



FOR LEASE

3925 Jack Kultgen Freeway Waco, TX 76706

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Freestanding office building for lease. 4,731 sf of Office space (and a bonus Mezzanine of 765 sf). Features multiple Restrooms, Break Room, Conference Room, eight Private Offices, and two Bullpen Areas.

PROPERTY HIGHLIGHTS

- Great Visibility on I-35 S (94,000 VPD)
- Convenient Location 10 minutes from Downtown and Baylor University
- Over 20 Parking Spaces
- Bonus 765 sf Mezzanine Area at no additional cost

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	4,731 SF
Building Size:	4,731 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,425	22,545	50,569
Total Population	8,745	60,136	135,252
Average HH Income	\$63,731	\$62,991	\$72,485

PAT FARRAR
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The information contained herein is derived from sources deemed reliable, but no warranty or representation is made or assumed for the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, or physical or familial status.

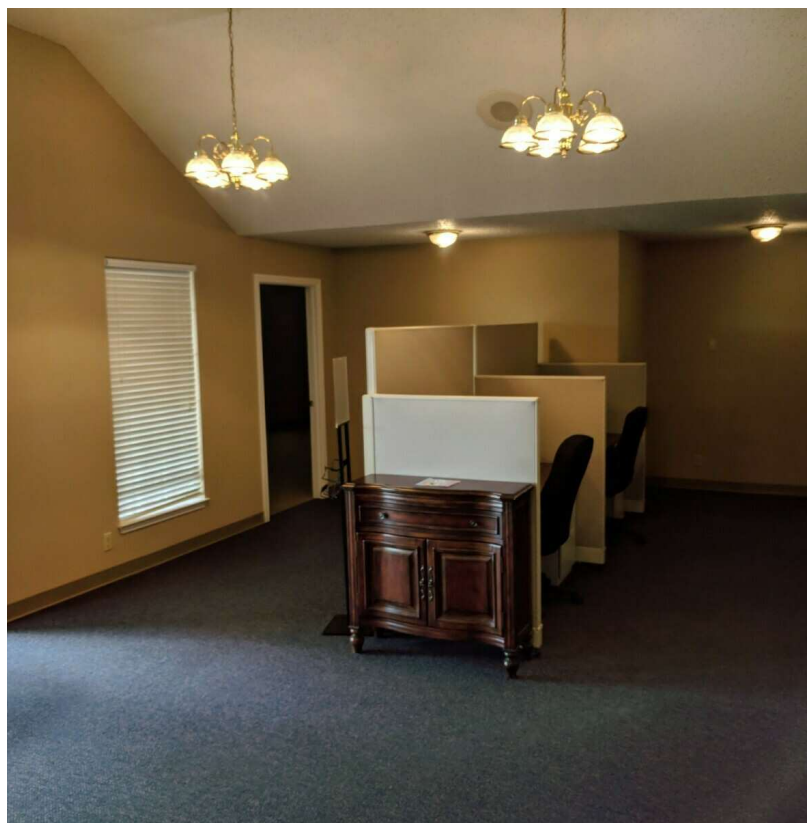




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ADDITIONAL PHOTOS



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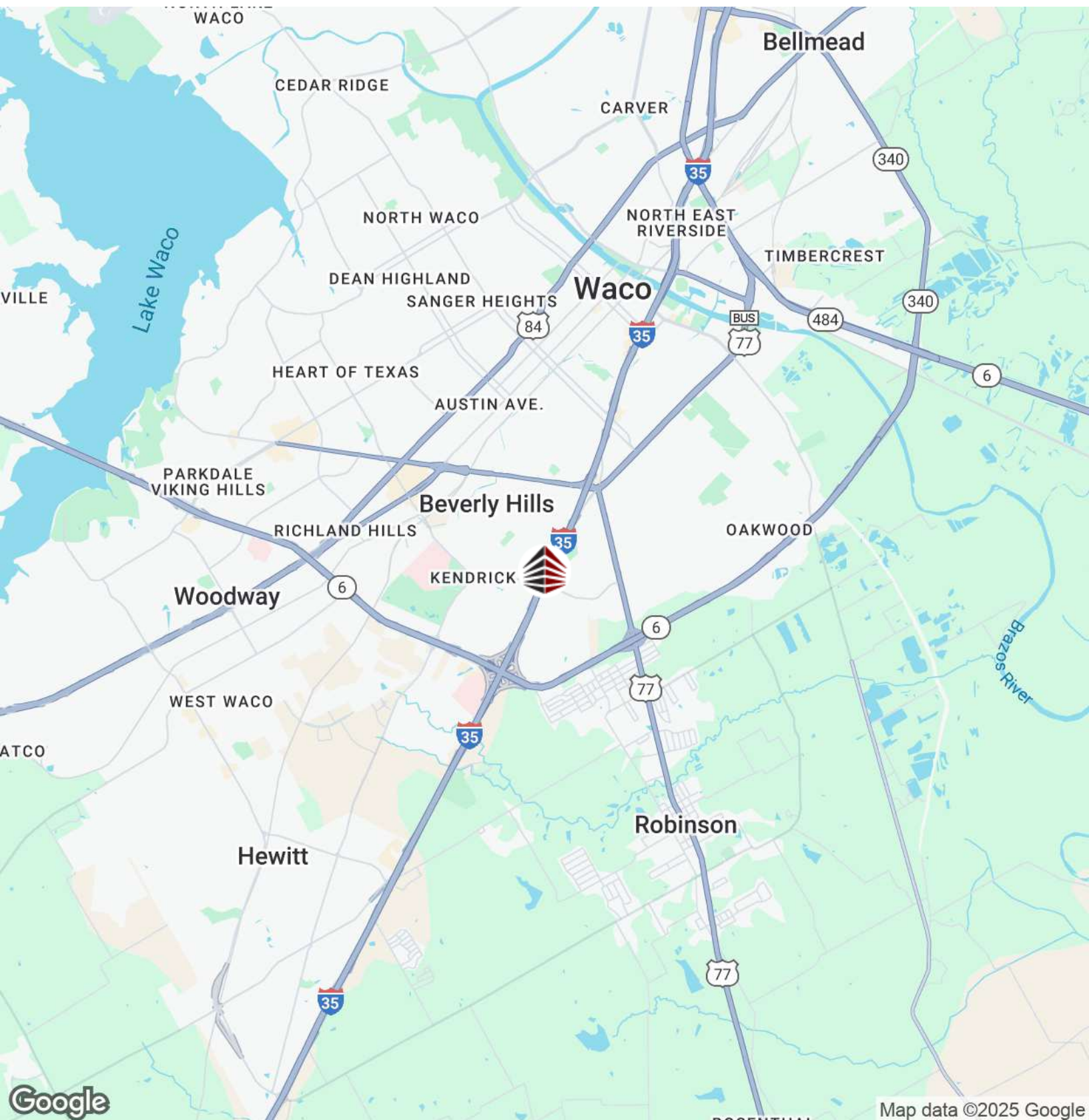
R P
Reid Peevey
Commercial



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LOCATION MAP



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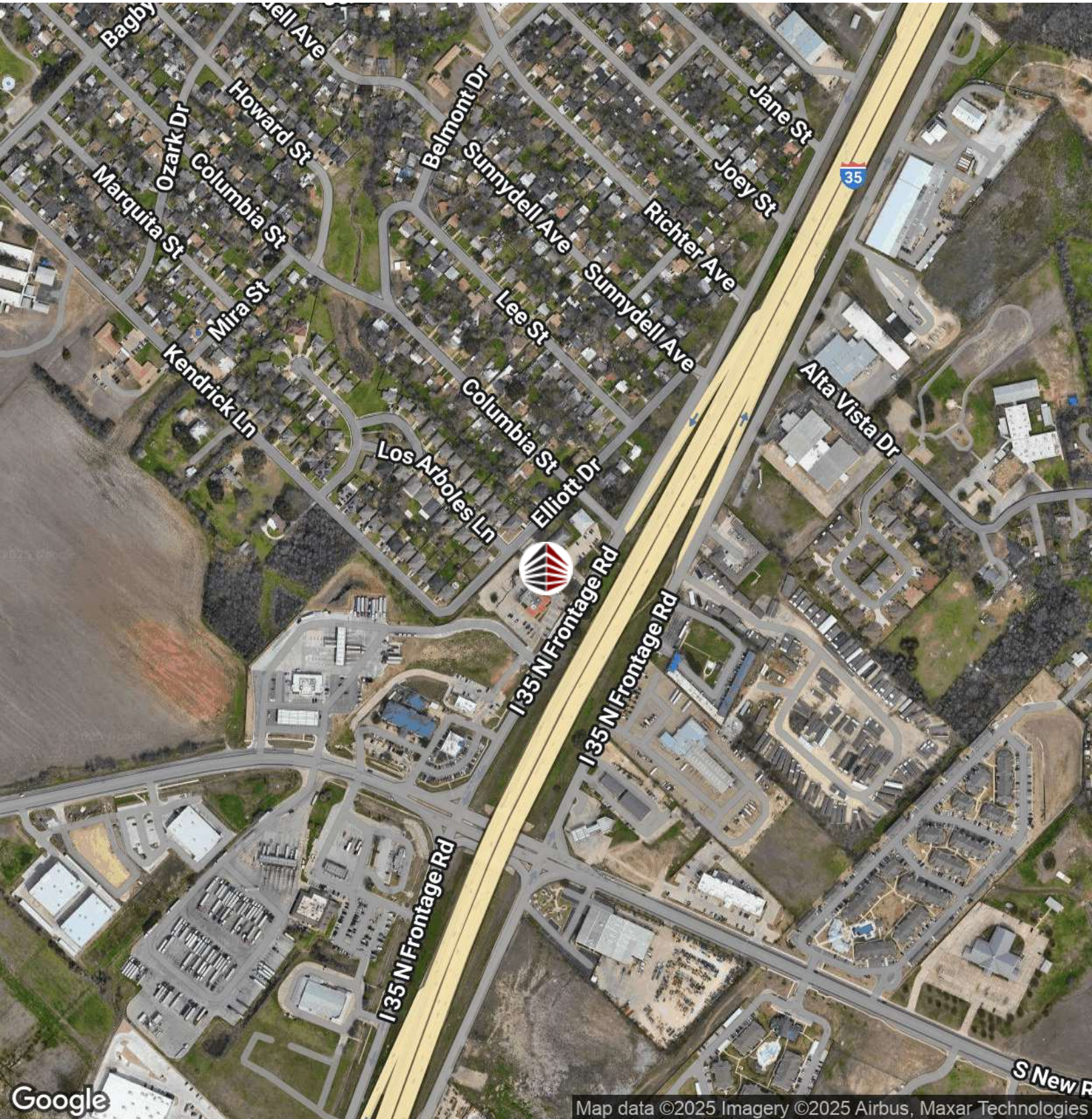
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AERIAL MAP

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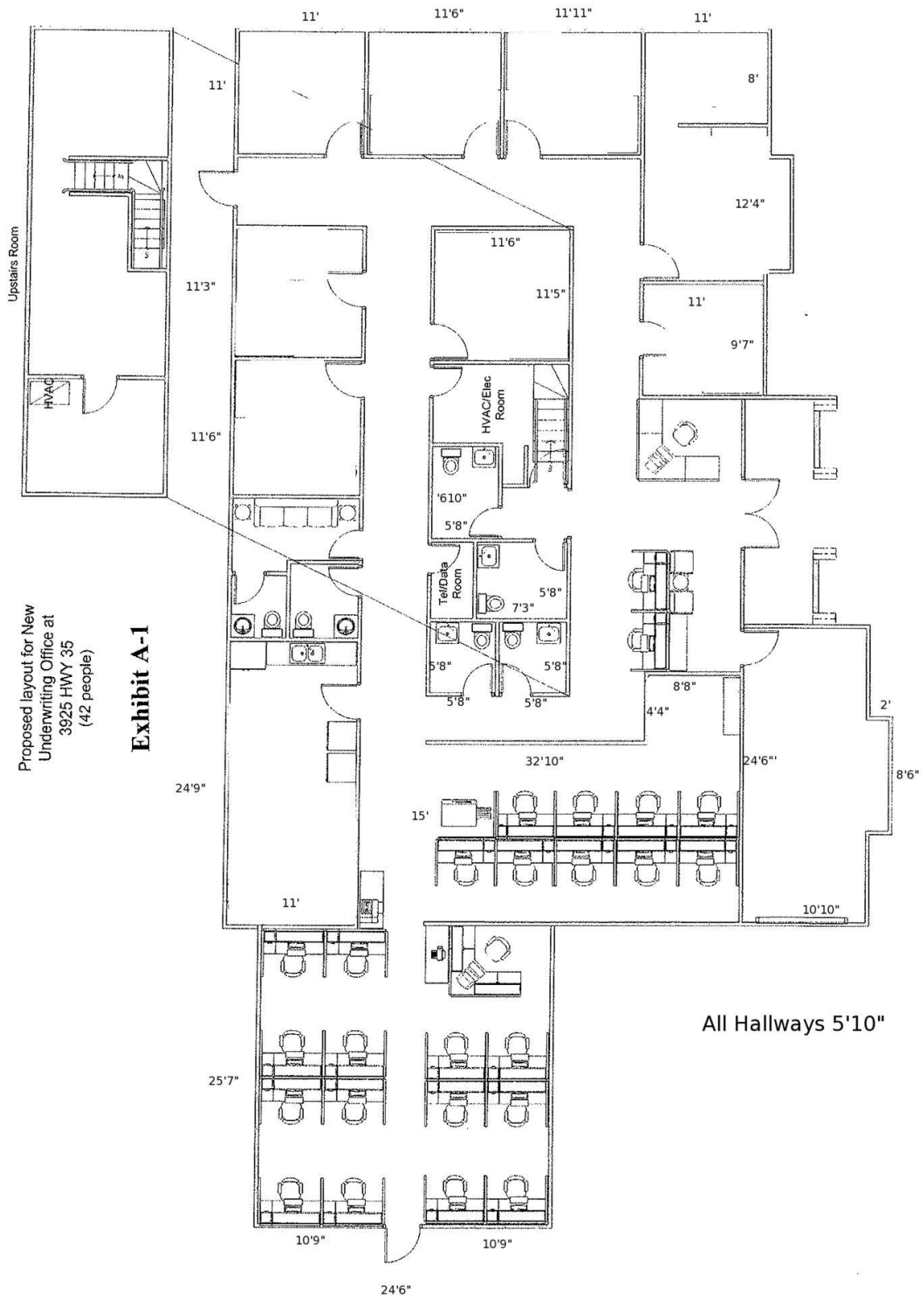
RETAILER MAP



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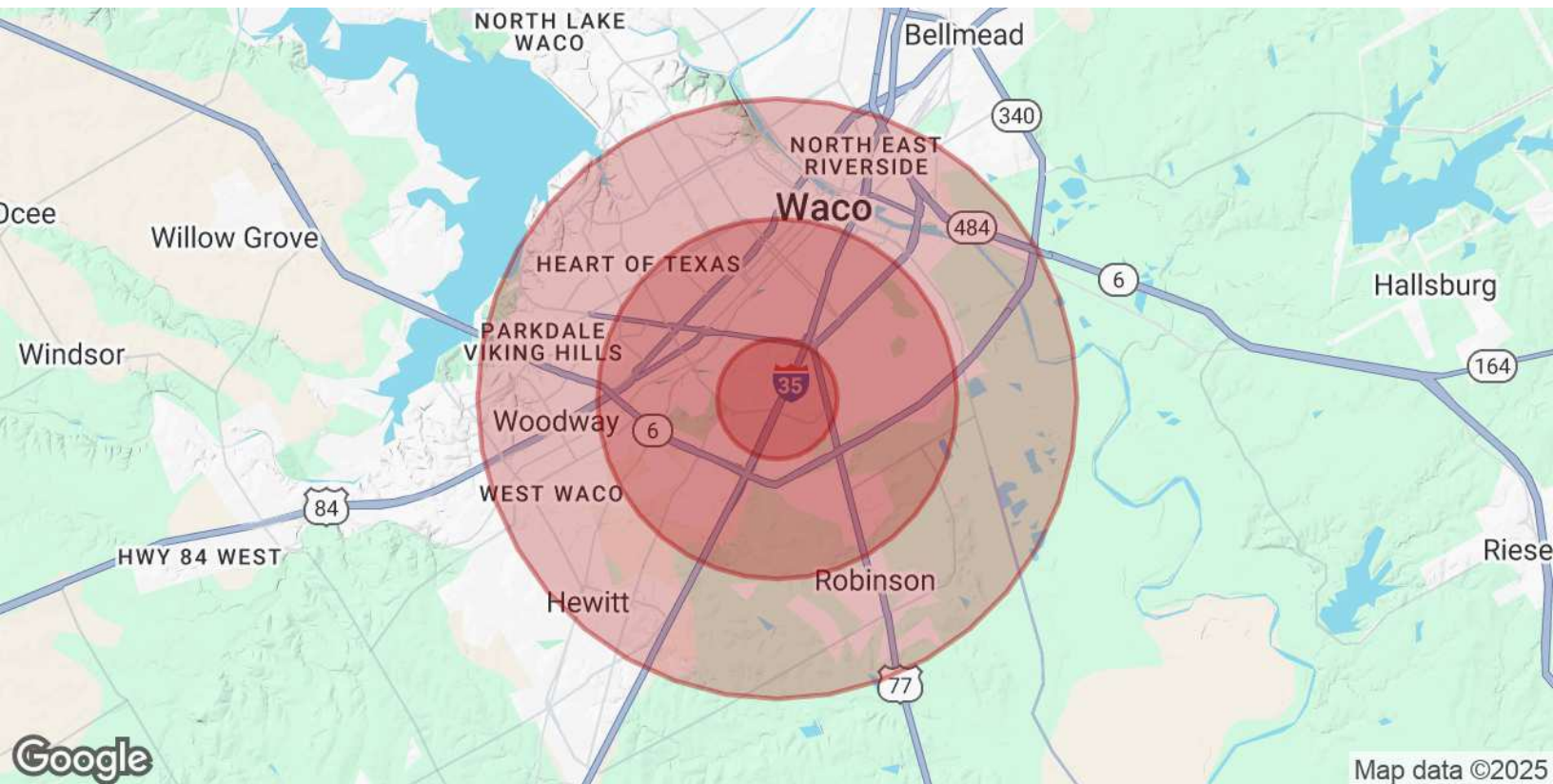




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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,745	60,136	135,252
Average Age	36	34	37
Average Age (Male)	35	33	35
Average Age (Female)	36	34	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,425	22,545	50,569
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$63,731	\$62,991	\$72,485
Average House Value	\$130,659	\$176,084	\$220,247

Demographics data derived from AlphaMap

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