



STEFAN LEROW | **LUKE HOLLER**

400 N HEWITT DR, HEWITT, TX 76643

2,568+/- SF | 0.4132+/- Acres

AVAILABLE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER APEX, REALTORS



PROPERTY OVERVIEW

400 N Hewitt Drive is a freestanding 2,568+/- SF professional office building on one of Hewitt's busiest corridors, offering the presence, signage, and privacy of a single-tenant asset. Vaulted ceilings and a large open lobby give the space character and a strong first impression, with six private offices, a dedicated conference area, three restrooms, and a kitchenette behind it. The layout is efficient and functional as-is, though cosmetic refresh would allow an incoming tenant to put their own stamp on it at a lower cost. Dedicated on-site parking serves clients and staff directly. Currently occupied as a law office, the building suits a broad range of professional and service users, and sits minutes from I-35 and the greater Waco market.

- 2,568+/- SF freestanding building
- Vaulted ceilings and natural light
- Six (6) large private offices and three (3) restrooms
- Dedicated conference area
- Large, open reception lobby
- Kitchenette/break area
- Dedicated on-site parking
- Prominent frontage and signage opportunity on N. Hewitt Drive
- Existing professional office build-out

PROPERTY HIGHLIGHTS

LOCATION

400 N Hewitt Dr, Hewitt, TX 76643

PROPERTY TYPE

Office

MARKET

Hewitt Drive

ZONING

C-2

LOT SIZE

0.4132+/- Acres

AVAILABLE SPACE

2,568+/- SF

LEASE RATE

\$15/SF + NNN

NNN PRICE

\$6.50/SF



Stefan LeRow

stefan@cromwellcommercialgroup.com

Luke Holler

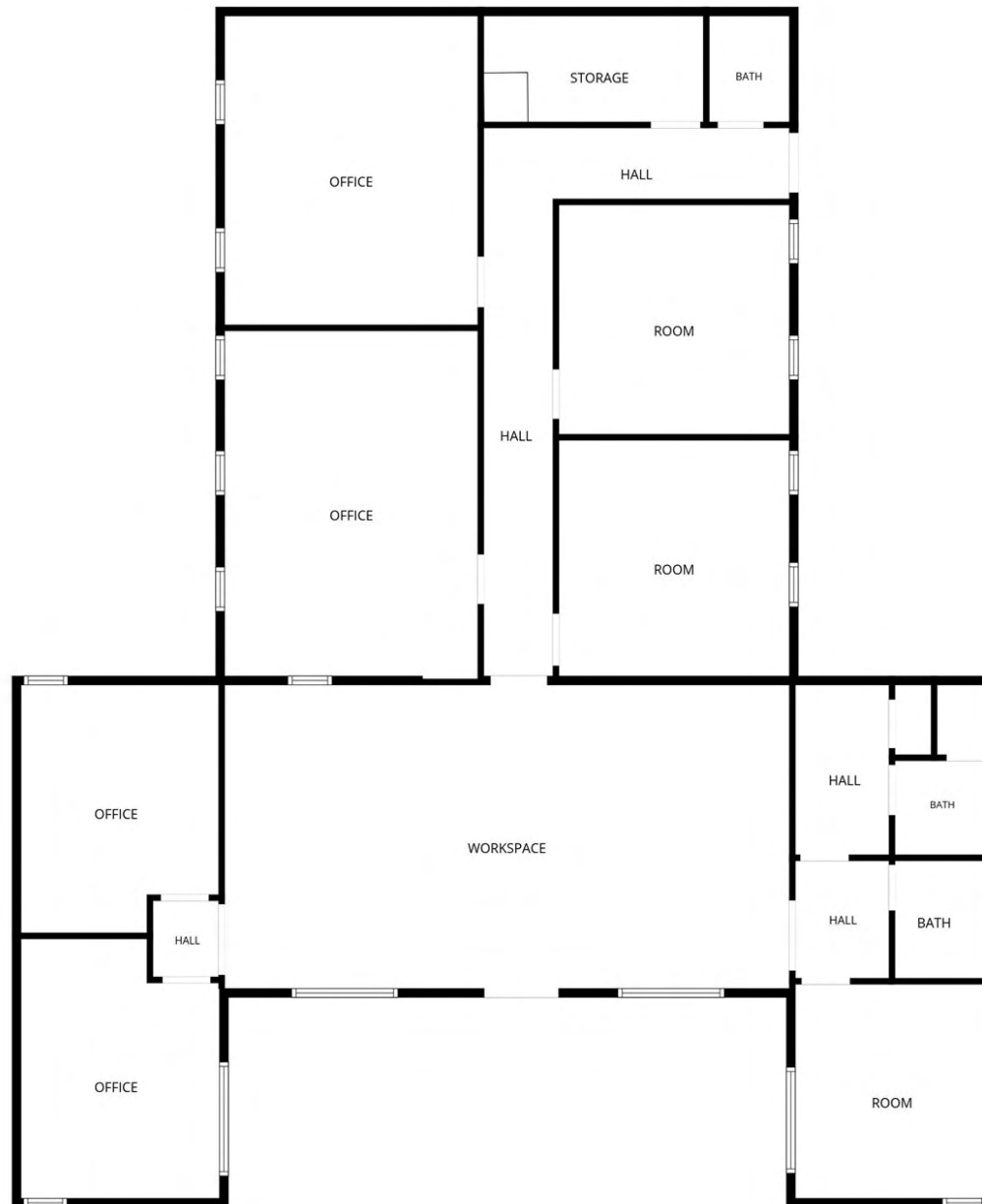
luke@cromwellcommercialgroup.com

PHOTO GALLERY



Stefan LeRow
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Luke Holler
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SUBJECT
PROPERTY



N HEWITT DR | 26,939 VPD

BOUNDARY LINES ARE APPROXIMATE

 Click to view property



Stefan LeRow
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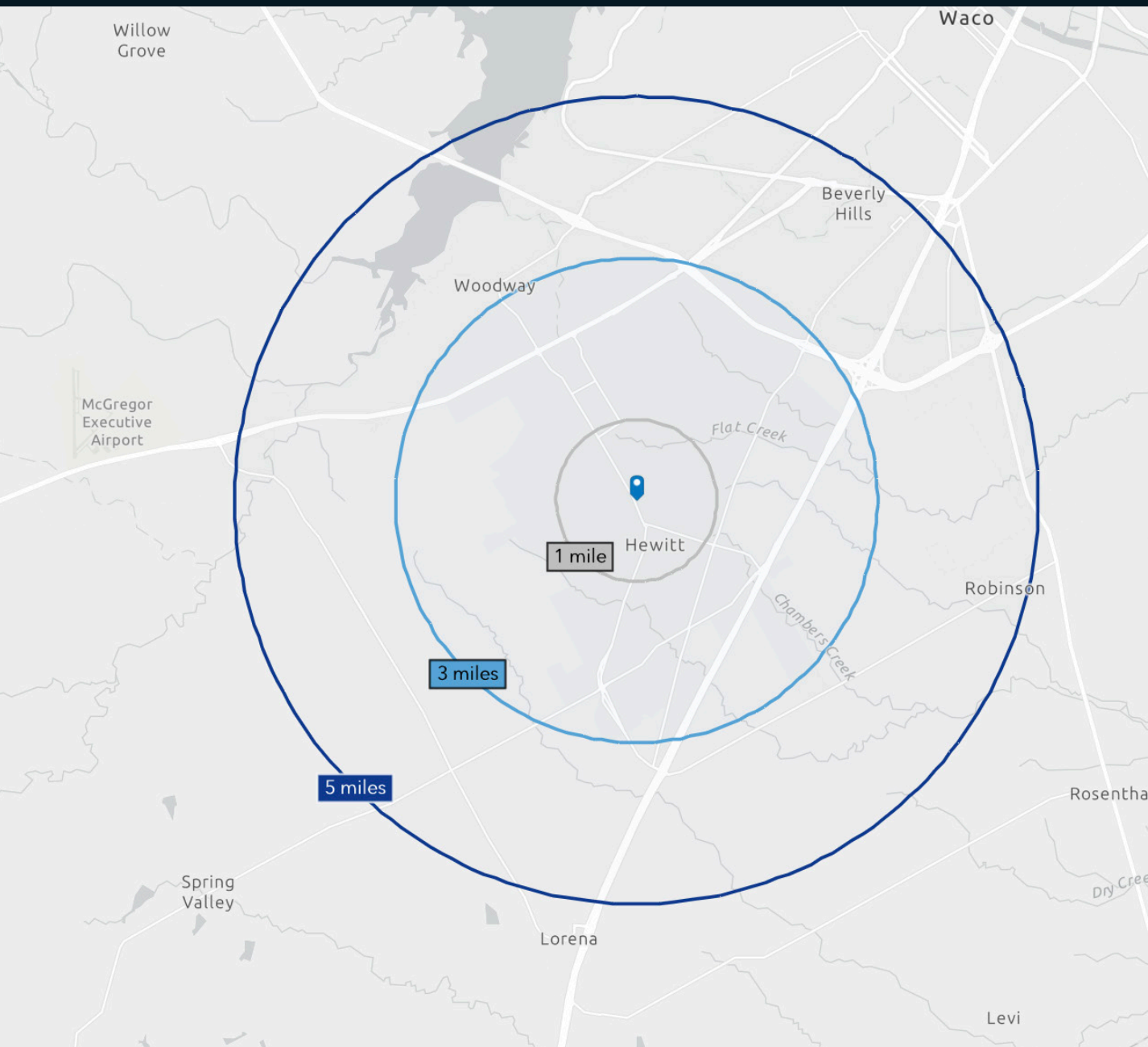


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DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	7,060	30,318	66,756
2020 Population	8,028	37,734	80,134
2026 Population	7,854	40,050	84,284



Median Age
40.3

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	2,428	2,644	2,697
2020 Households	11,501	14,097	15,468
2026 Households	26,252	30,984	33,726

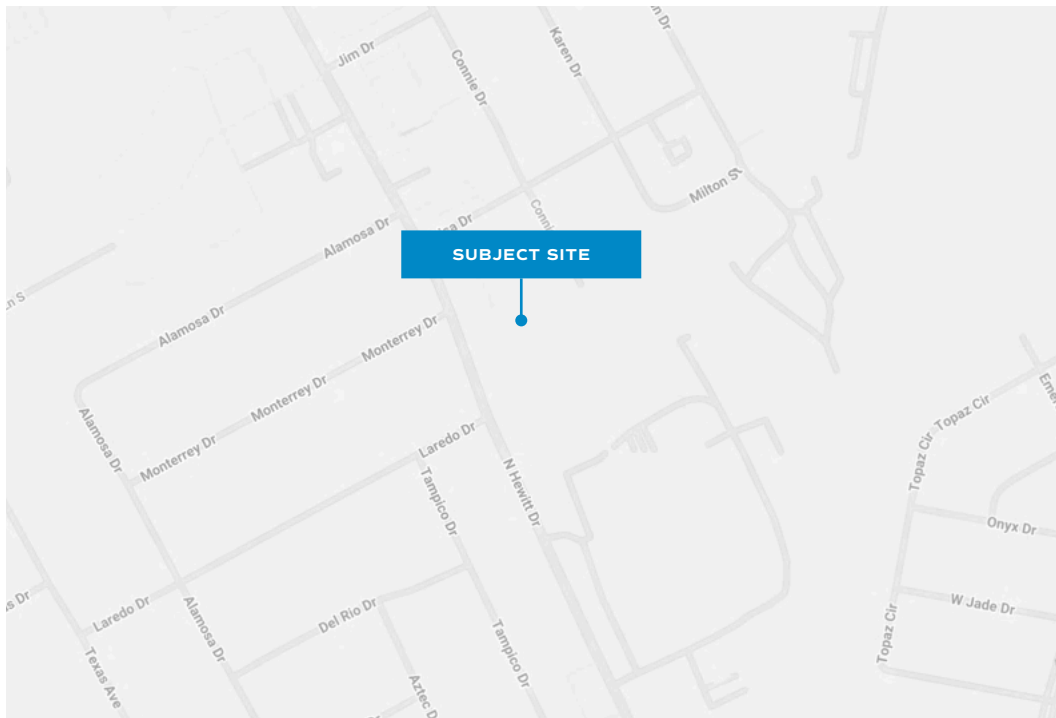
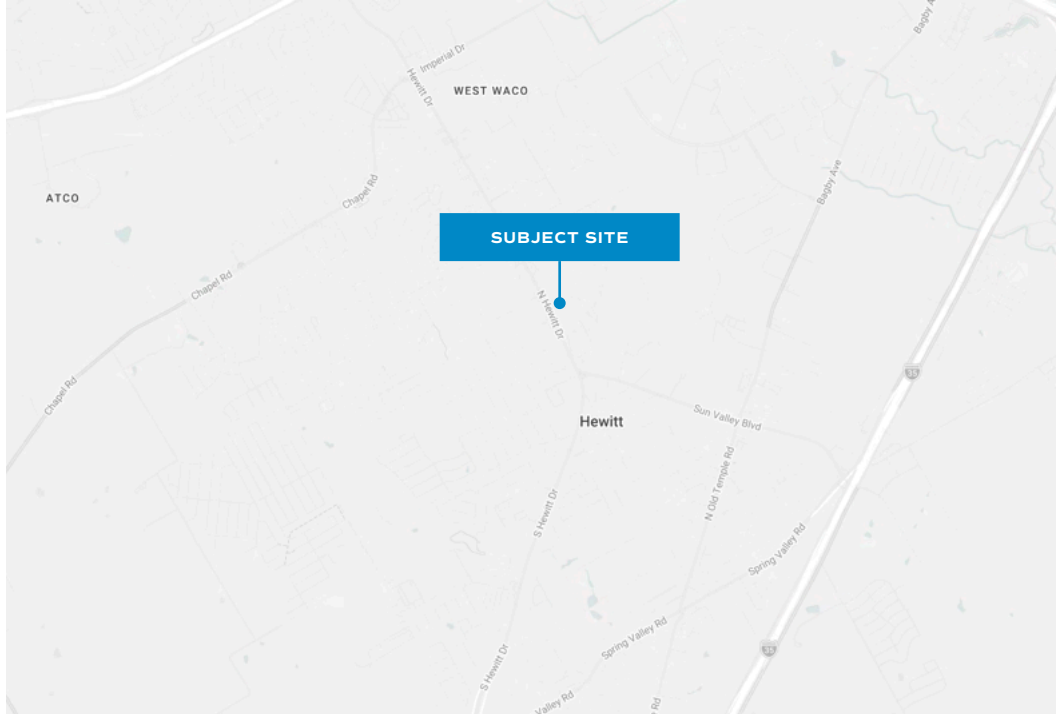
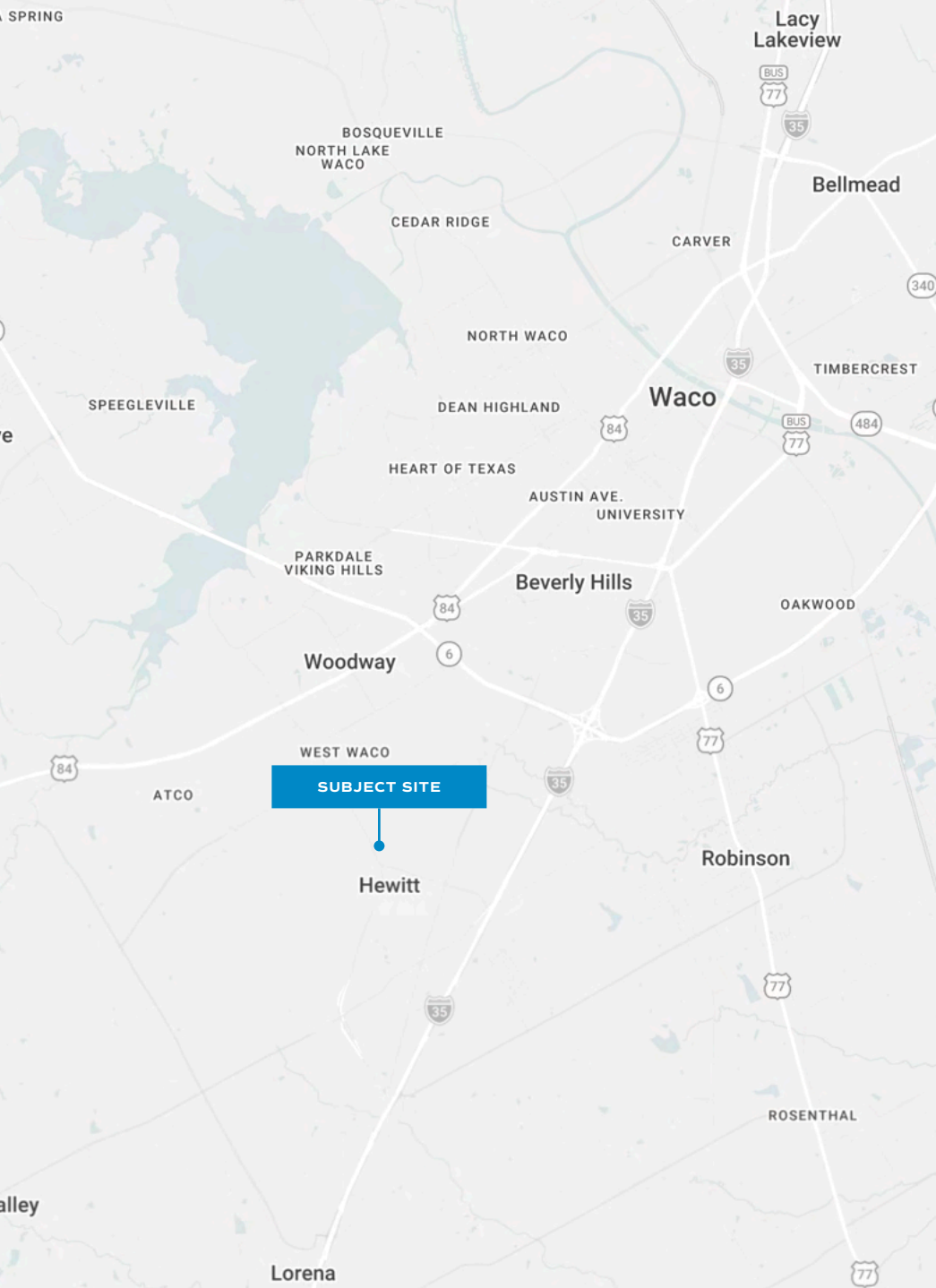
MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2026 Income	\$78,794	\$95,738	\$80,950

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2026 Income	\$99,906	\$125,107	\$111,093





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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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