



**H. BLAND CROMWELL** CCIM, SIOR

**7125 SANGER AVE, WACO, TX 76712**

6,000 SF

# FOR LEASE

**CROMWELL**  
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



## PROPERTY OVERVIEW

Large medical center home to Waco Cardiology, Ascension Medical Group, and independent medical practices. Across the street from Providence Hospital. Second generation suite to be finished out to your specifications.

- Excellent medical location
- Ample parking
- Easy access to Highway 6
- Central location within center
- Second generation space for easy modifications

## PROPERTY HIGHLIGHTS

### PROPERTY

Meadow Lake Center

### LOCATION

7125 Sanger Ave, Waco, TX 76712

### PROPERTY TYPE

Office | Special Use

### MARKET

Waco

### AVAILABLE SPACE

6,000 SF

### LEASE RATE

Call for Pricing



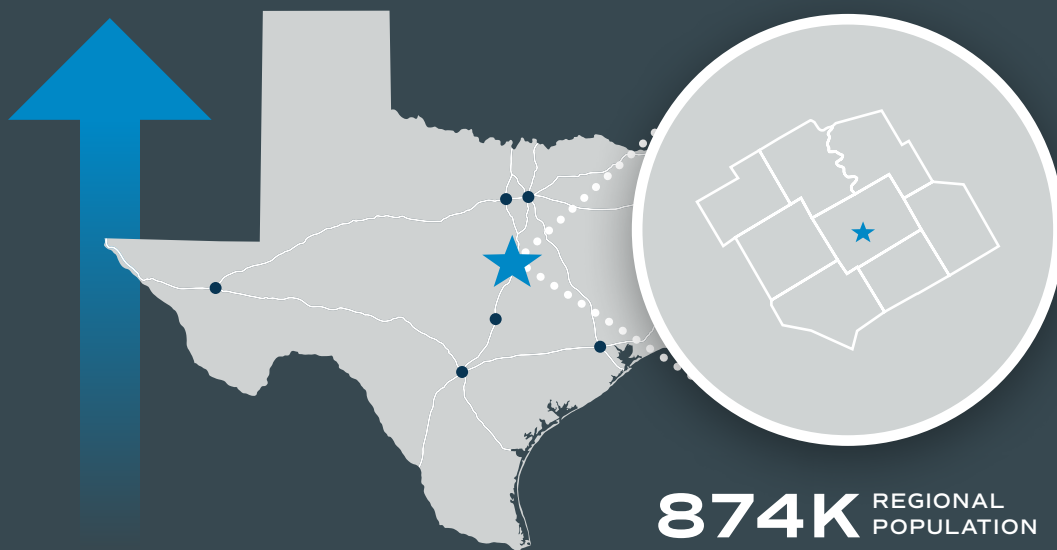
# MEADOW LAKE CENTER



# PHOTO GALLERY







## REGIONAL HIGHLIGHTS

### TRAVEL

*2021 Direct Impact*

#### Visitors

1.7 million, 45% increase

#### Hotel Occupancy

Over 1 million rooms booked | 2nd highest in TX

#### Travel Spending

\$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

#### Transport

72.3

#### Utilities

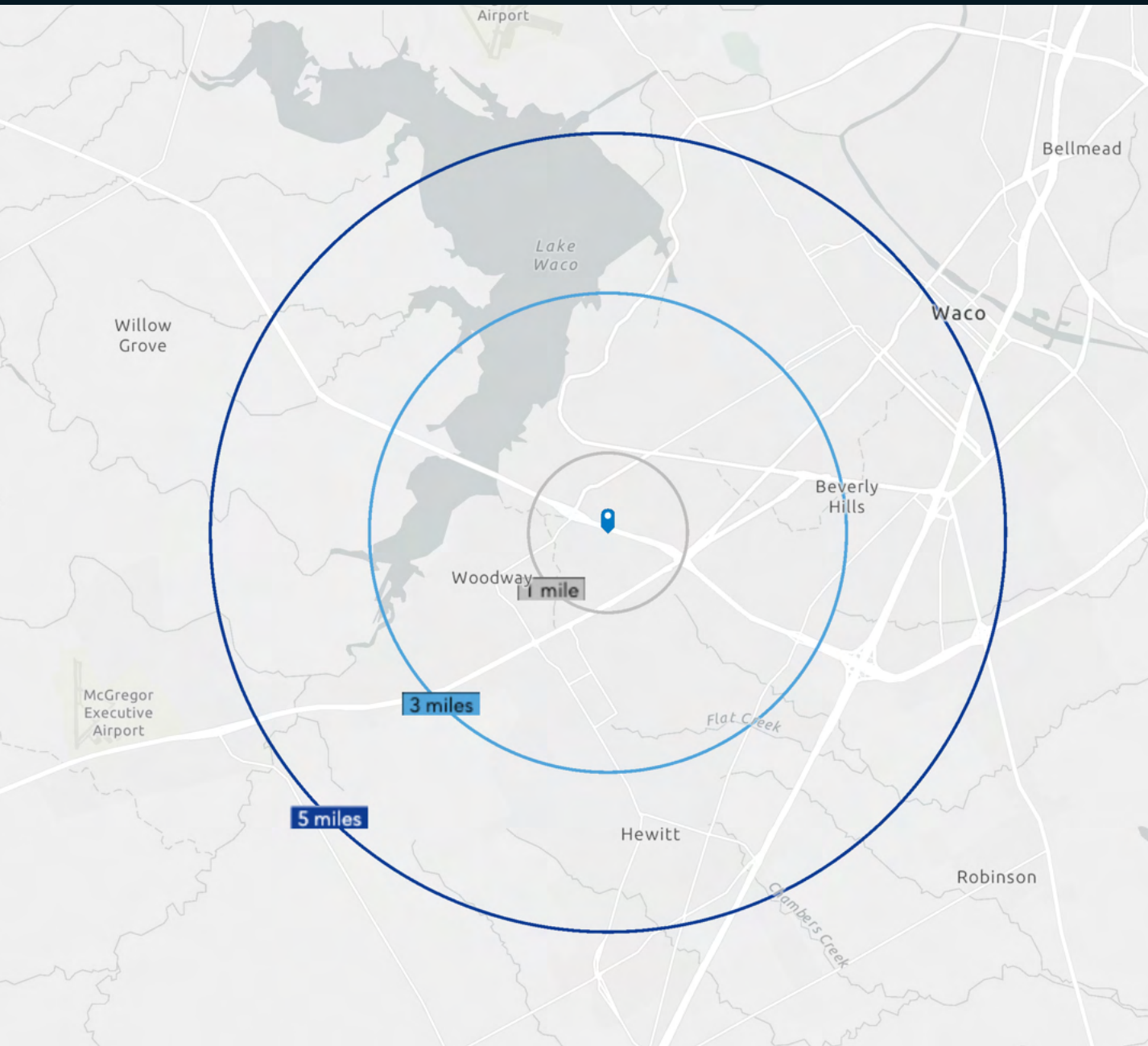
97.2

#### Healthcare

101

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





## DEMOGRAPHIC OVERVIEW



### POPULATION

|                 | -1mi  | -3mi   | -5mi    |
|-----------------|-------|--------|---------|
| 2010 Population | 8,144 | 43,678 | 108,357 |
| 2020 Population | 8,554 | 48,506 | 118,947 |
| 2024 Population | 8,763 | 49,345 | 123,207 |



**Median Age**  
36

### HOUSEHOLDS

|                 | -1mi  | -3mi   | -5mi   |
|-----------------|-------|--------|--------|
| 2010 Households | 3,361 | 18,425 | 41,379 |
| 2020 Households | 3,405 | 19,404 | 45,724 |
| 2024 Households | 3,513 | 19,832 | 47,679 |

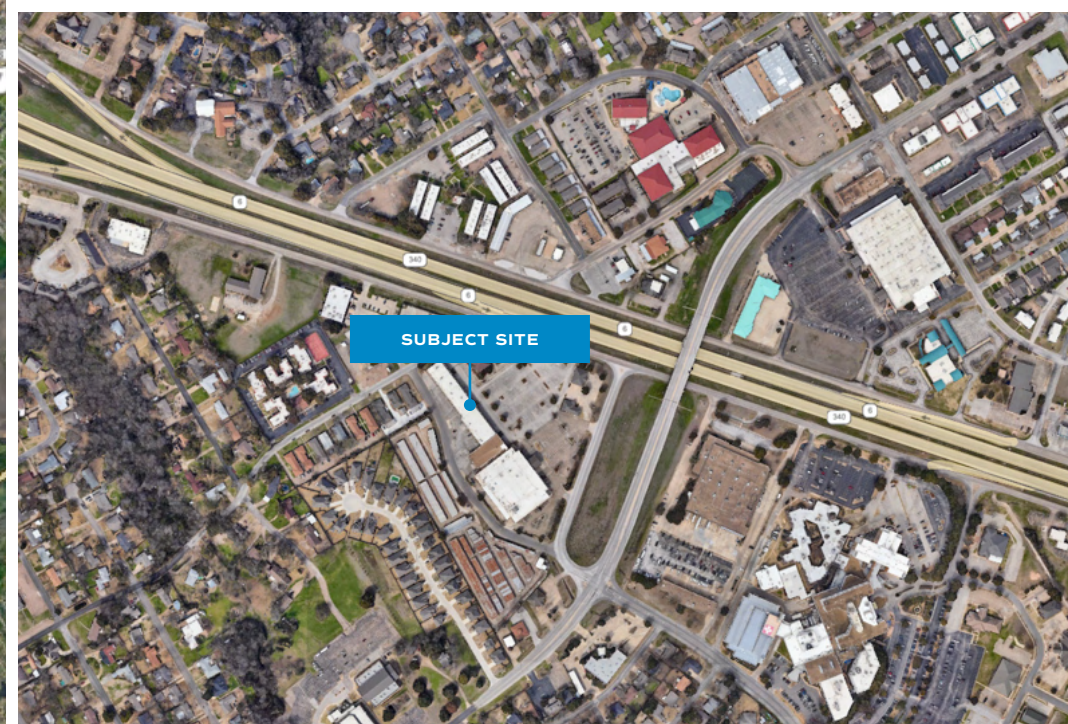
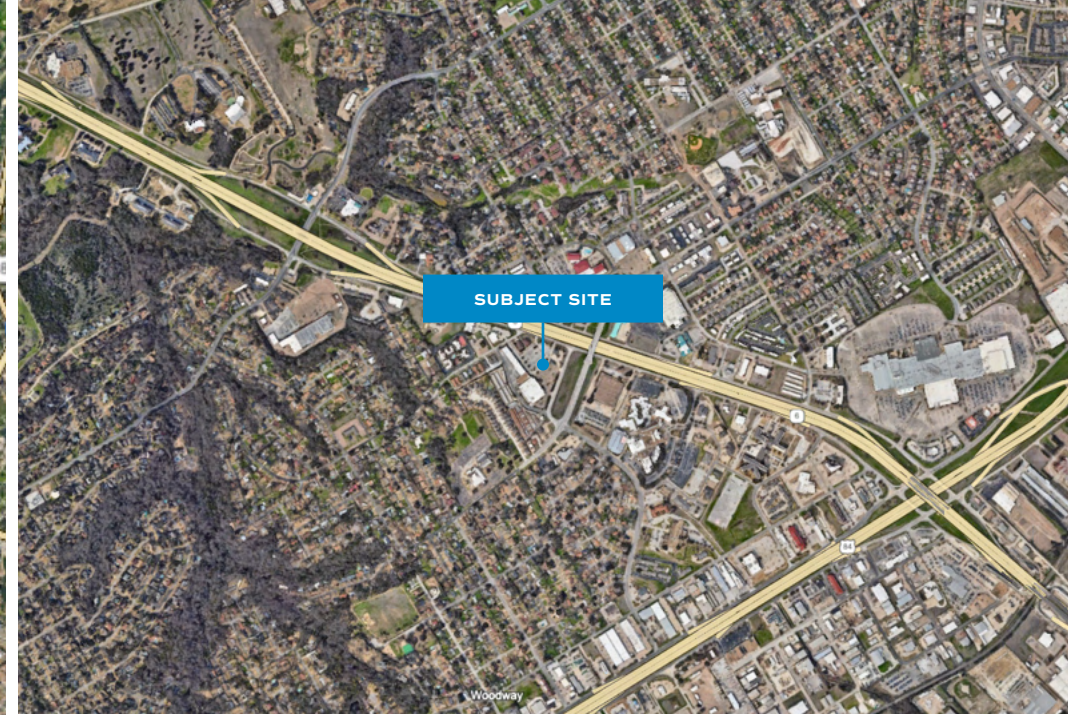
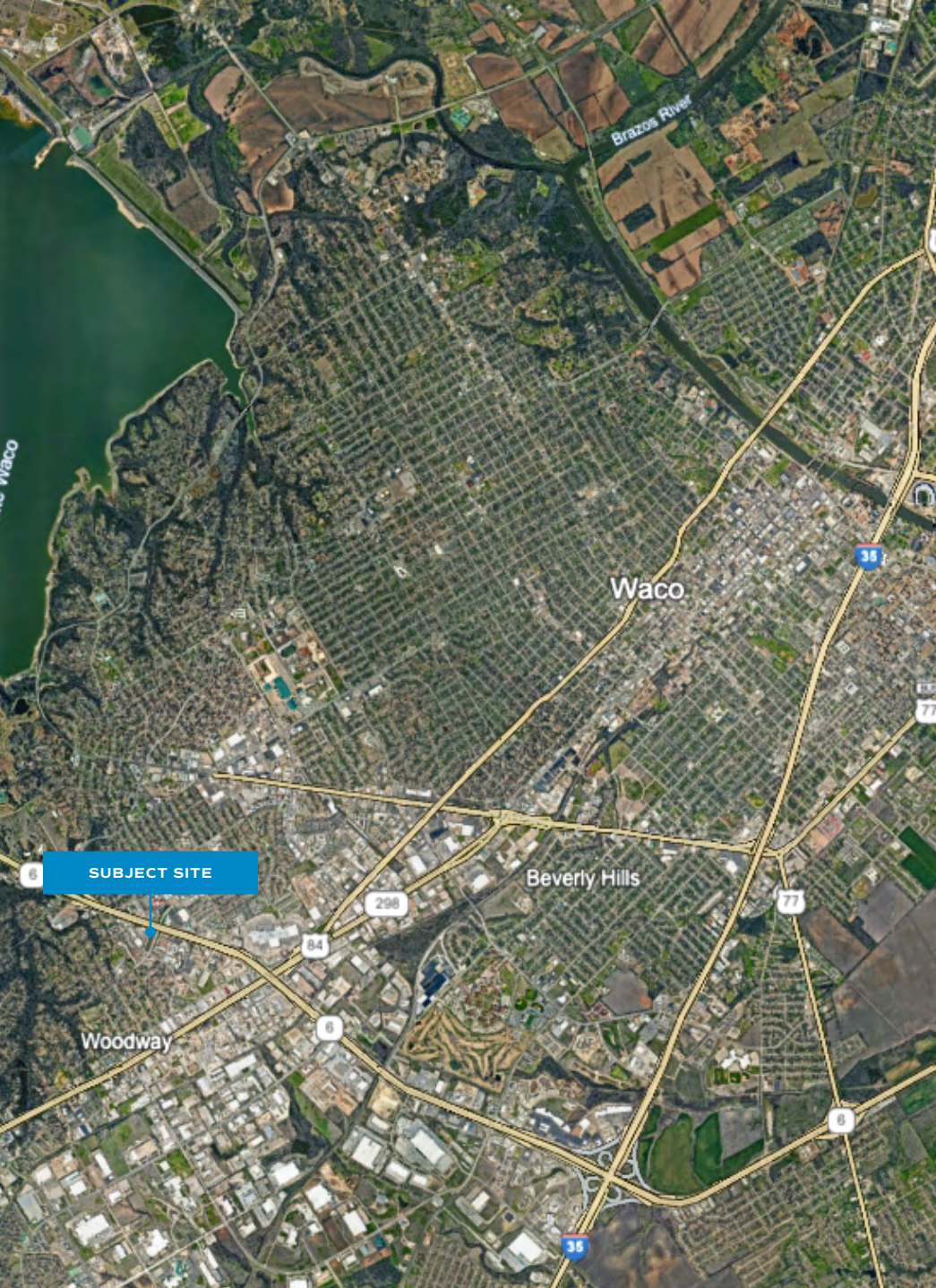
### MEDIAN HOUSEHOLD INCOME

|             | -1mi     | -3mi     | -5mi     |
|-------------|----------|----------|----------|
| 2024 Income | \$71,495 | \$67,460 | \$61,816 |

### AVERAGE HOUSEHOLD INCOME

|             | -1mi     | -3mi     | -5mi     |
|-------------|----------|----------|----------|
| 2024 Income | \$89,019 | \$98,224 | \$86,585 |





# CROMWELL

COMMERCIAL GROUP

**PRESENTED BY:**



**H. BLAND CROMWELL** CCIM, SIOR

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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.*

11-2-2015



### 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.

**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.

**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.

|                                                                    |                |                                          |                     |
|--------------------------------------------------------------------|----------------|------------------------------------------|---------------------|
| <b>Coldwell Banker Apex, Realtors</b>                              | <b>0590914</b> | <b>lori@cbapex.com</b>                   | <b>254-313-0000</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.    | Email                                    | Phone               |
| <b>Lori Arnold</b>                                                 | <b>0590914</b> | <b>lori@cbapex.com</b>                   | <b>254-313-0000</b> |
| Designated Broker of Firm                                          | License No.    | Email                                    | Phone               |
| <b>Kathy Schroeder</b>                                             | <b>269763</b>  | <b>kathy@cbapex.com</b>                  | <b>254-776-0000</b> |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.    | Email                                    | Phone               |
| <b>H. Bland Cromwell, CCIM, SIOR</b>                               | <b>206780</b>  | <b>bland@cromwellcommercialgroup.com</b> | <b>254-313-0000</b> |
| Sales Agent/Associate's Name                                       | License No.    | Email                                    | Phone               |

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

\_\_\_\_\_  
Date