



JOSH CARTER CCIM

720 VENTURE DR, WACO, TX 76712

18,000+/- SF | 1.319+/- Acres

FOR SUBLEASE

CROMWELL
COMMERCIAL GROUP



PROPERTY OVERVIEW

Rare opportunity to lease a “Class A” single-occupant industrial building of this caliber; strategic location off of Imperial Dr in the heart of the Texas Central Industrial District; impeccably maintained, this building is configured with 4,000+/-SF office, 1,500+/- SF climate-controlled production space, 1,500+/- SF forklift-accessible conditioned mezzanine space, and 11,000+/- SF warehouse; features include front dock access, front and rear grade-level access (12’W x 14’T), 16’ eave height to 24’ center height, sprinklered fire suppression, 2,400+/- SF covered area for parking or outdoor storage, security fenced and gated yard area.

- Close proximity to IH-35, W Loop 340, and US Hwy 84
- “Class A” facility
- Dock and grade-level access
- 2004 construction

OFFERING SUMMARY

ADDRESS

720 Venture Dr, Waco, TX 76712

ZONING

(M-2) Light Industrial

LOT SIZE

1.319+/- Acres (57,456+/- SF)

BUILDING SIZE

18,000+/- SF

LEASE RATE

\$9.75/SF/yr (\$0.81/SF/mo)

LEASE STRUCTURE

Triple Net (“NNN”)

NNN ESTIMATE

\$2.64/SF/yr (\$0.22/SF/mo)

NOTES

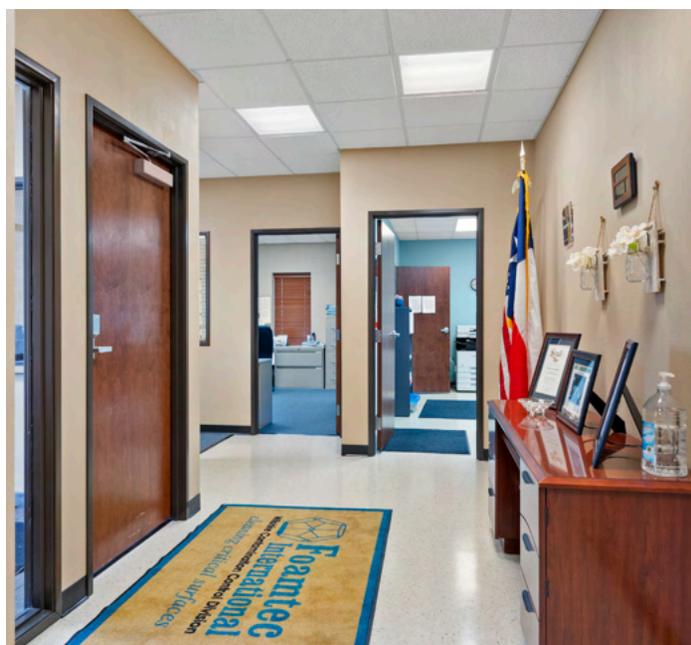
This property is offered as a sublease opportunity from *Patuxent Roofing and Construction, LLC*, as the primary tenant/sublandlord. Lease term extends through 8/31/2028. Please ask listing broker for more details.



PHOTO GALLERY



PHOTO GALLERY





HIGHWAY 6 | 36,664 VPD

IMPERIAL DR | 11,980 VPD



SUBJECT PROPERTY



VENTURE DR



 Click to view property



Josh Carter CCIM
josh@cromwellcommercialgroup.com

84

HIGHWAY 84 | 52,628 VPD

WOODWAY INDUSTRIAL DISTRICT

Clayton
homes

SWAN
The Home Depot Company

DAKOTA

GraybaR

GEM/IRE

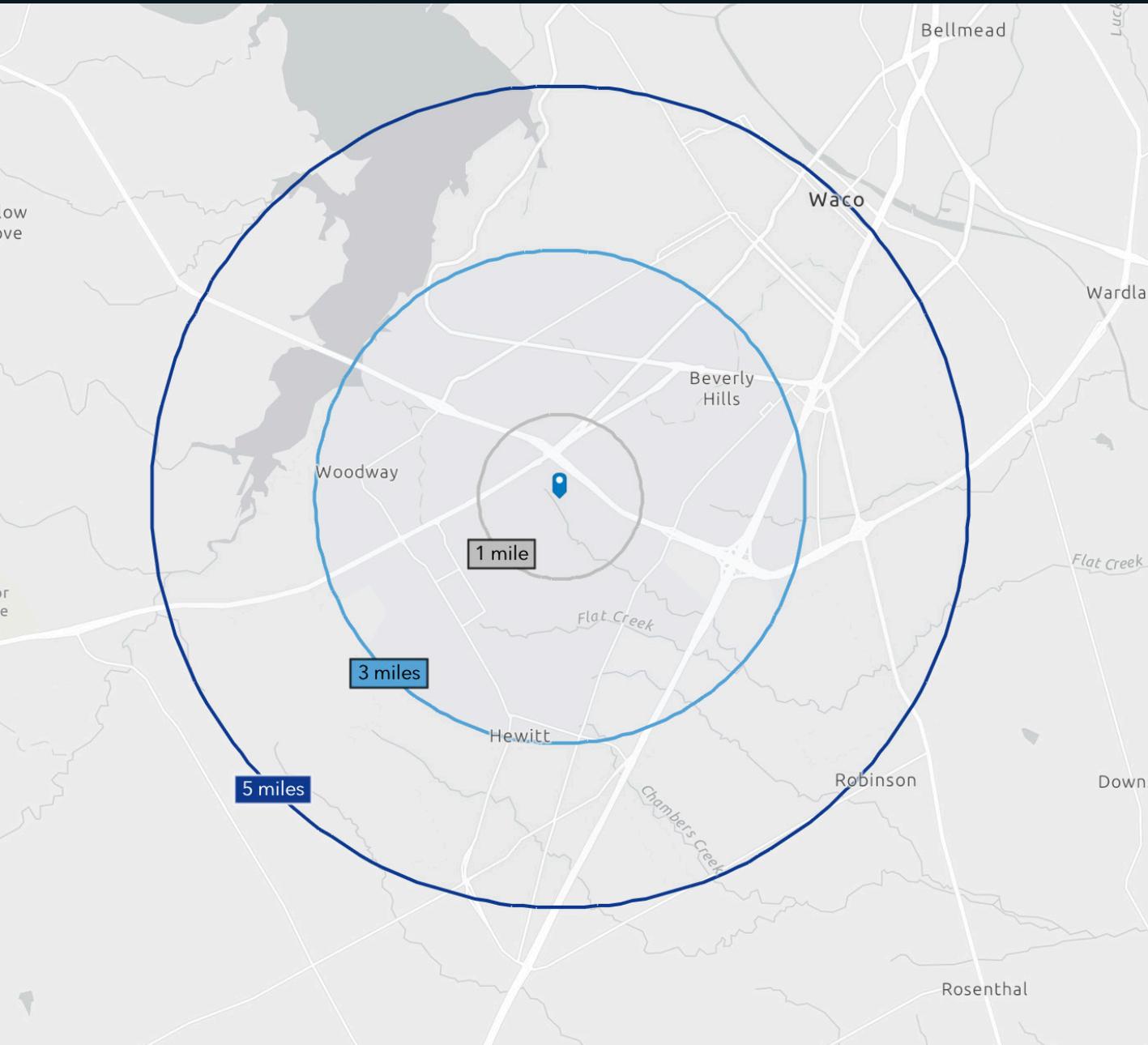
SUBJECT
PROPERTY

VENTURE DR

FedEx



DEMOGRAPHICS



DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	2,017	48,456	120,200
2020 Population	2,116	55,920	133,886
2025 Population	2,220	56,815	136,594



Median Age
38.5

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	869	19,806	44,836
2020 Households	853	22,207	50,474
2025 Households	922	23,245	53,104

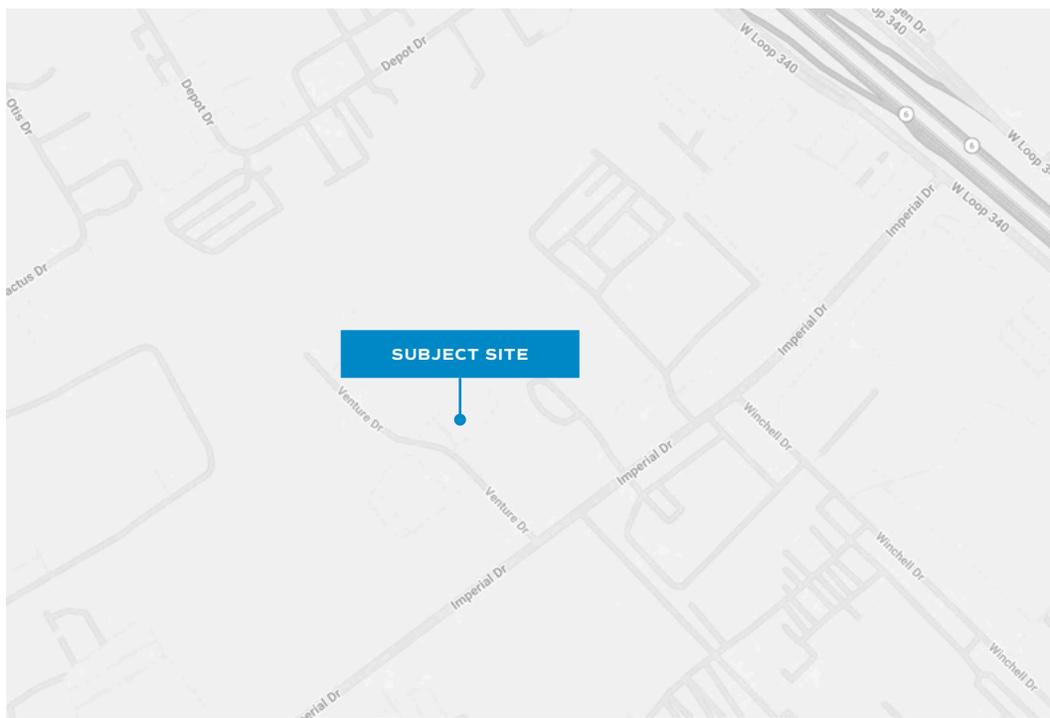
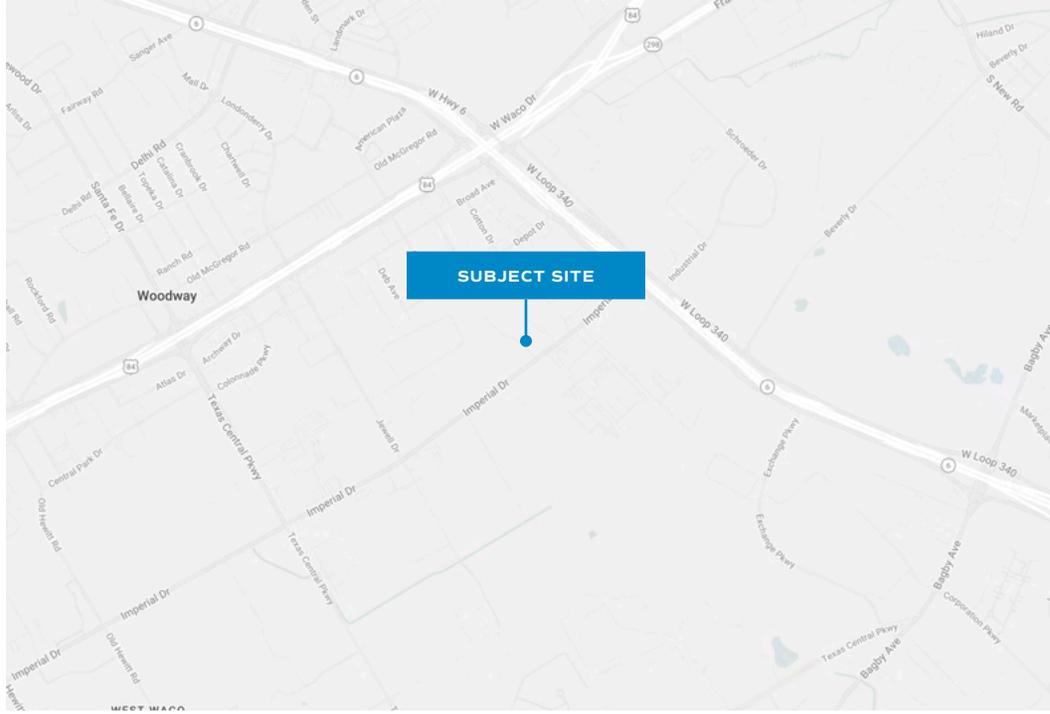
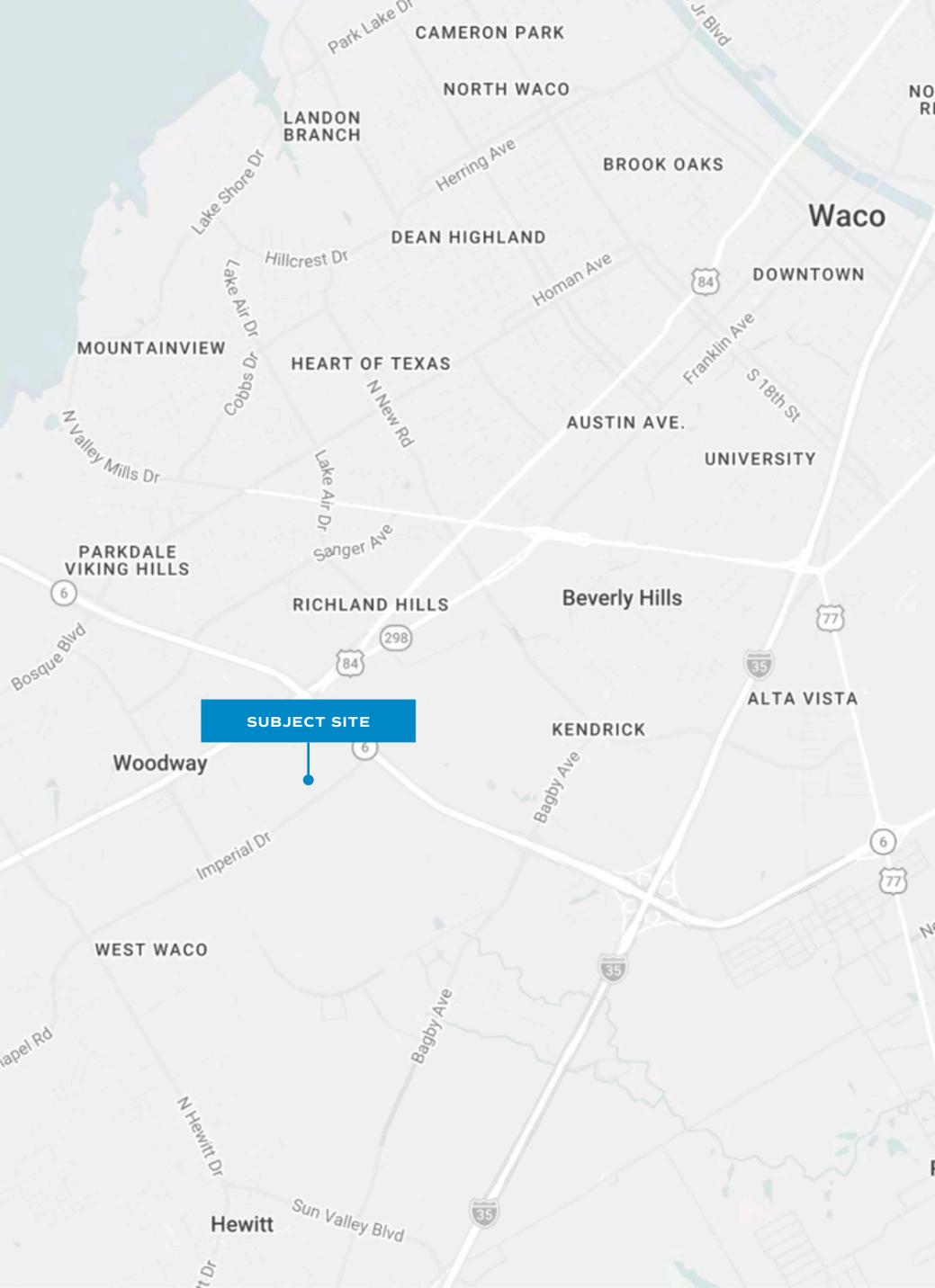
MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$60,896	\$66,110	\$62,797

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$76,103	\$88,815	\$84,959





CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



JOSH CARTER CCIM

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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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
 - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
 - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
 - The broker does not perform any other act of real estate brokerage for the buyer/tenant.
- Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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	590914-BB	lori@cbapex.com	254-313-0000
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Kathy Schroeder	269763-B	kathy@cbapex.com	254-776-0000
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Josh Carter, CCIM		josh@cromwellcommercialgroup.com	254-313-0000
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____