

1.081 AC
PAD SITE

For lease:
NEQ Bagby &
Corporation Pkwy
Waco, Texas 76712

VENTURE

JOHN CHRISTON
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Metrics

NEQ Bagby & Corporation Pkwy
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Location

NEQ Bagby Ave & Corporation Pkwy

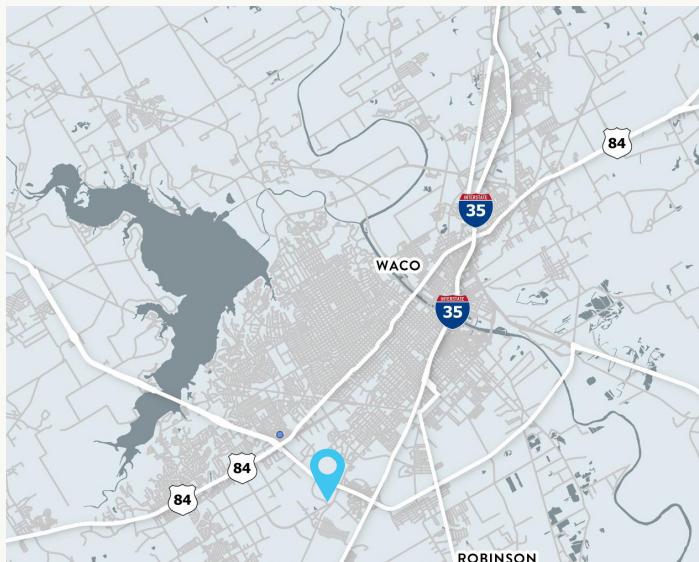
Size

Land
1.081 AC

Traffic Counts

Bagby Ave
31,778 VPD

Corporation Pkwy
8,556 VPD



Property Highlights

1. Cross access with 7-Eleven
2. Across from 600,000 sf Amazon Warehouse and Walmart Return Center
3. Close proximity to major dealerships

2025 Demographic Summary

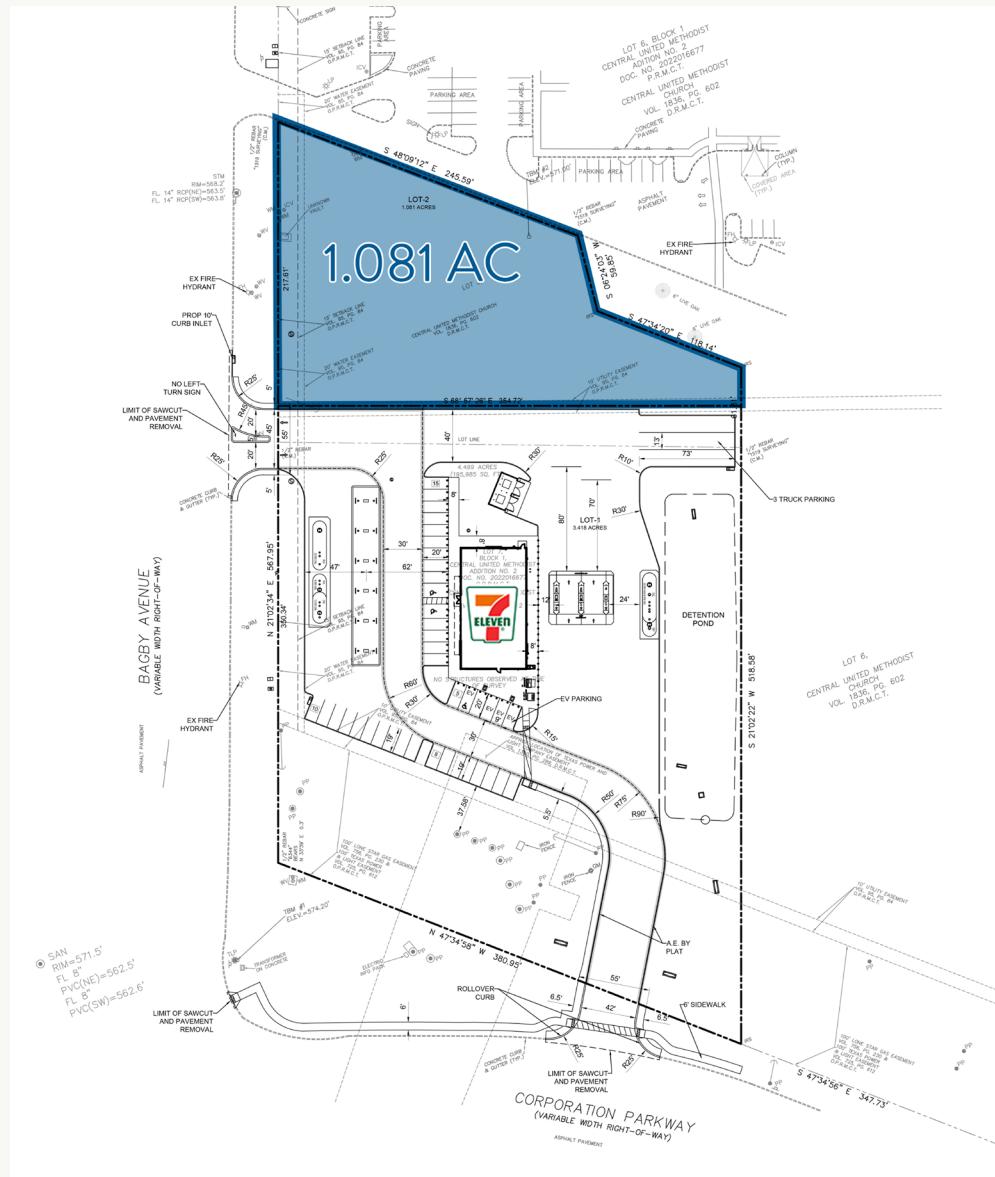
	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,985	44,461	141,076
EST. DAYTIME POPULATION	6,599	38,497	66,318
EST. AVG. HH INCOME	\$88,201	\$90,374	\$93,383

Area Attractions



Site Plan

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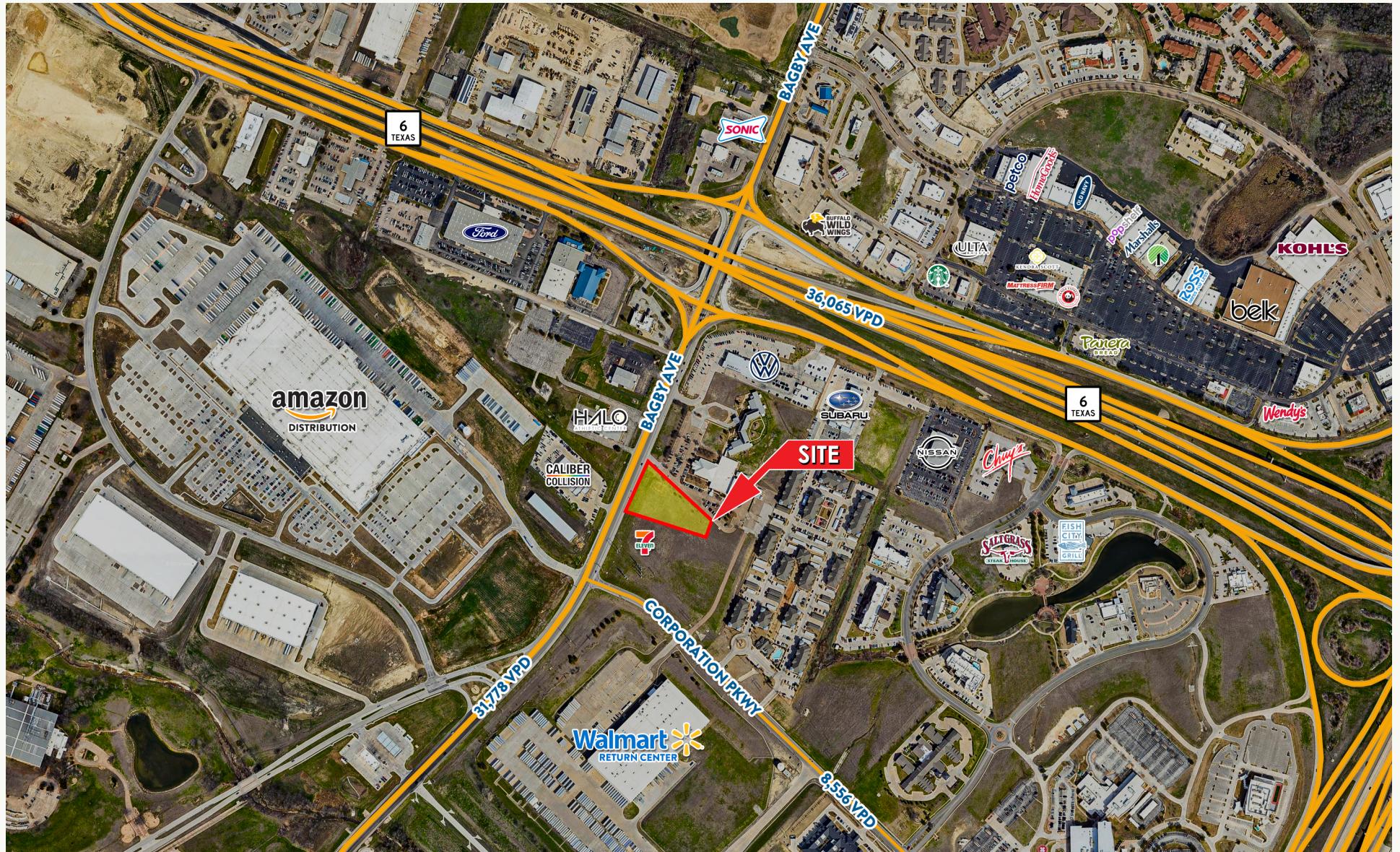
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Aerial

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VENTURE

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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 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. **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.**

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Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
John Christon	471769	jchriston@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Samara Janowski	739321	sjanowski@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

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