



WILL PHIPPS CCIM

GREGG GLIME CCIM, SIOR

4400 W WACO DRIVE, WACO, TX 76710

14,163+/- SF | 1.89+/- Acres

FOR SALE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER APEX, REALTORS



PROPERTY OVERVIEW

4400 W Waco Drive is a 1.89-acre redevelopment/pad site on one of Waco's established commercial corridors, formerly home to Connally/Compton Funeral Directors. The existing building carries no material value to a ground-up user and is expected to be demolished; the site is being marketed on land value for redevelopment as a convenience store, quick-service restaurant, or similar pad use.

Zoned C-3 General Commercial, the property carries the broadest commercial use table in the City of Waco's zoning code - permitting retail, restaurant, office, medical, personal service, indoor entertainment, and auto-related uses by right, in addition to institutional and assembly uses. That breadth gives a developer flexibility to build a C-store, QSR, or other commercial pad without a rezoning process, which is typically the longest lead item on a redevelopment timeline.

Waco Drive is a heavily traveled commercial artery connecting the all corners of greater Waco to the Valley Mills corridor, downtown and the Baylor University area, with established retail, medical, and services uses along the frontage.

- 1.89+/- acres
- \$30 PSF on the dirt
- \$175 PSF on the improvements
- 4 curb cuts
- Signalized Intersection

PROPERTY HIGHLIGHTS

PROPERTY

Connally Compton Funeral Home

LOCATION

4400 W Waco Drive, Waco, TX 76710

PROPERTY TYPE

Office | Land | Retail

ZONING

C-3 General Commercial

AVAILABLE SPACE

14,163+/- SF

LOT SIZE

1.89+/- Acres

ASKING PRICE

\$2,500,000

Offers Due by August 31, 2026



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PHOTO GALLERY



Will Phipps CCIM
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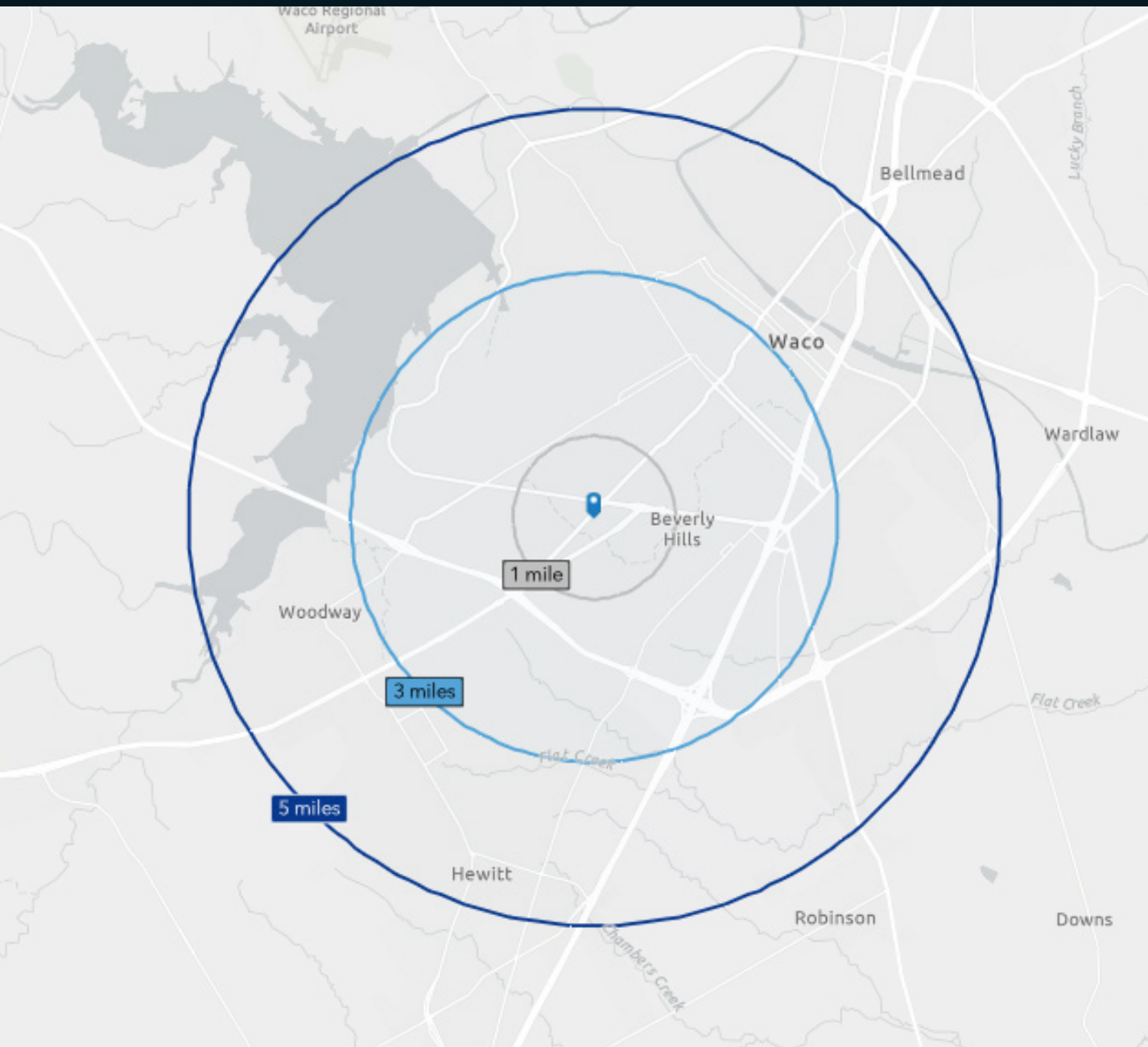
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DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	8,284	70,017	129,650
2020 Population	9,131	74,280	140,105
2026 Population	9,045	75,151	141,242



Median Age
34.6

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	3,585	26,596	48,762
2020 Households	3,873	28,741	53,276
2026 Households	3,949	30,153	55,811

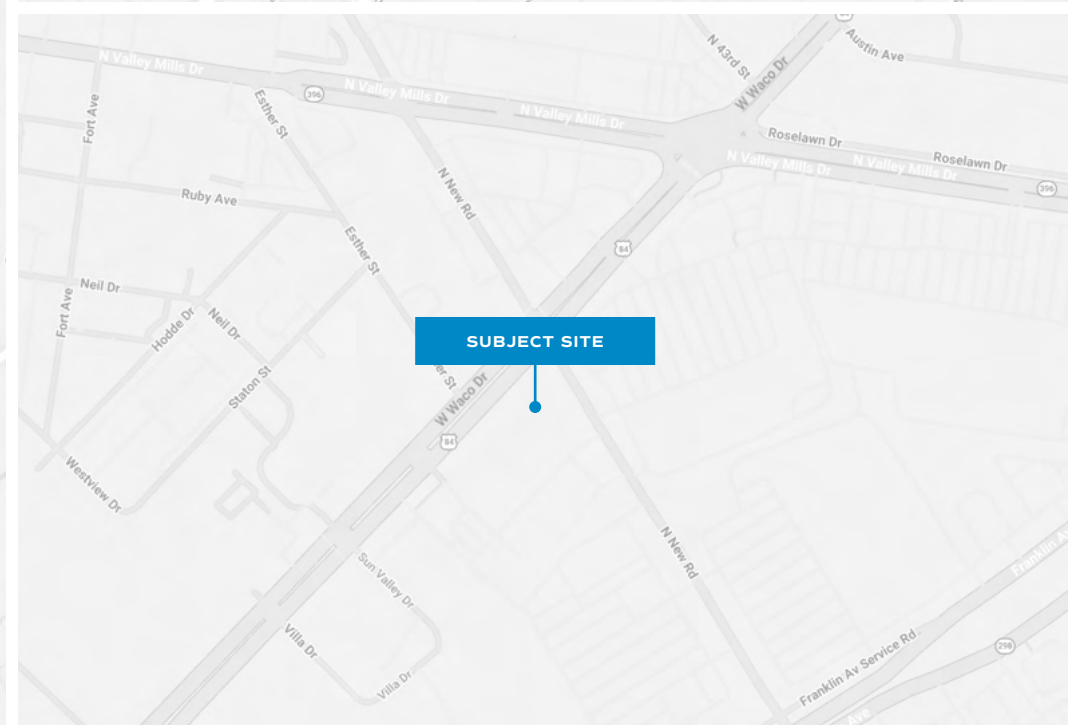
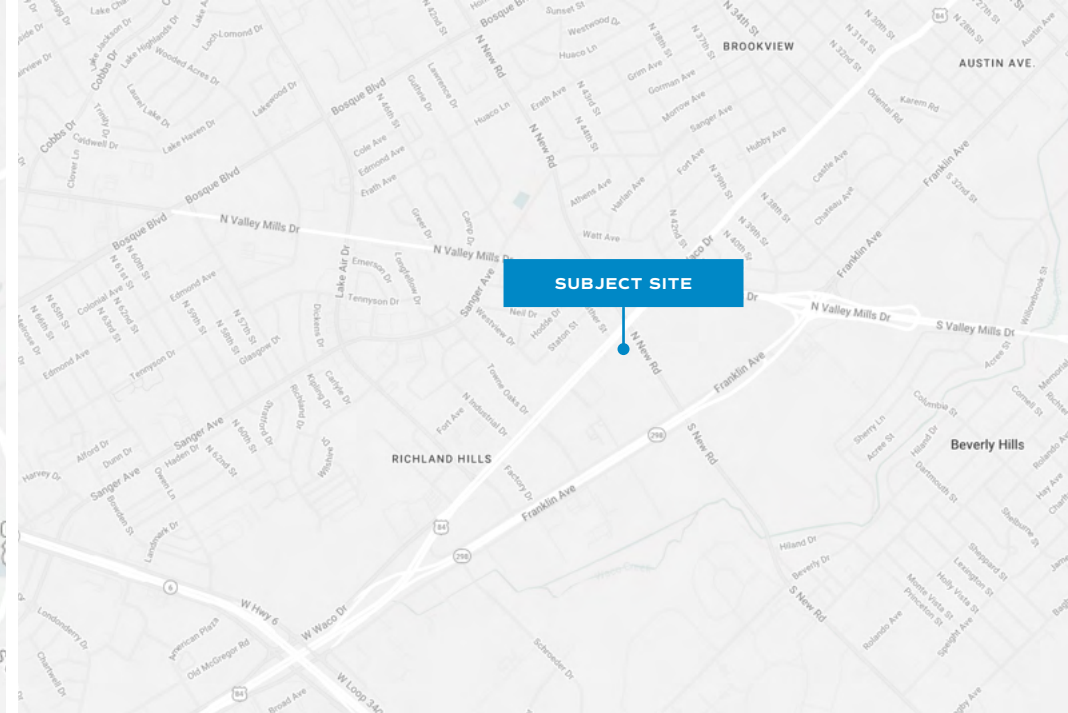
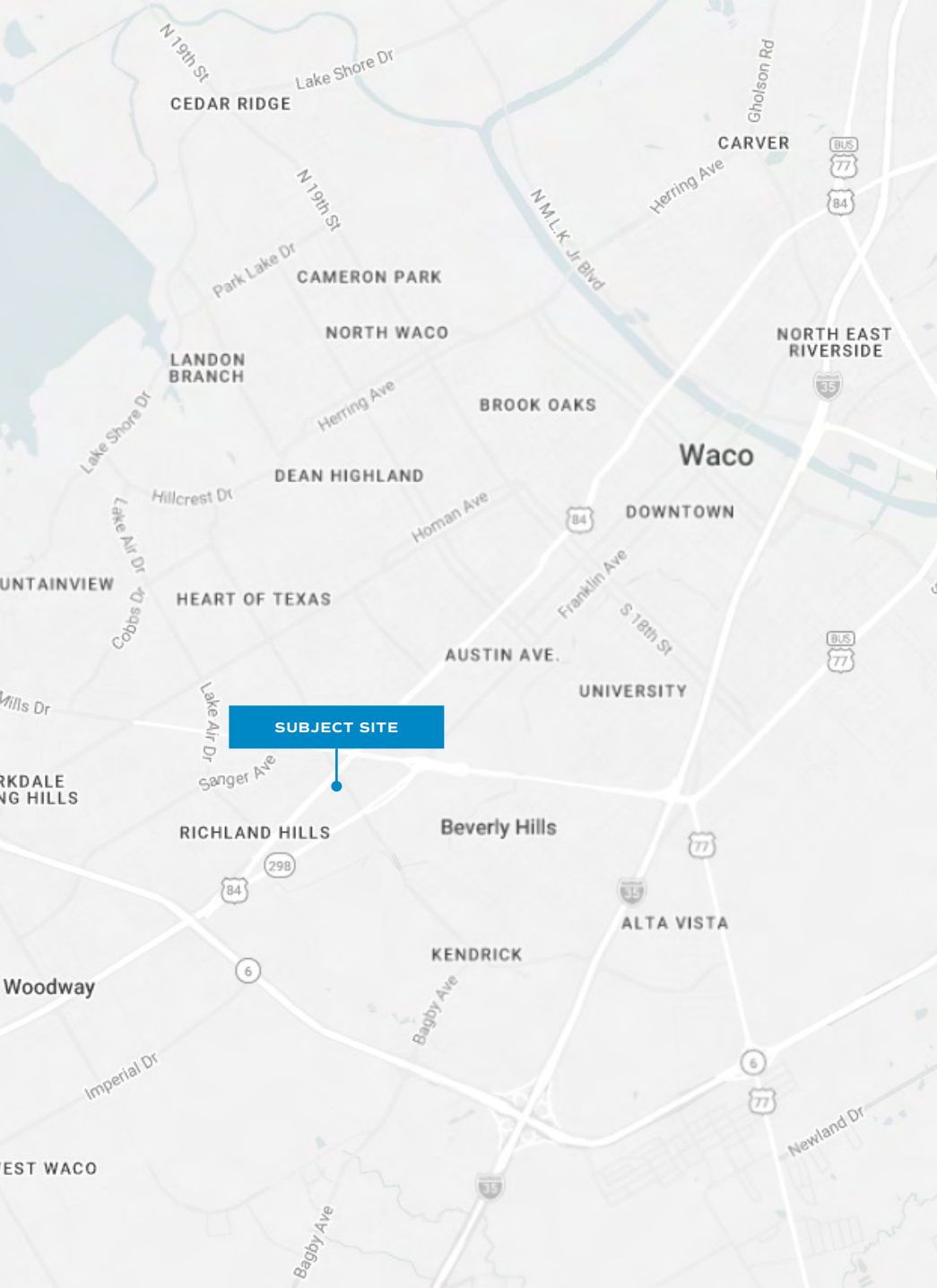
MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2026 Income	\$49,871	\$39,156	\$47,138

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2026 Income	\$56,301	\$56,989	\$57,196





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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.

11-03-2025



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.

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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