



GREGG GLIME CCIM, SIOR

CALEB LOUDAMY

618 AUSTIN AVE, WACO, TX 76701

39,930+/- SF

FOR SALE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER APEX, REALTORS



PROPERTY OVERVIEW

The Cameron Trading Building is a historic downtown Waco property located at 618 Austin Ave, offering a unique opportunity in the heart of the city's growing downtown district. The building combines character and historic appeal with a location surrounded by restaurants, retail, offices, residential development, and other downtown amenities.

With its prominent Austin Avenue location, the property is well positioned for a variety of uses and offers an opportunity to be part of Waco's continued downtown revitalization. The Cameron Trading Building is an excellent option for an owner-user, investor, or developer looking for a distinctive property in one of Waco's most established and active areas.

- 3 floors + basement
- Freight Elevator
- Side and back alley access
- Updated roof

PROPERTY HIGHLIGHTS

PROPERTY

Cameron Trading Building

LOCATION

618 Austin Ave, Waco, TX 76701

PROPERTY TYPE

Office | Retail

MARKET

Downtown Waco

ZONING

C-4

LOT SIZE

0.2841+/- Acres

AVAILABLE SF

39,930+/- SF

ASKING PRICE

\$3,000,000

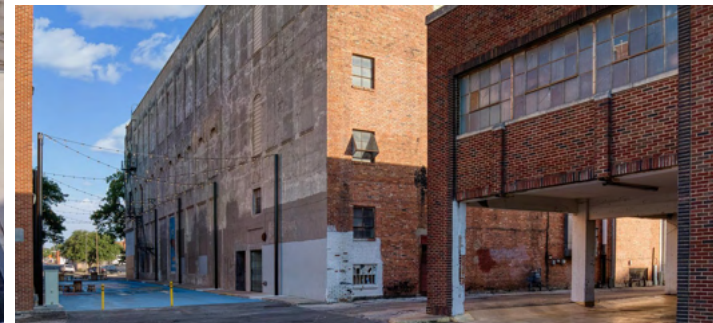
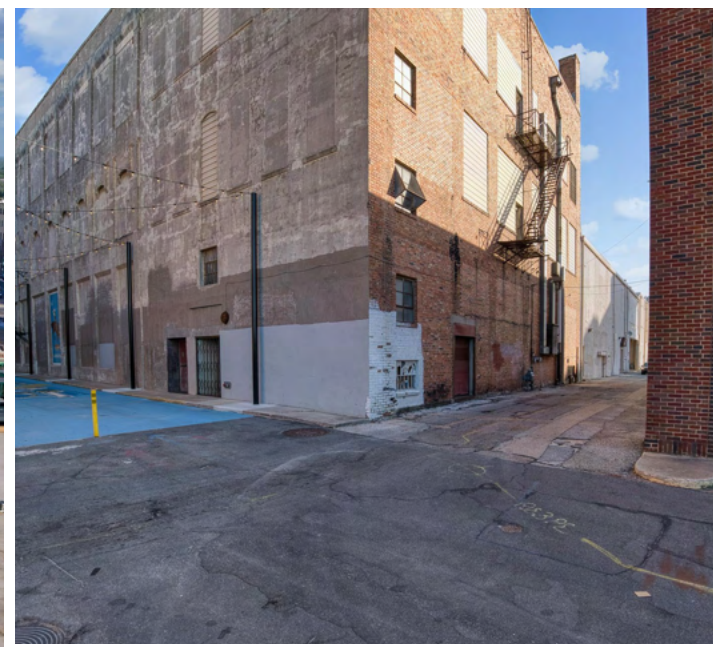
****TOURS BY APPOINTMENT ONLY-
DO NOT DISTURB TENANT****



Gregg Glime SIOR, CCIM
gregg@cromwellcommercialgroup.com

Caleb Loudamy
caleb@cromwellcommercialgroup.com

PHOTO GALLERY



Gregg Glime SIOR, CCIM
gregg@cromwellcommercialgroup.com

Caleb Loudamy
caleb@cromwellcommercialgroup.com



New Developments

- Downtown Waco

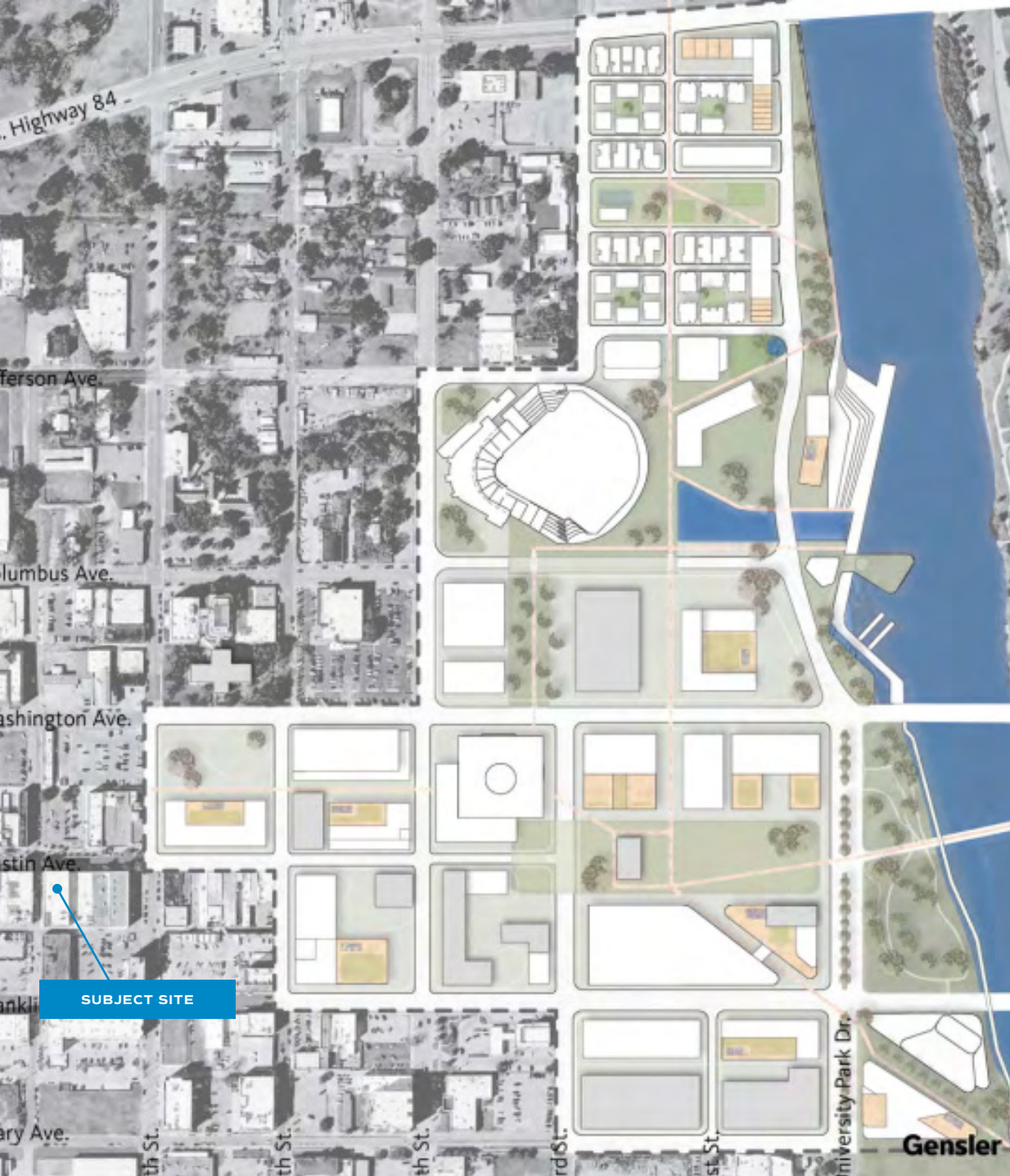
County Square

The County Square concept was developed to activate the space adjacent to McLennan County Courthouse with both recreation and retail opportunities. The concept proposes a central green plaza bookended by a performance pavilion and native garden playscape features. Connecting walkways and a trio of fountain installations lead from the Courthouse through the plaza to restaurant and retail space.

Performing Art Center

From 2019 through 2022, the City of Waco conducted a feasibility study to outline the essential characteristics and funding needs of a Performing Arts Center in Waco. In late Fall of 2022, the City contracted with OMA Architecture to produce a detailed cost model and develop a refined concept of internal and external renderings and animations. This package is nearing completion, after which the fundraising portion of the campaign will commence.





New Developments

- Downtown Waco

Riverfront Development

Riverfront Waco is the newest addition to the downtown scene. Centering on the Brazos Commons Park, Farmer's Market, Waco Riverwalk and Baylor's new Foster Basketball Pavilion, this mixed use urban village district will be home to new residences, restaurants, hotel and meeting facilities, and places to work all within a visually exciting and memorable place designed for people to walk. Riverfront Waco is a destination for Wacoans and visitors alike, offering a district collage of small-town allure and downtown accents, resulting in a captivating sports and entertainment destination.

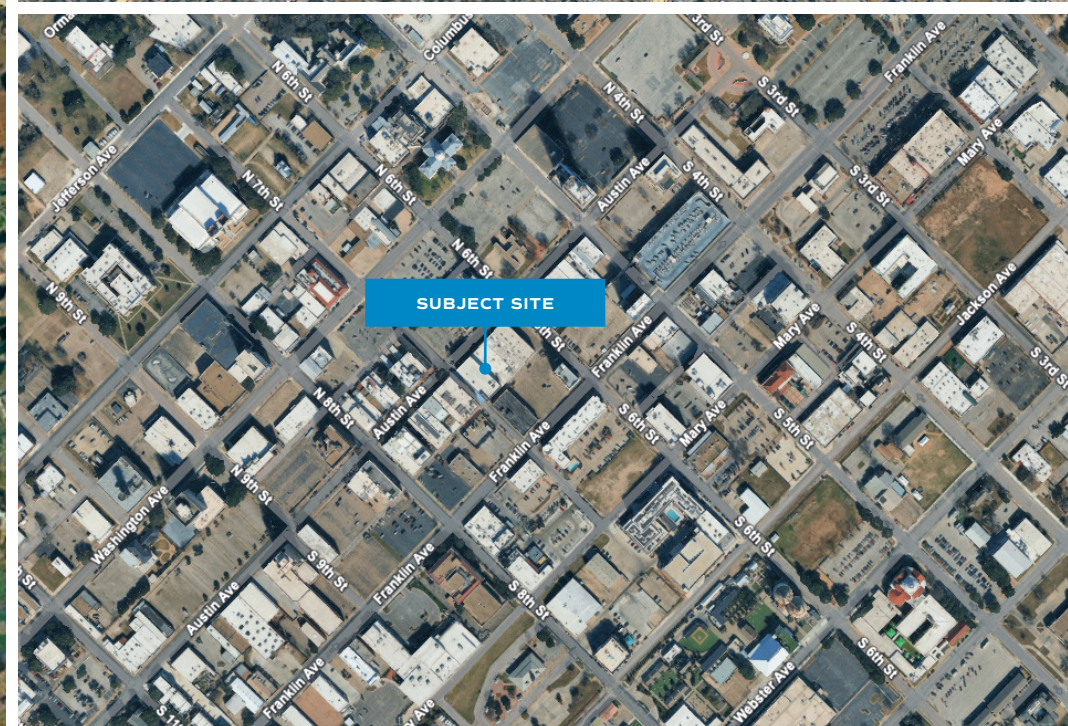
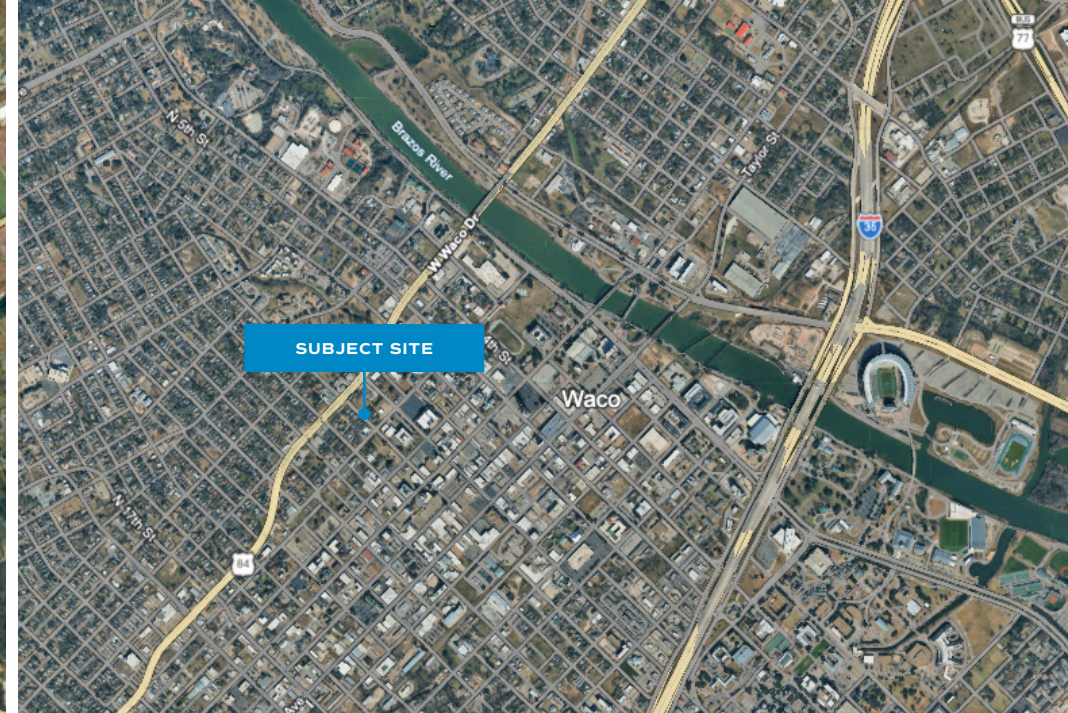
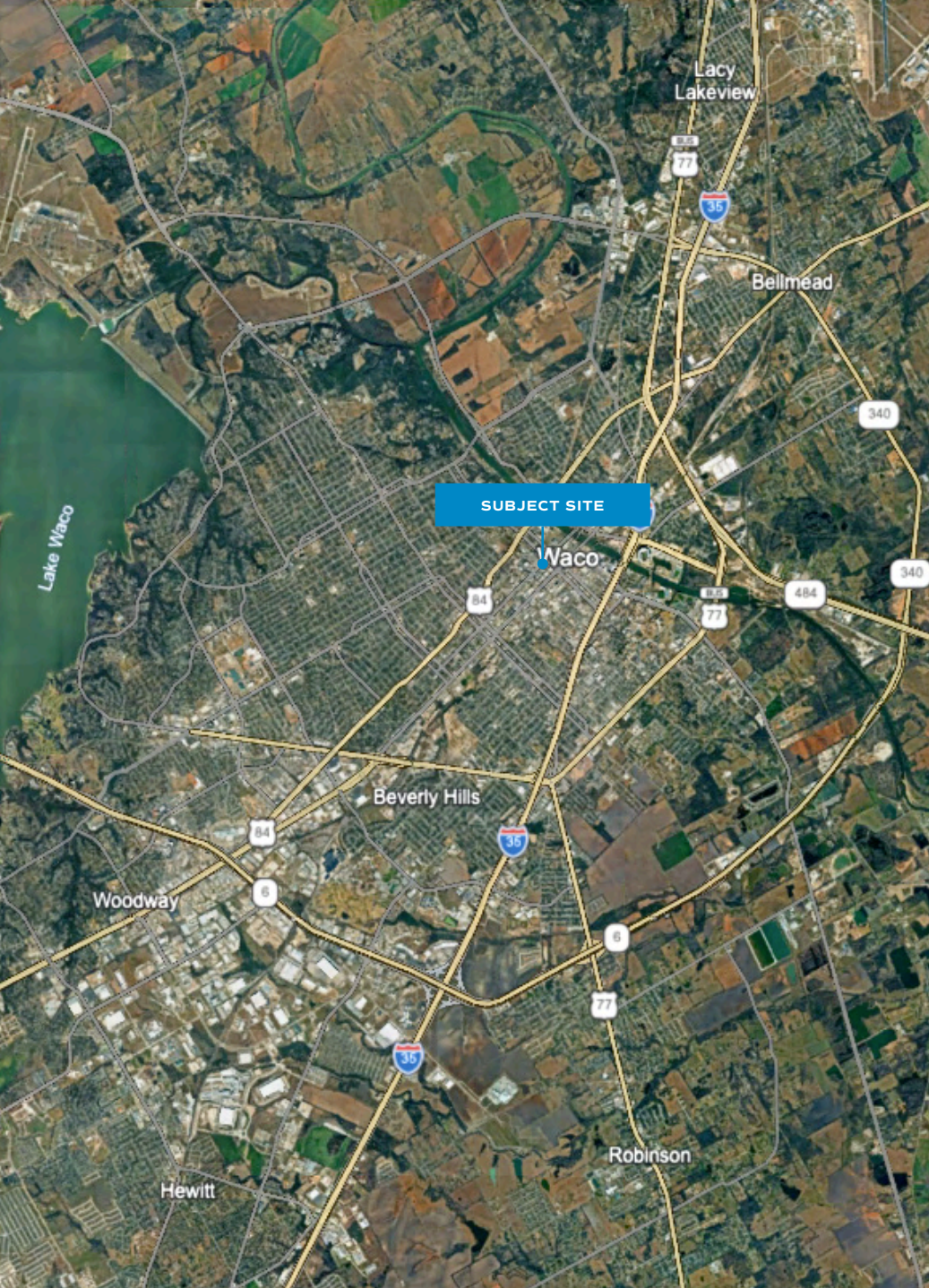
Proposed New Baseball Stadium

The proposed baseball stadium in downtown Waco is set to be a major catalyst for economic and community revitalization. Featuring a modern design with state-of-the-art amenities, the facility aims to attract visitors and boost local businesses. Beyond Baseball, the stadium will serve as a versatile venue for various events, enhancing Waco's cultural and recreational landscape. The project promises to play a significant role in transforming Downtown Waco into a vibrant bustling destination.



Gregg Glime SIOR, CCIM
gregg@cromwellcommercialgroup.com

Caleb Loudamy
caleb@cromwellcommercialgroup.com



CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



GREGG GLIME SIOR, CCIM

O: 254.313.0000

E: gregg@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



CALEB LOUDAMY

C: 254.981.3036

O: 254.313.0000

E: caleb@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.

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.

Coldwell Banker Apex, Realtors	590914-BB	lori@cbapex.com	254-313-0000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Lori Arnold	323729-B	lori@cbapex.com	254-313-0000
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
Gregg Glime, SIOR, CCIM	620081-B	gregg@cromwellcommercialgroup.com	254-313-0000
Name of Sales Agent/Associate	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 1-2