



**GREGG GLIME** SIOR, CCIM

**LUKE HOLLER**

**STEFAN LEROW**

**345 OWEN LANE, WACO, TX 76710**

Camarilla Office Center

**FOR SALE**

**CROMWELL**  
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



## PROPERTY OVERVIEW

The Camarilla Office Center is conveniently located near the intersection of Highway 84 and Highway 6 and is shadowed by the Richland Mall. This office is in close proximity to shopping, restaurants and hospitals. The interior and exterior of the building have been completely updated.

- 100% Leased Multi-tenant Office Asset
- 2023 Renovation - Interior & Exterior Modernization
- Roof Replaced (2018 - 20-Year Warranty)
- HVAC Replaced (2023/2025 - 5-Year Warranty)
- 2.233 Acres - Excess Land & Long-Term Optionality
- In-Place Rents Below Market - Mark-to-Market Opportunity
- Located at Hwy 84 (52,689 VPD) & Hwy 6 (32,479 VPD)

## PROPERTY HIGHLIGHTS

### PROPERTY

Camarilla Office Park

### LOCATION

345 Owen Lane, Waco, TX 76710

### PROPERTY TYPE

Office Park

### MARKET

Waco

### ZONING

C-3

### RENOVATED

2023

### LOT SIZE

2.233 +/- Acres

### RSF

19,731+/- SF

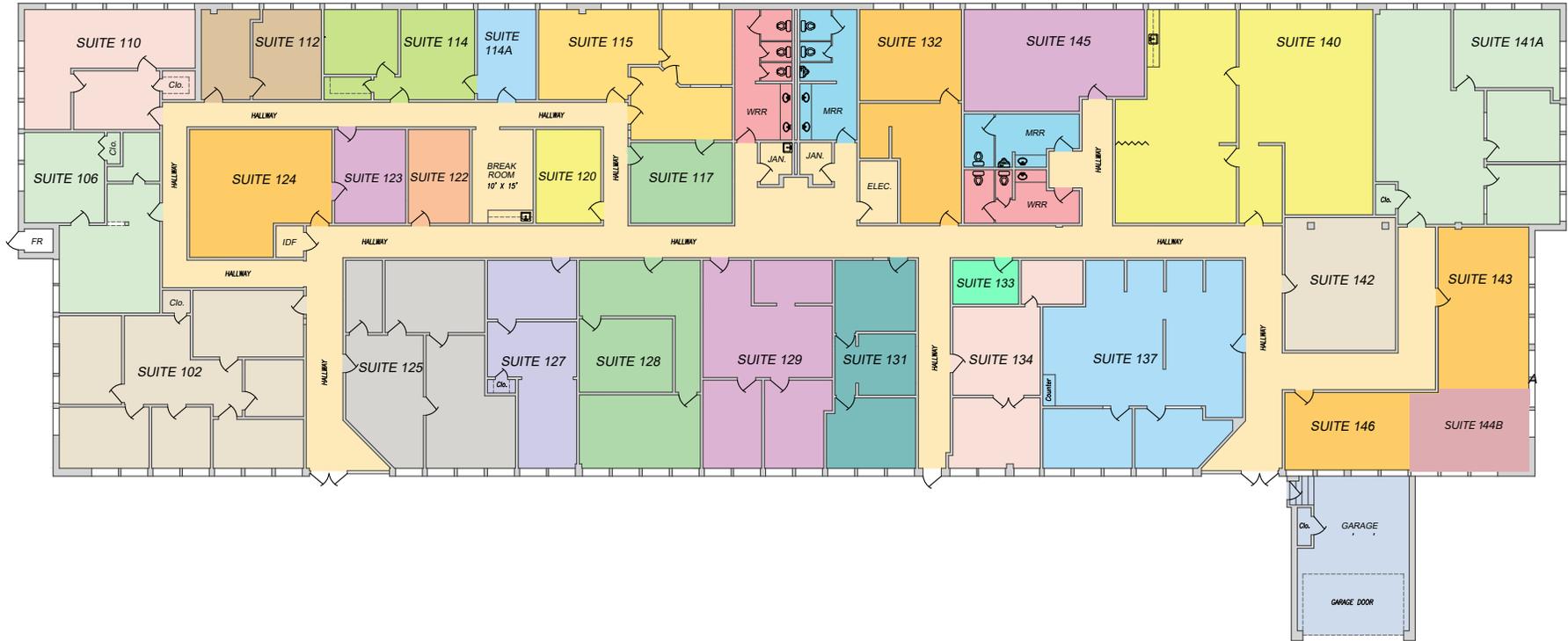
### CAP RATE

7.25%

Financials Available Upon Request



# FLOOR PLAN



## CAMARILLA OFFICE PARK 100% LEASED

Suite	Rentable SF	Availability	Montly Lease Rate
102	1,500	Leased	-
106	772	Leased	-
110	738	Leased	-
112	411	Leased	-
114A	203	Leased	-
114	506	Leased	-
115	789	Leased	-
117	293	Leased	-
120	220	Leased	-
122	208	Leased	-

Suite	Rentable SF	Availability	Montly Lease Rate
123	240	Leased	-
124	537	Leased	-
125	1,070	Leased	-
127	601	Leased	-
128	907	Leased	-
129	948	Leased	-
130	630	Leased	-
131	630	Leased	-
132	691	Leased	-
133	108	Leased	-

Suite	Rentable SF	Availability	Montly Lease Rate
134	623	Leased	-
137	1,368	Leased	-
140	816	Leased	-
141	1,435	Leased	-
142	518	Leased	-
143	301	Leased	-
144A	205	Leased	-
144B	405	Leased	-
146	344	Leased	-
GARAGE	707	Leased	-







HIGHWAY 84 | 52,689 VPD

HIGHWAY 6 | 32,479 VPD

RICHLAND MALL

SUBJECT PROPERTY

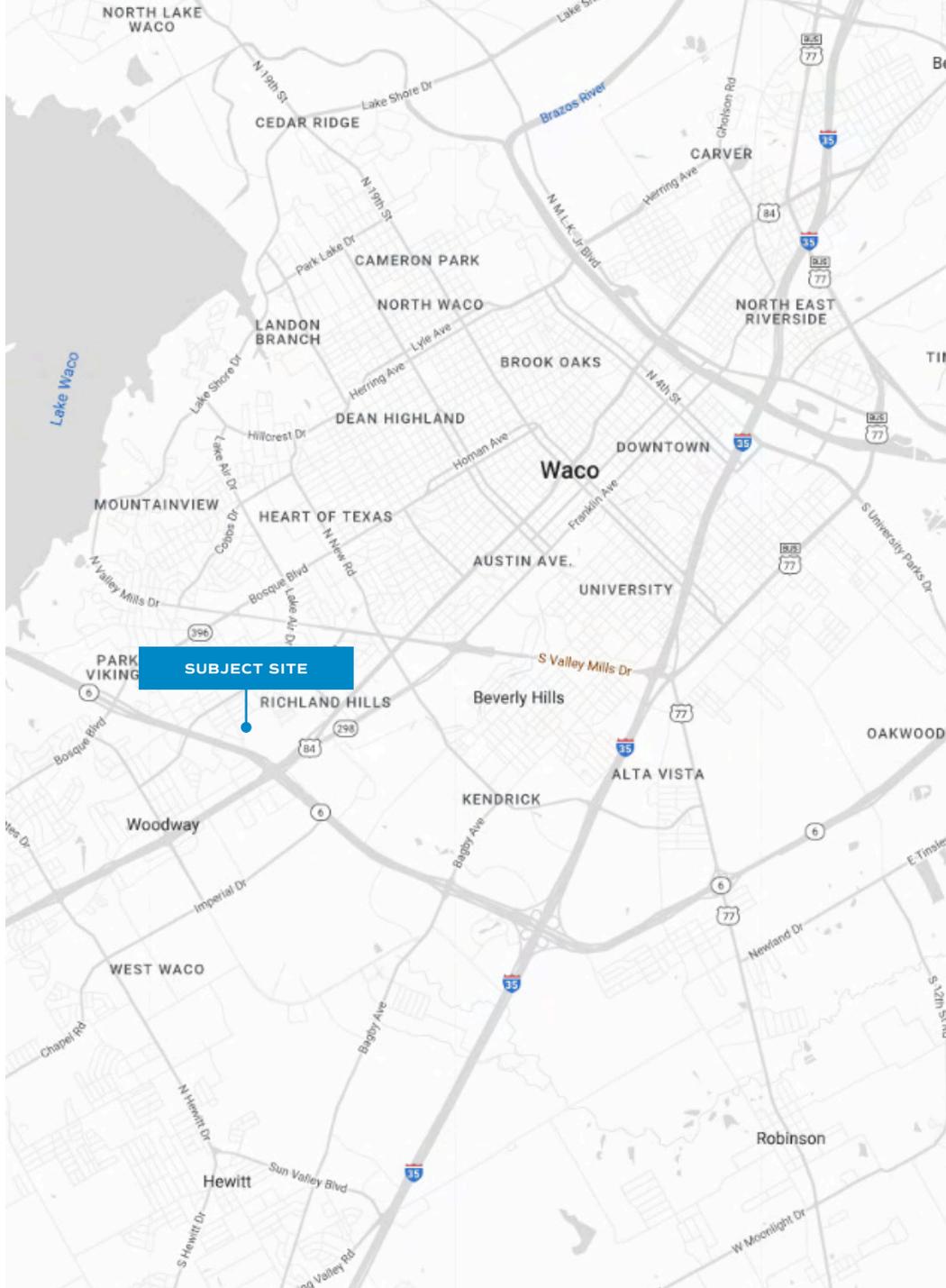
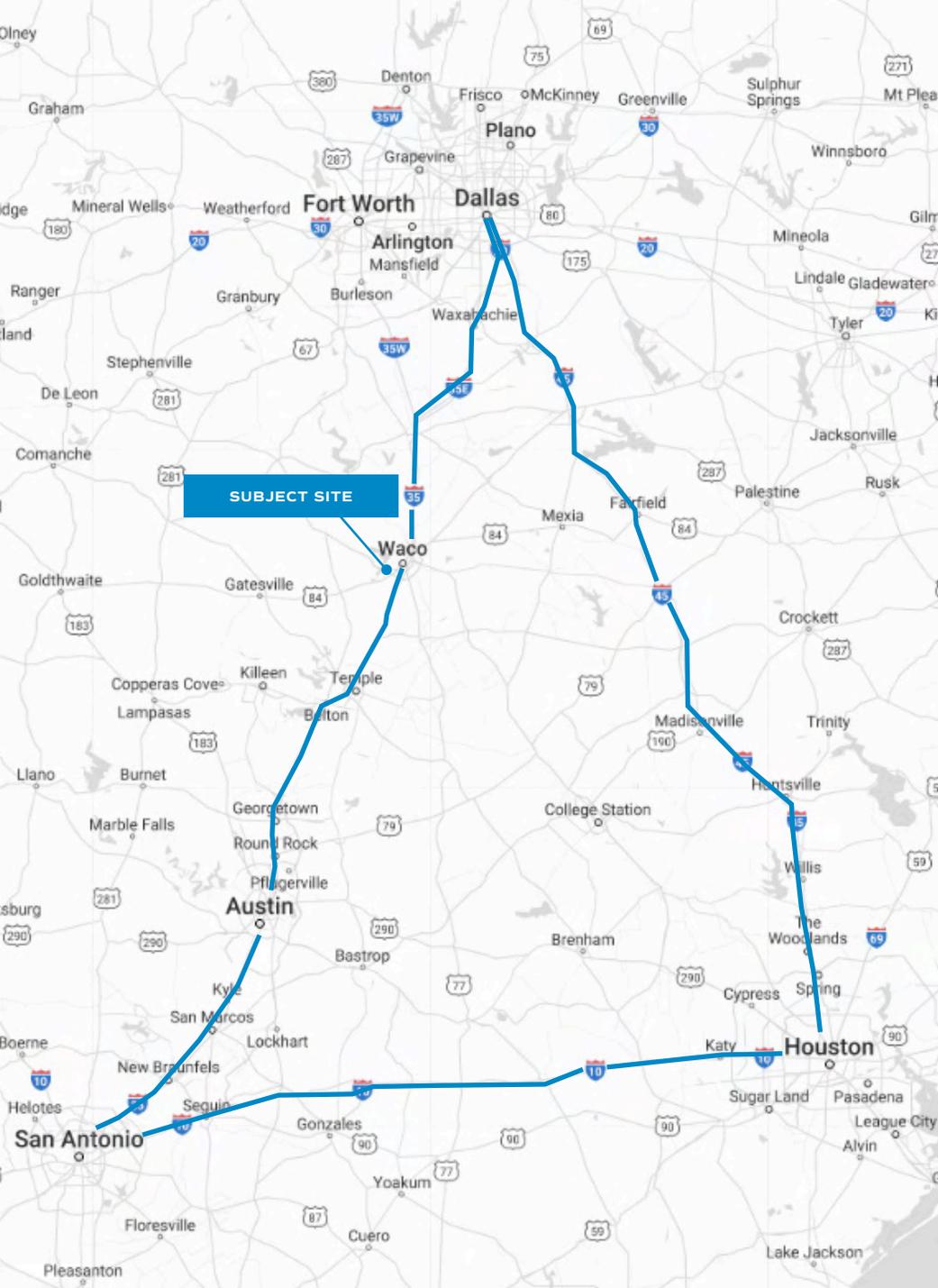
[Click to view property](#)



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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.

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Name of Sales Agent/Associate	License No.	License No.	Email	Phone

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

\_\_\_\_\_ Date