



JOSH CARTER, CCIM

H. BLAND CROMWELL, CCIM, SIOR

WELLS FARGO TOWER

1105 Wooded Acres Dr, Waco, TX 76710

FOR LEASE

CROMWELL
COMMERCIAL GROUP



PROPERTY OVERVIEW

Professional space available in Waco's premier office complex, Wells Fargo Tower. Central location on Wooded Acres Dr, situated between N Valley Mills Dr and Bosque Blvd. Convenient to many other offices, retail uses, banking, restaurants etc. This attractive office building offers a quiet professional setting with ample parking and amenities, including updated restroom facilities, elevators, and climate controlled systems. Tenants benefit from professional management and on-site property maintenance. Current occupants include banking, insurance and financial services, accounting, law firms, and other professional organizations. A variety of office sizes are available from small to large. Floor plans available upon request.

Please contact the listing broker to schedule a tour.

PROPERTY SUMMARY

PROPERTY

Wells Fargo Tower

PROPERTY TYPE

Professional Office Tower

LOCATION

1105 Wooded Acres Dr
Waco, TX 76710

SPACE AVAILABLE

533 to 3,109 RSF (Rentable Square Feet)

LEASE RATE

\$1.75/SF/Month (\$21.00/SF/Year) to
\$1.95/SF/Month (\$23.40/SF/Year)

YEAR BUILT

1987

ZONING

C-3 General Commercial District





CURRENT AVAILABILITY

Suite 110 - 3,109 RSF | \$1.95/SF/Month (\$23.40/SF/Year)

Reception, 5 large private offices, open cubicle area, and a private breakroom.

Suite 402 - 1,224 RSF | \$1.75/SF/Month (\$21.00/SF/Year)

Reception, 3 private offices, and conference room.

Suite 406 - 1,153 RSF | \$1.90/SF/Month (\$22.80/SF/Year)

Reception, and 4 private offices (newly remodeled).

Suite 660 - 1,454 RSF | \$1.75/SF/Month (\$21.00/SF/Year)

Reception, 3 large private offices, admin area, and storage closet.

Suite 675 - 533 RSF | \$1.80/SF/Month (\$21.60/SF/Year)

Reception, 1 private office, and storage closet.

Suites 660 and 675 - 1,987 RSF | \$1.75/SF/Month (\$21.00/SF/Year)

NOTES

Modified Gross Lease Structure

Leases are structured to include utilities, maintenance, and customary janitorial services. Each tenant is responsible for its prorata share of increases in building operating expenses over and above the base lease year amount.

Rentable Square Footage

"RSF" is the usable square footage measurement within the office suite plus a proportionate share of the property's common areas (i.e. lobbies, hallways, restrooms, etc.)



PHOTO GALLERY



Josh Carter, CCIM
josh@cromwellcommercialgroup.com

H. Bland Cromwell, CCIM, SIOR
bland@cromwellcommercialgroup.com

PHOTO GALLERY



Josh Carter CCIM
josh@cromwellcommercialgroup.com

H. Bland Cromwell, CCIM, SIOR
bland@cromwellcommercialgroup.com



Office
DEPOT

WACO
LIBRARY



DOLLAR TREE

Orangetheory




Community
Bank & Trust



H-E-B

WELLS FARGO

 [Click to view property](#)



Josh Carter, CCIM
josh@cromwellcommercialgroup.com

H. Bland Cromwell, CCIM, SIOR
bland@cromwellcommercialgroup.com



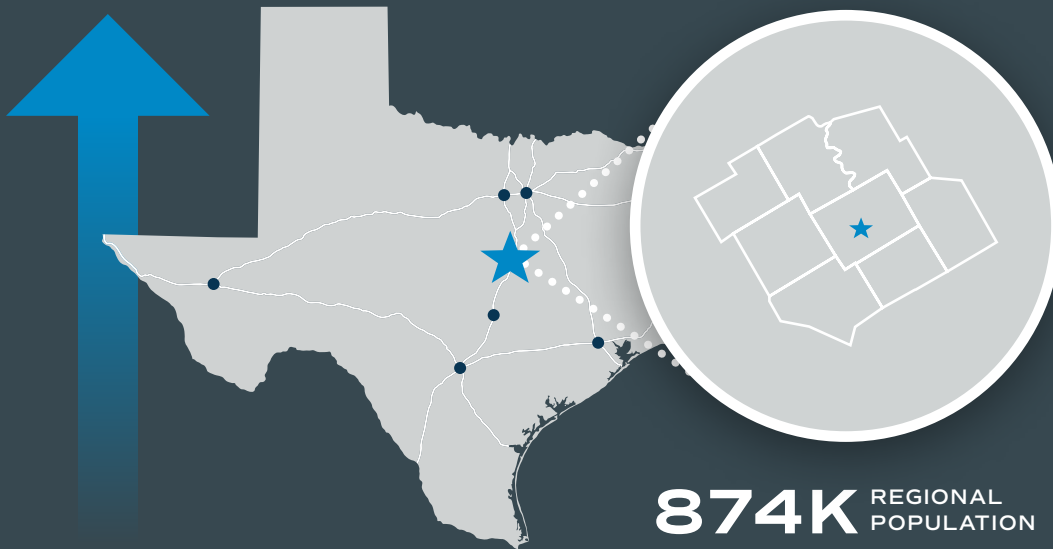
N VALLEY MILLS DR | 25,238 VPD

WOODED ACRES DR | 9,943 VPD



Josh Carter, CCIM
josh@cromwellcommercialgroup.com

H. Bland Cromwell, CCIM, SIOR
bland@cromwellcommercialgroup.com



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

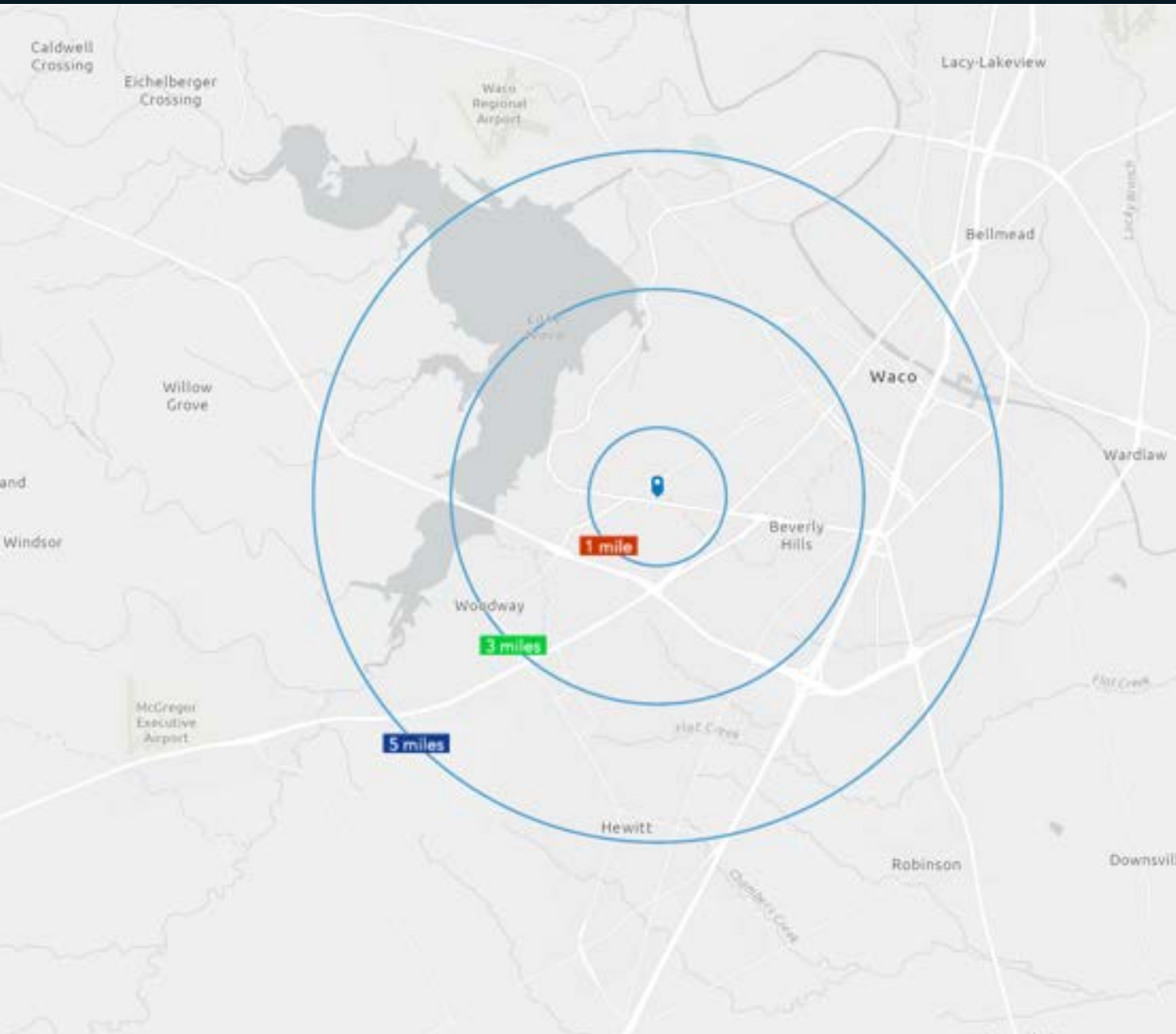
"Earning...**\$35,000** in Waco [is] equivalent [to] **\$44,132** in Dallas or \$45,652 in Austin."



Josh Carter, CCIM
josh@cromwellcommercialgroup.com

H. Bland Cromwell, CCIM, SIOR
bland@cromwellcommercialgroup.com

DEMOGRAPHICS



DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	11,238	63,874	122,808
2020 Population	12,536	66,603	132,856
2023 Population	12,792	67,480	135,569



Median Age
33

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	5,080	24,713	46,194
2020 Households	5,427	25,975	50,369
2023 Households	5,537	26,447	51,752

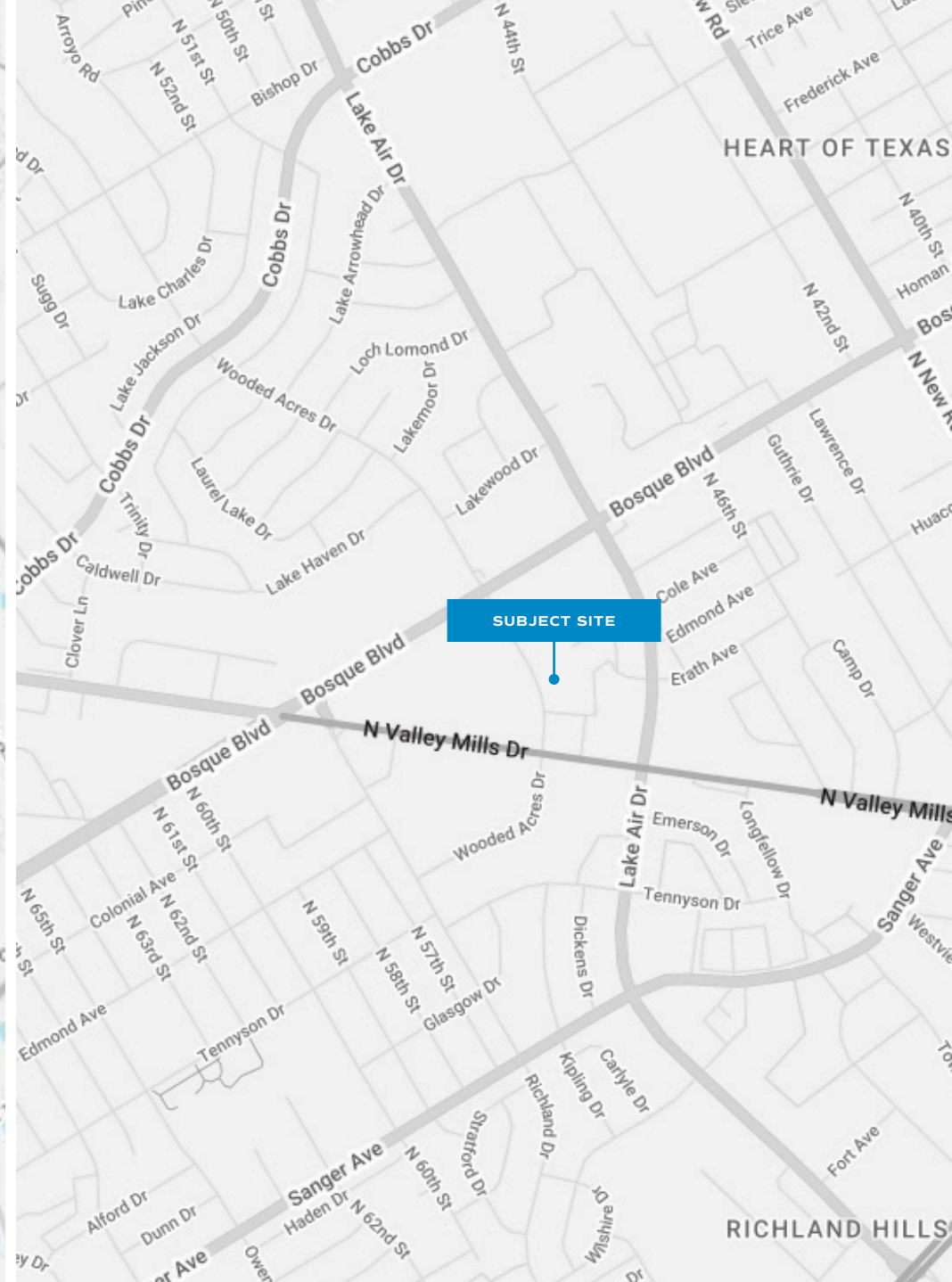
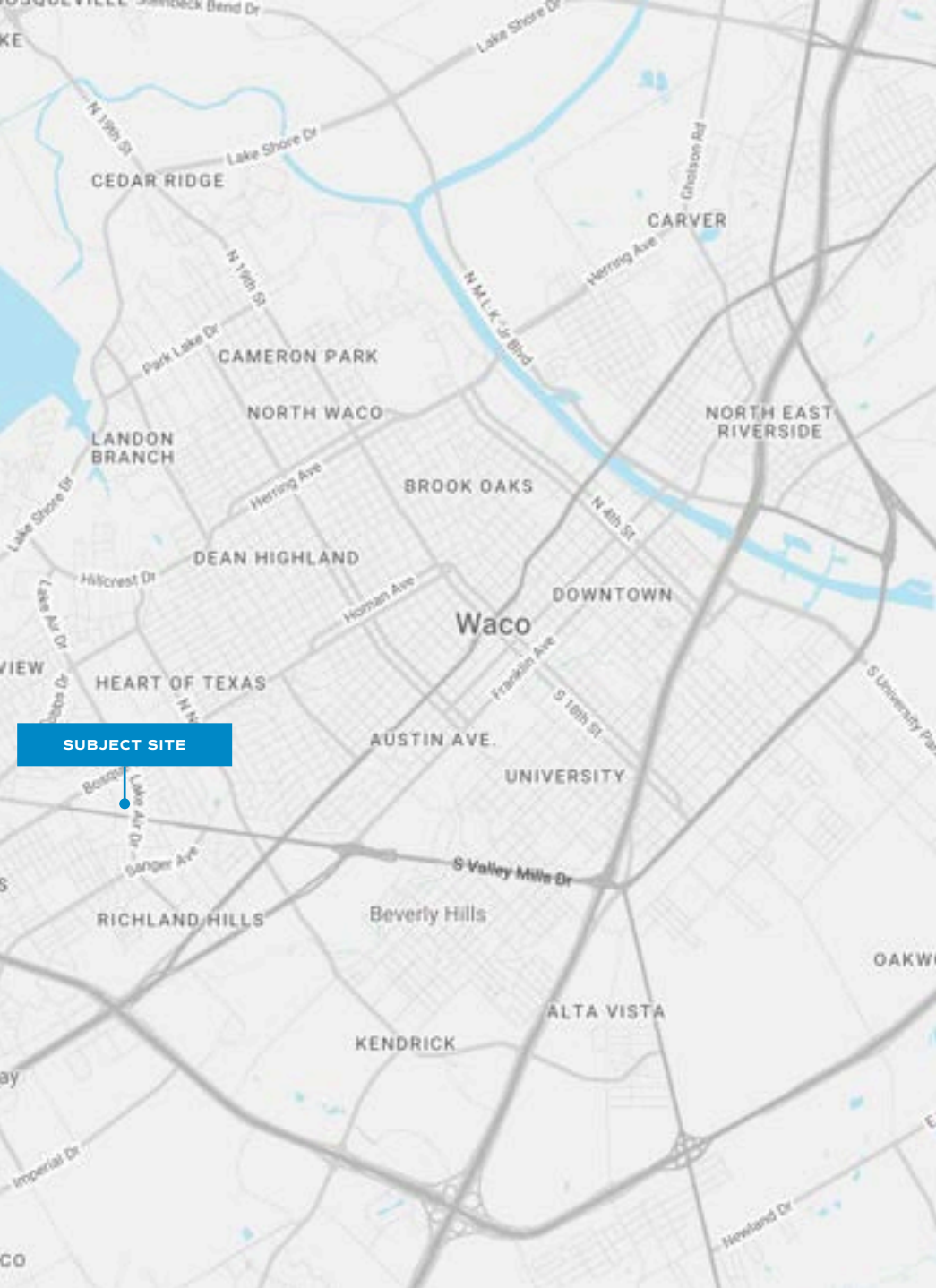
AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	\$61,624	\$75,383	\$73,255



Josh Carter, CCIM
josh@cromwellcommercialgroup.com

H. Bland Cromwell, CCIM, SIOR
bland@cromwellcommercialgroup.com



CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



JOSH CARTER, CCIM

C: 254.744.5777

O: 254.313.0000

E: josh@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



H. BLAND CROMWELL, CCIM, SIOR

O: 254.313.0000

E: bland@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.

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.

Coldwell Banker Apex, Realtors	0590914	lori@cbapex.com	254-313-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	0590914	lori@cbapex.com	254-313-0000
Designated Broker of Firm	License No.	Email	Phone
Kathy Schroeder	269763	kathy@cbapex.com	254-776-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Josh Carter, CCIM	476150	josh@cromwellcommercialgroup.com	254-313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1