parking spaces. The main building (sanctuary) is currently in shell condition and totals 21,800 SF. The Second building is finished out as offices/classrooms and totals approximately 8,097 SF. The property has strong visibility fronting Robinson Dr. and offers a unique investment or user opportunity in an area participating in significant growth. The building is being offered well below replacement costs at \$45/SF or \$1,350,000.

Option 2: Offered at a 12% Cap Rate with 5+ years of remaining term. Upside potential with rent bump and 2,000 SF of vacancy in a standalone building (#5) along with 4 acres of additional land for the future development.

Option 3: Includes all 14.55 acres with approximately 57,777 SF of improvements (\$51/SF) spread across 6 buildings. Priced at \$2,950,000, 45% of the property is leased to long term tenants including Kidz Daycare/Church and Peoples Quality Services.

PROPERTY HIGHLIGHTS

PROPERTY

Former Harvest Time Church

LOCATION

1208 N Robinson Dr, Robinson, TX 76706

PROPERTY TYPE

Retail | Office | Religious

MARKET

Waco

SUBMARKET

Robinson

OPTION 1

29,897 SF on 4.89 Acres - \$1,350,000 or \$45/SF

OPTION 2

27,880 SF on 9.66 Acres - \$1,600,000 or \$57/SF
12% Cap Rate with 2,000 SF of Vacancy and
4 additional acres for future development

OPTION 3

57,577 SF on 14.55 Acres - \$2,950,000 or \$51/SF

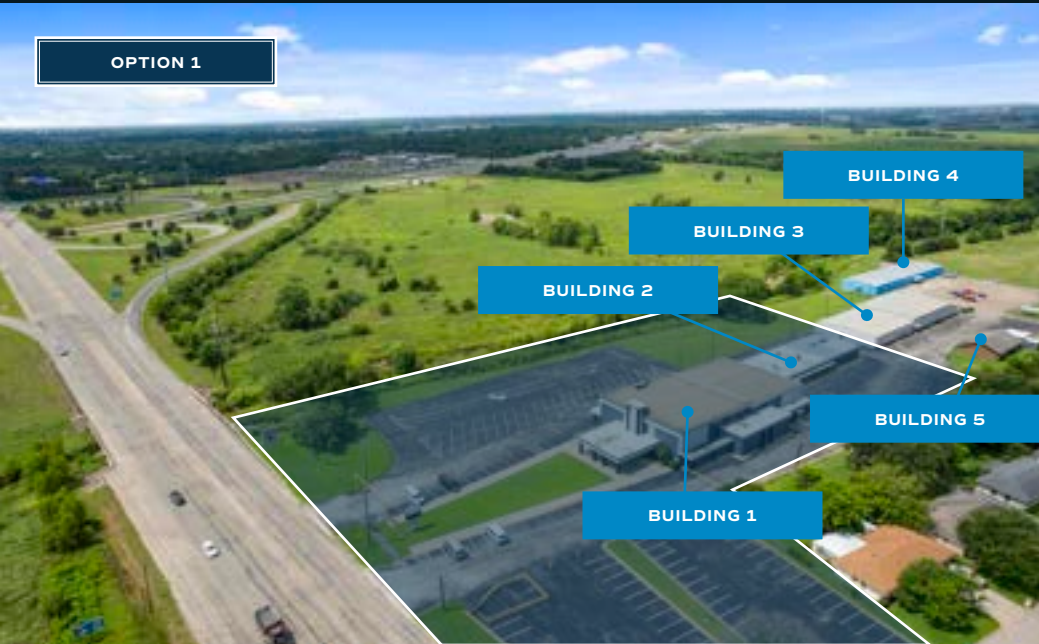


Clay Fuller

clay@cromwellcommercialgroup.com

PHOTO GALLERY

OPTION 1



OPTION 1



OPTION 2



OPTION 3

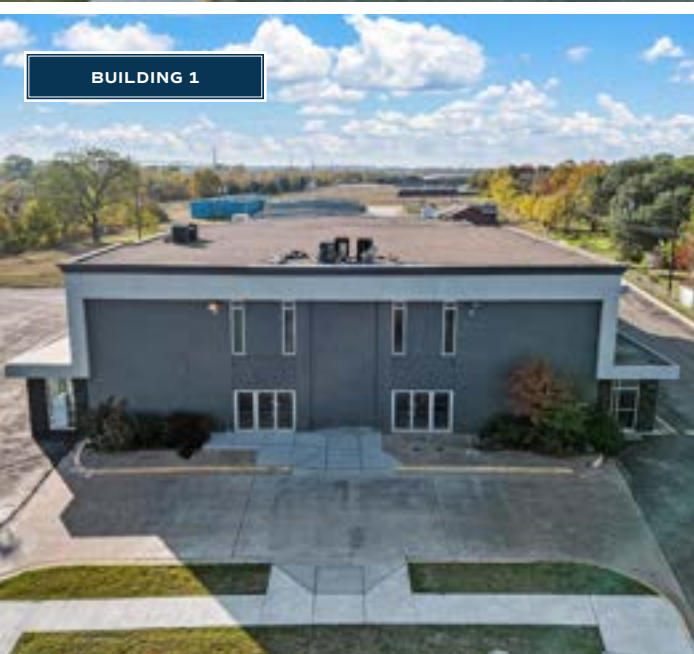


PHOTO GALLERY

BUILDING 1



BUILDING 1



BUILDING 5



BUILDING 3

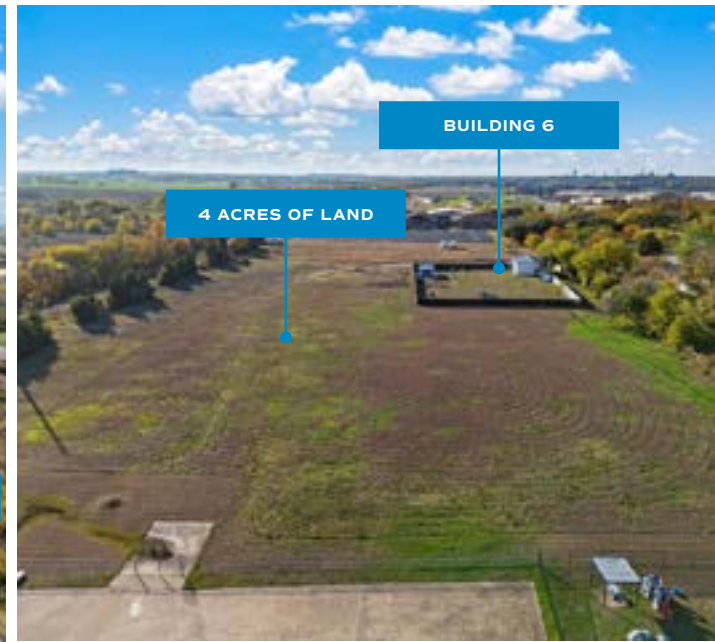
BUILDING 5

BUILDING 4



BUILDING 6

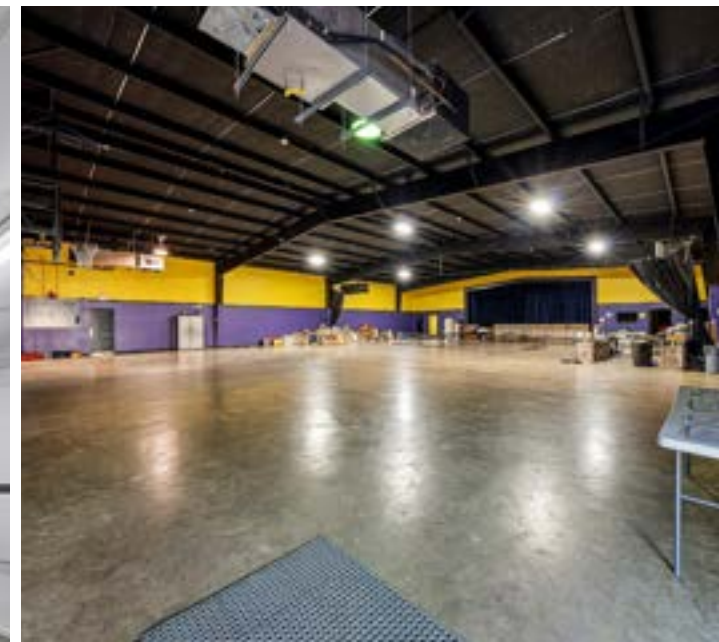
4 ACRES OF LAND



BUILDING 4

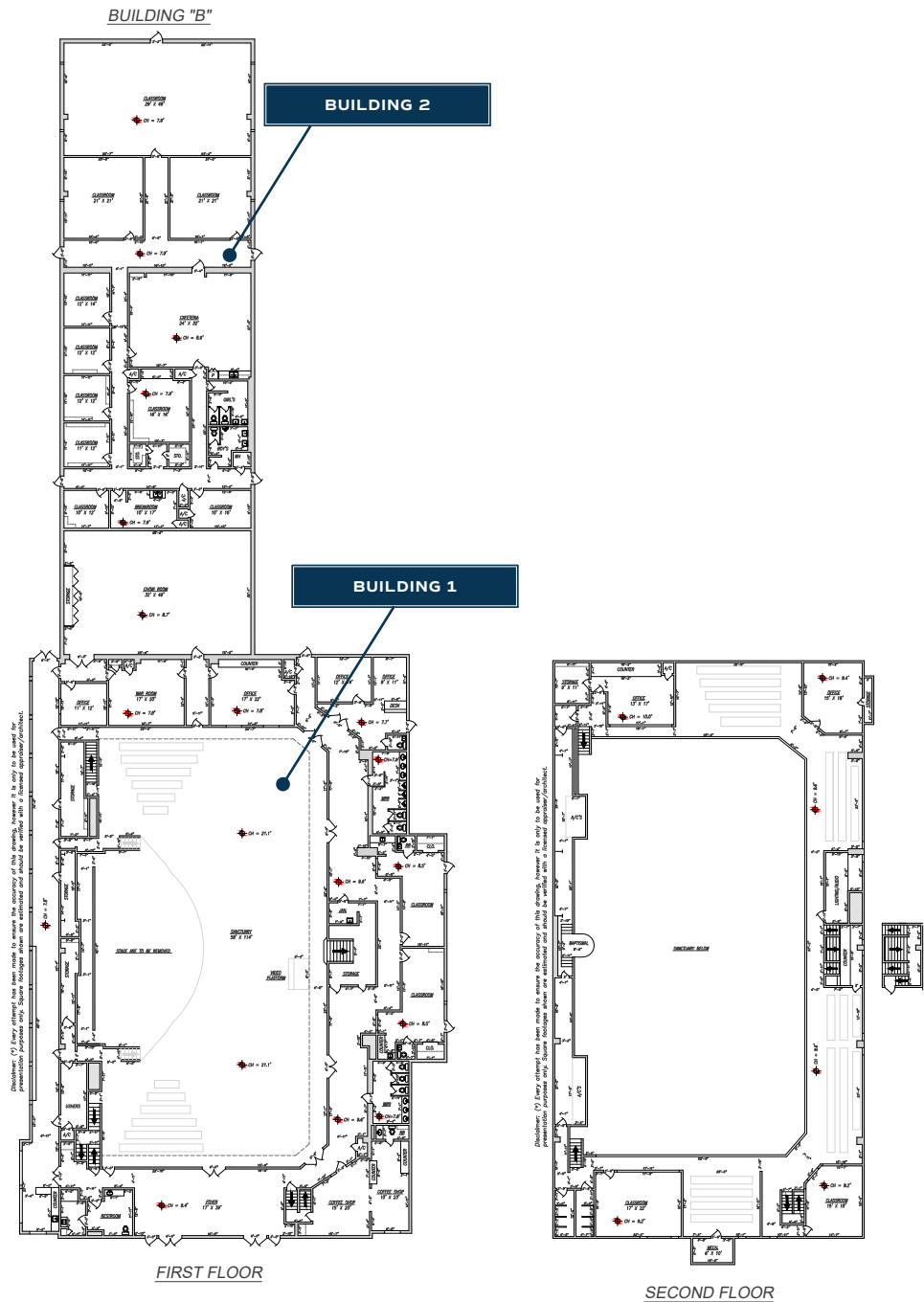


PHOTO GALLERY



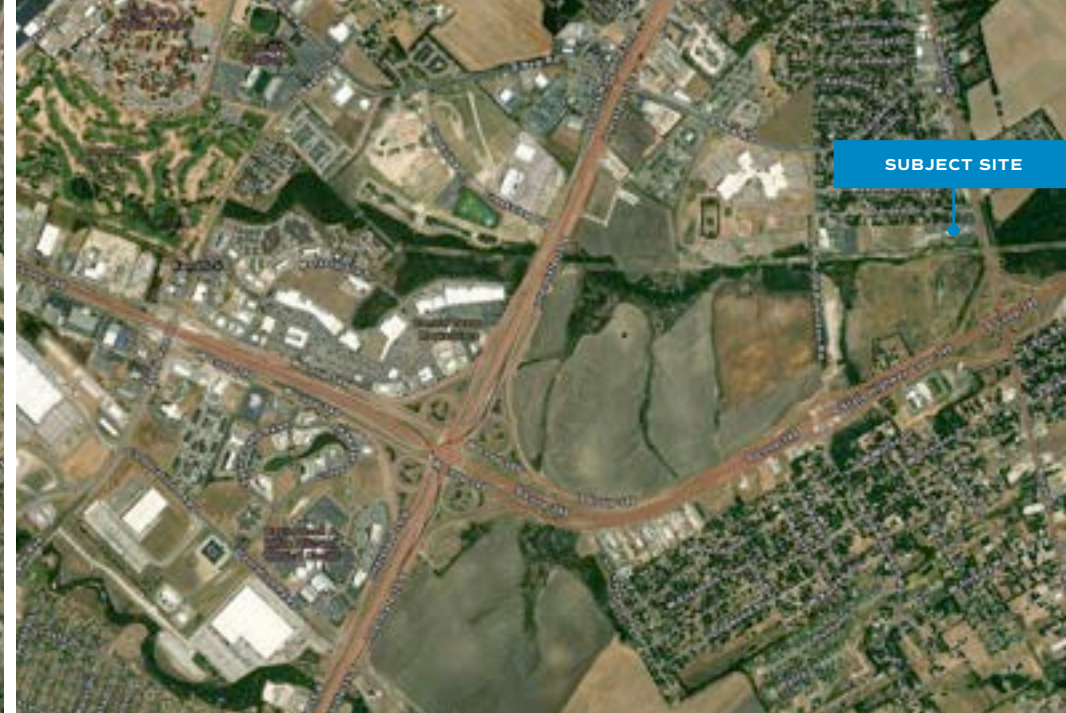
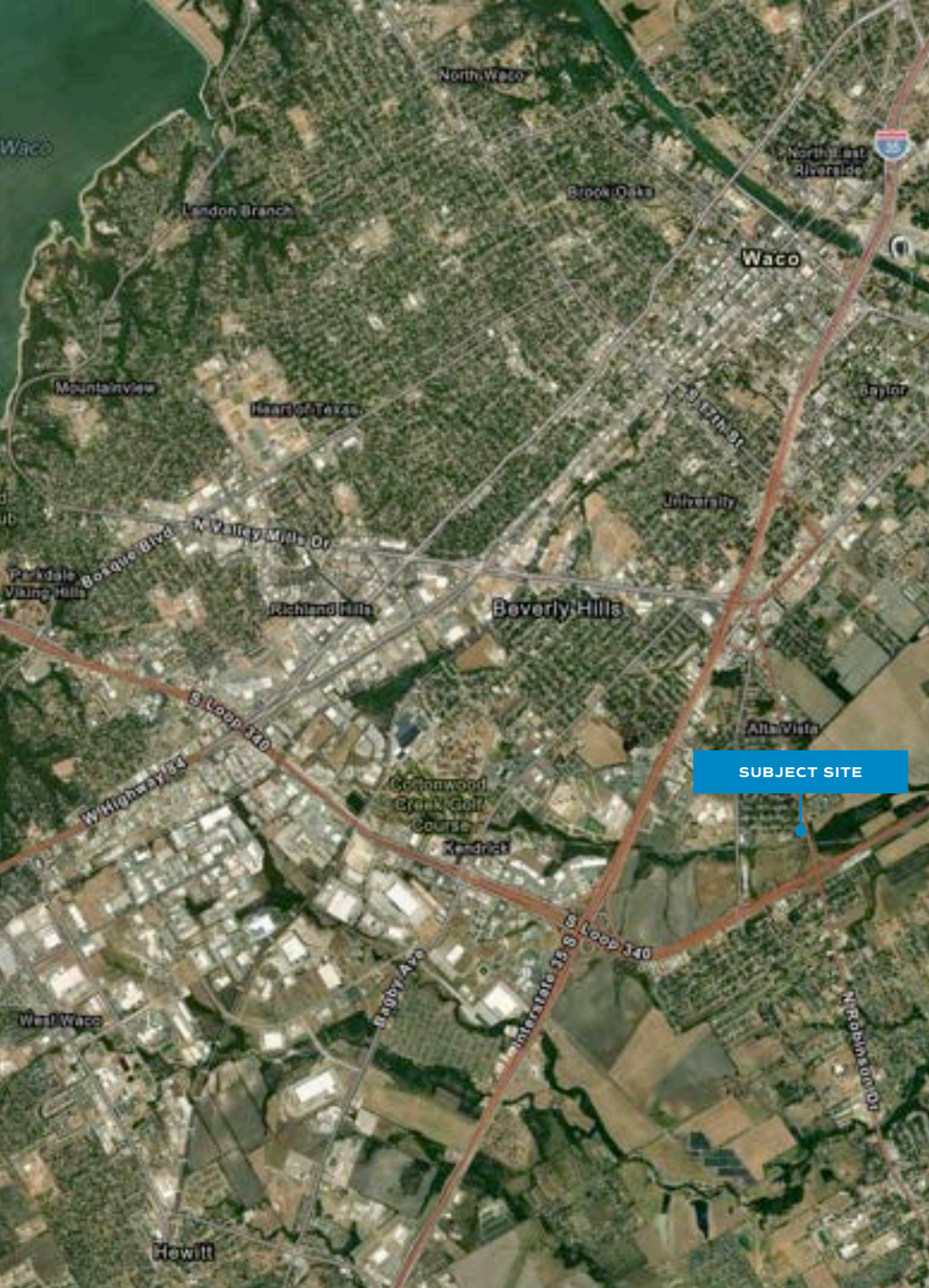
Floor Plan

First Floor:	(*)15,529.80 SF
Second Floor:	(*)6,270.52 SF
Building "B":	(*)8,097.67 SF
Total:	(*)29,897.99 SF



[illegible]





CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



CLAY FULLER

C: 512.774.9701

O: 254.313.0000

E: clay@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.

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:
 - 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.

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@cboxapex.com	254.313.0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	0590914	lori@cboxapex.com	254.313.0000
Designated Broker of Firm	License No.	Email	Phone
Kathy Schroeder	269763	kathy@cboxapex.com	254.776.0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Clay Fuller	666232	clay@cromwellcommercialgroup.com	254.313.0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date