2,244 SF

Onward
REAL ESTATE TEAM
at Keller Williams

Available

2,244 SF Of Downtown Waco Retail Space

707 Austin Avenue, Suite A2,
Waco, Texas 76710

SCAN FOR
PROPERTY LISTING

Property Overview

General Information

Location
707 Austin Avenue, Suite A2,
Waco, Texas 76710

Asset Type
Retail

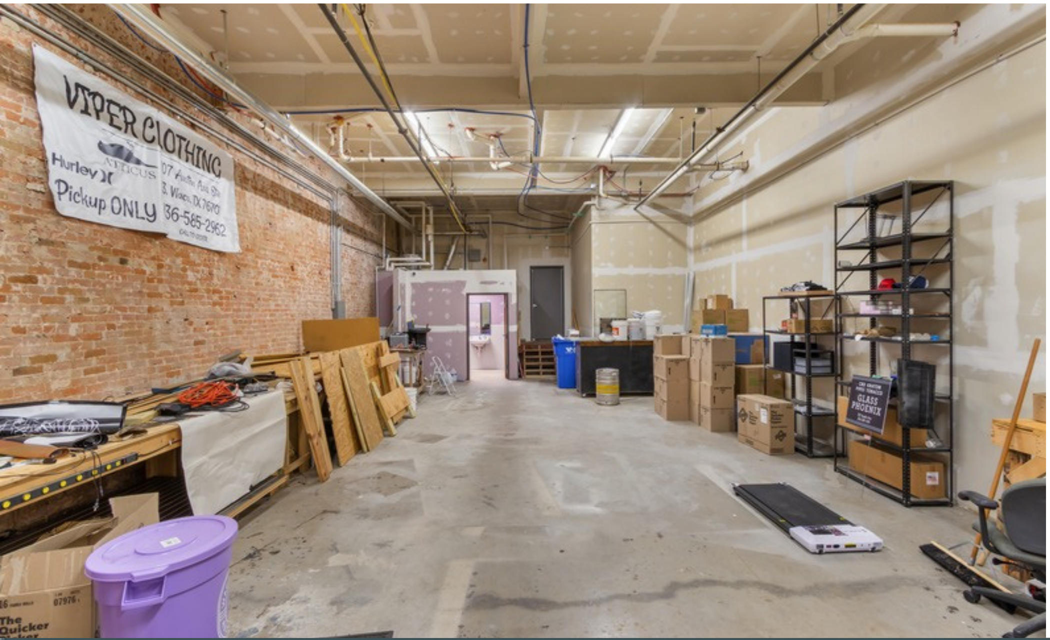
Asking Price
$525,000.00

Property Highlights

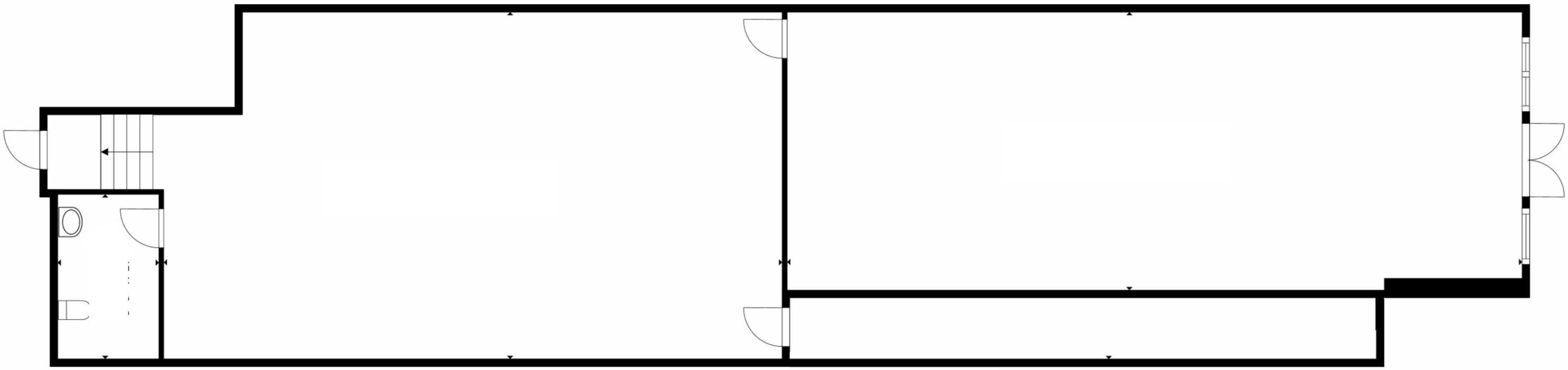
- Improvements: 2,244 SF
- Year Built: 1919 (Historical Building)
- Commercial Condominium
- Large Storefront Windows
- 3 Blocks From Magnolia Silos
- Heavy Walkable Traffic Area
- Zoning: C-4: Central Commercial No Limits u/a
- Located In The Heart Of Downtown Waco
- Located In Waco Public Improvement District Number One (PID1)
- 2025 Taxes: $7,609.68

Property Photos

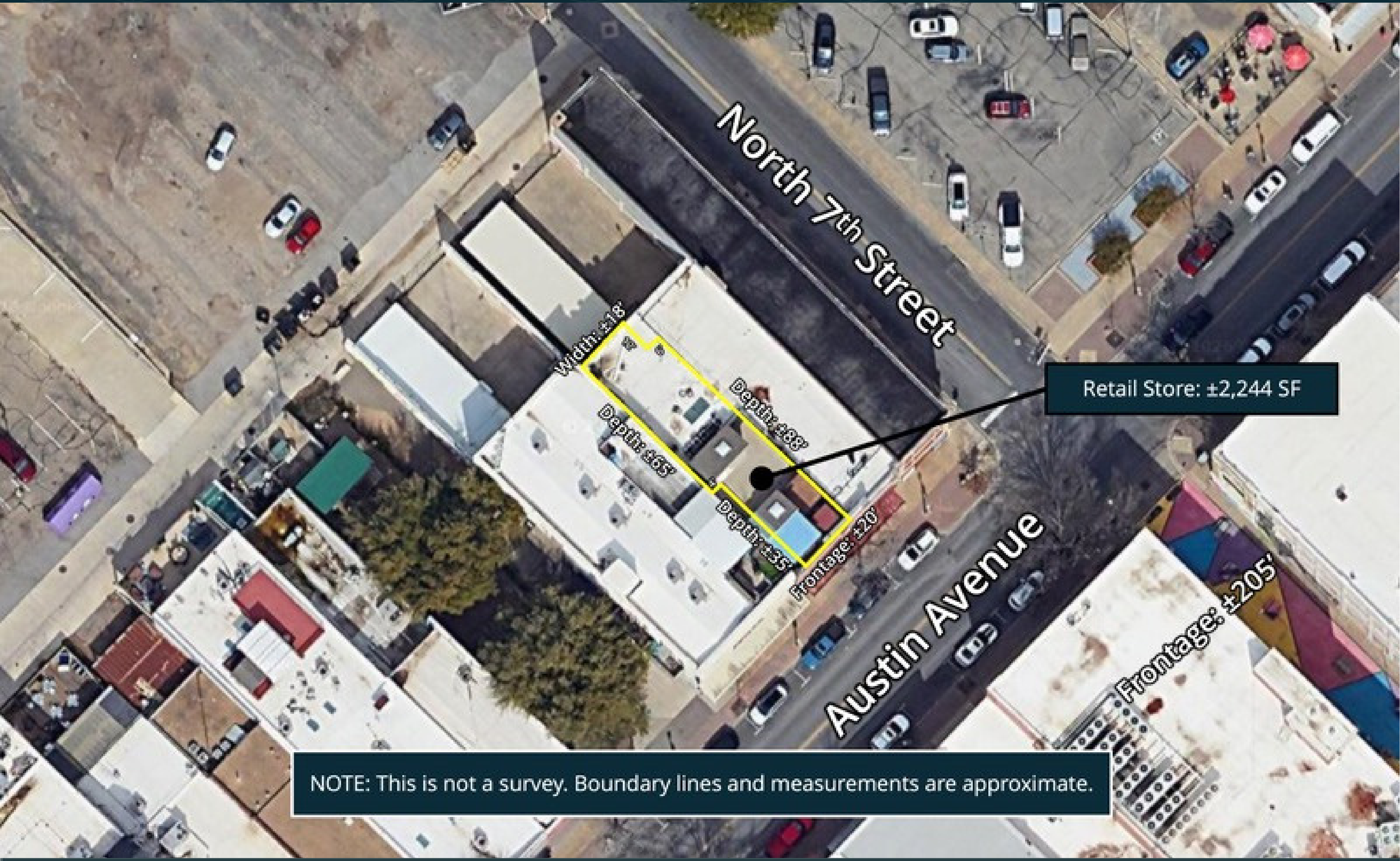

Property Photos



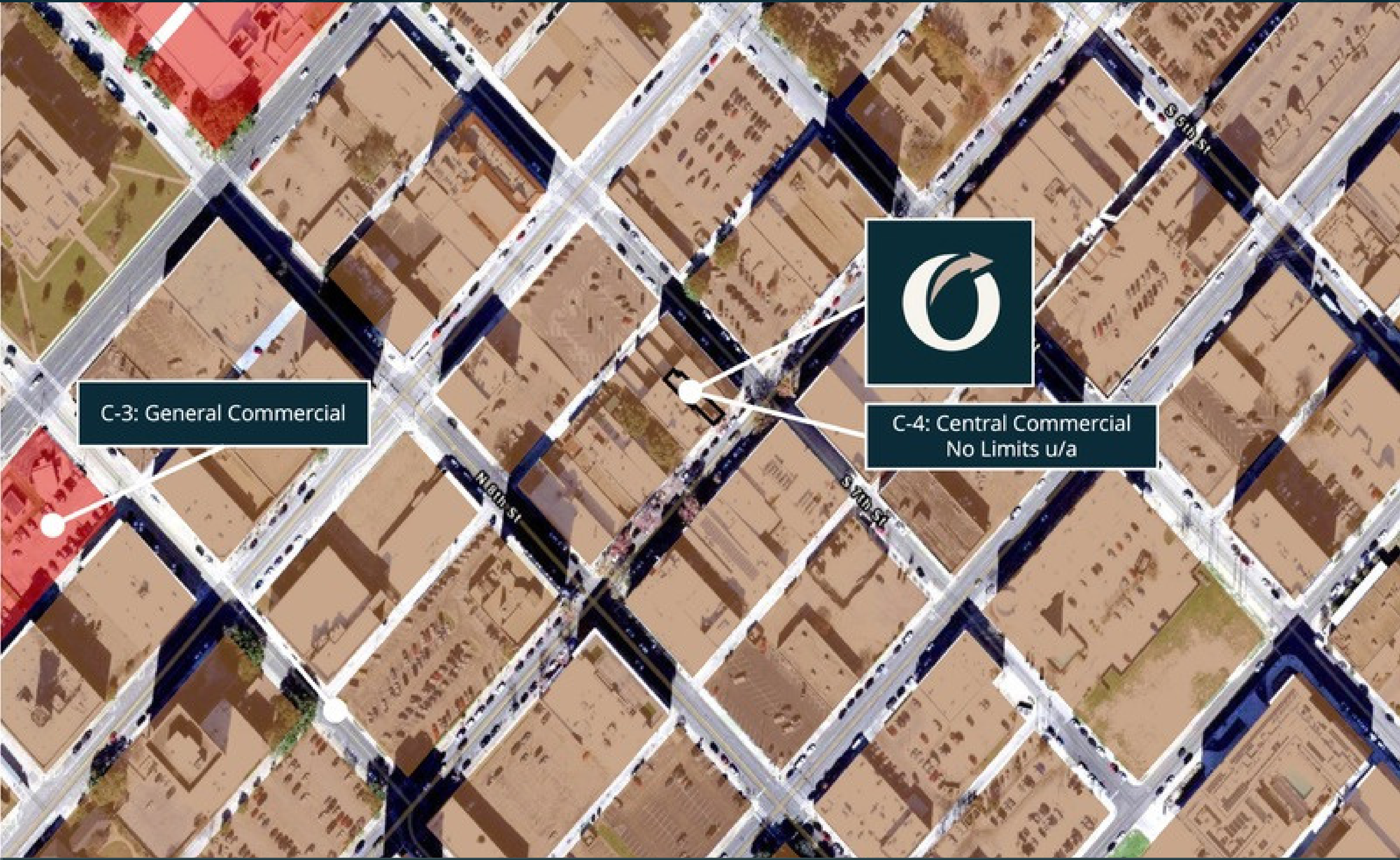
Floor Plan



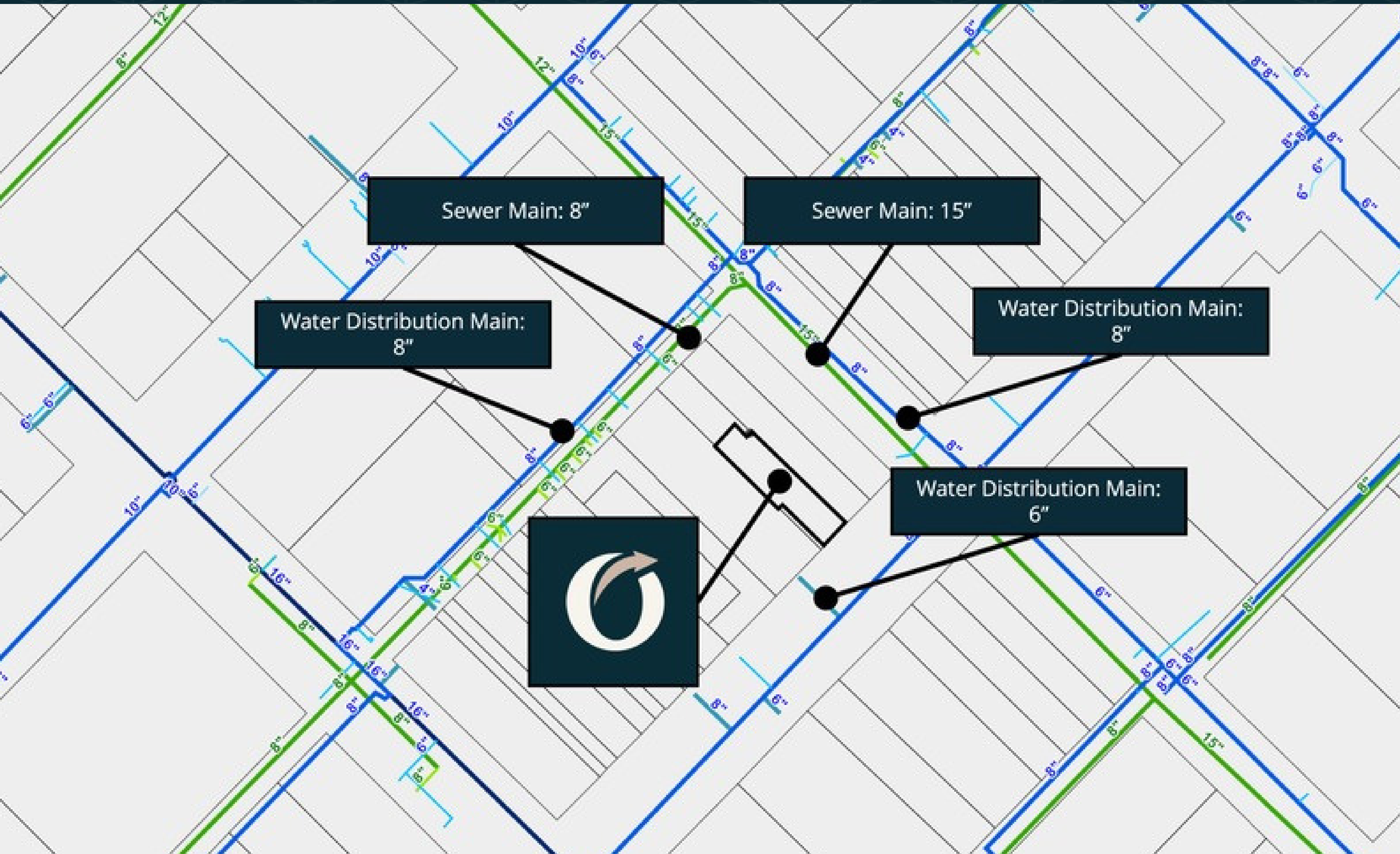
Property Breakdown



Zoning Exhibit



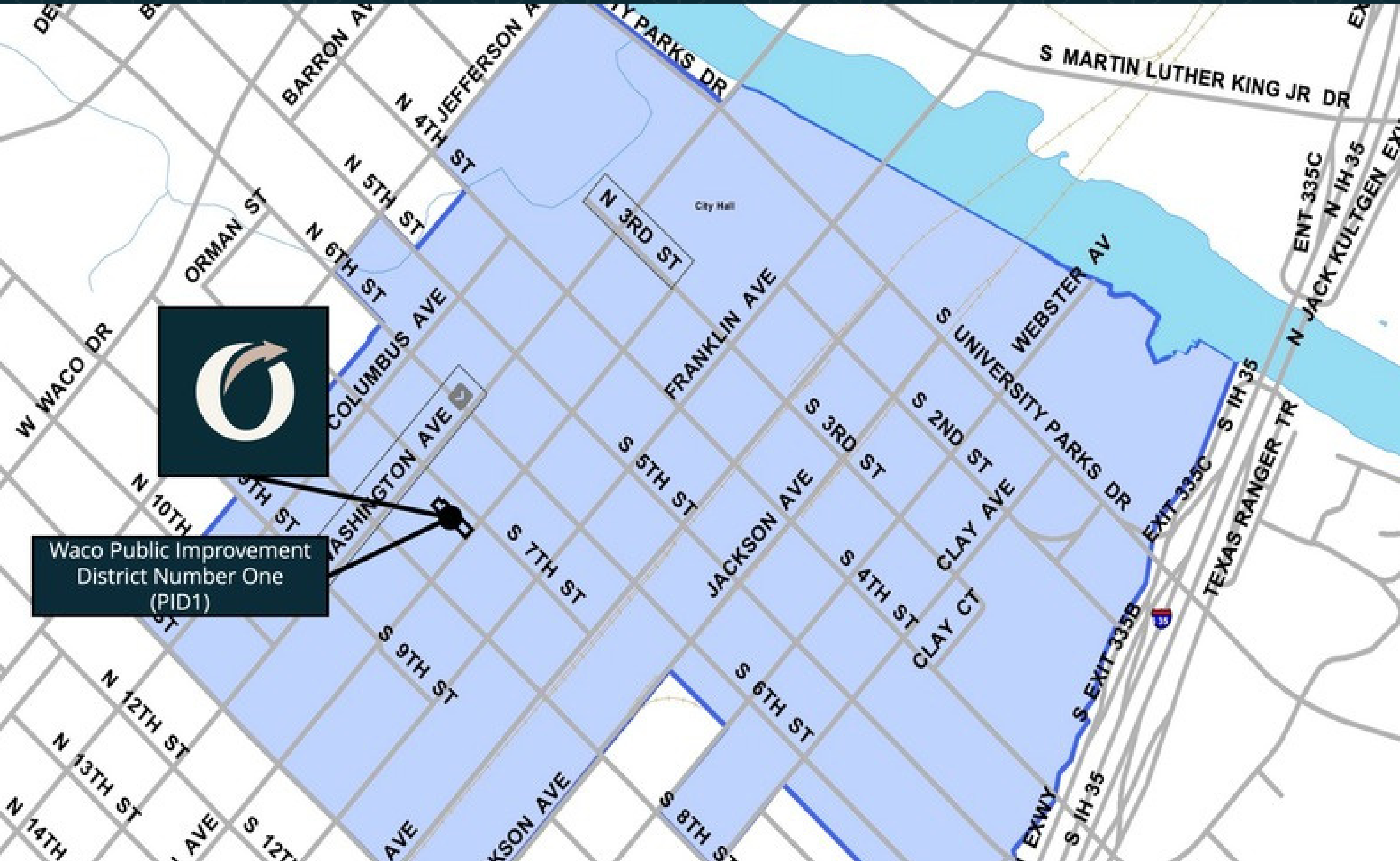
Utilities Exhibit



TxDOT Traffic Count Exhibit

Retailer Map

Waco Public Improvement District Number One (PID1)



FEMA Flood Map

According to the FEMA.gov website, this property is not in a FEMA Flood Zone

Demographics

Strong Population Reach
142,195
Total Reach (5-Mile Radius)

Affluent Household Income
$66,289
Average Household Income

Prime Working Age
Early 30s
Median Age

Category	1 Mile	3 Mile	5 Mile
2024 Population	9,069	84,936	138,873
2029 Population Projection	9,821	90,630	147,875
Annual Growth 2020-2024	4.8%	2.5%	2.0%
Annual Growth 2024-2029	1.7%	1.3%	1.3%
Median Age	28.3	28	30.4
Bachelor's Degree or Higher	17%	18%	20%
Median Home Value	$84,385	$100,923	$140,445
Avg Household Income	$55,966	$51,346	$59,841

About Waco, Texas

Waco, Texas is strategically positioned along the Interstate 35 corridor between Dallas–Fort Worth and Austin–San Antonio, placing it within one of the most dynamic growth regions in the state. 707 Austin Avenue, Suite A2 benefits from its central location within the urban core, offering immediate access to major arterials, retail corridors, and government offices. The property's proximity to I-35 supports efficient regional connectivity, enabling businesses to serve both local and statewide markets with ease.

The surrounding area is anchored by a diverse economic base including education, healthcare, manufacturing, logistics, and tourism. Baylor University, Ascension Providence, and major distribution users contribute to consistent daytime population and employment stability. Downtown Waco has experienced continued reinvestment and revitalization, strengthening demand for office, service, and commercial space within walkable, amenity-rich environments.

Waco's affordability, pro-business climate, and expanding population trends continue to attract entrepreneurs, regional operators, and national brands alike. The city offers a balanced blend of accessibility, workforce availability, and consumer demand, making it well-positioned for sustained commercial growth. Located within an established business district, 707 Austin Avenue provides investors and users the opportunity to capitalize on Waco's ongoing momentum and long-term market fundamentals.

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.

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 clients; and
- Treat all parties to a real estate transaction on 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:
  - » 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.

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.

Keller Williams Advantage	**9003002-BB**	**klrw553@kw.com**	**254-751-7900**
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Al Rincon	**525285-B**	**klrw553@kw.com**	**254-751-7900**
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Kerri Humble	**693930-SA**	**kerrihumble@kw.com**	**254-751-7900**
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Brad Harrell	**363789-B**	**bharrell@onwardret.com**	**254-870-9769**
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials — Date

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