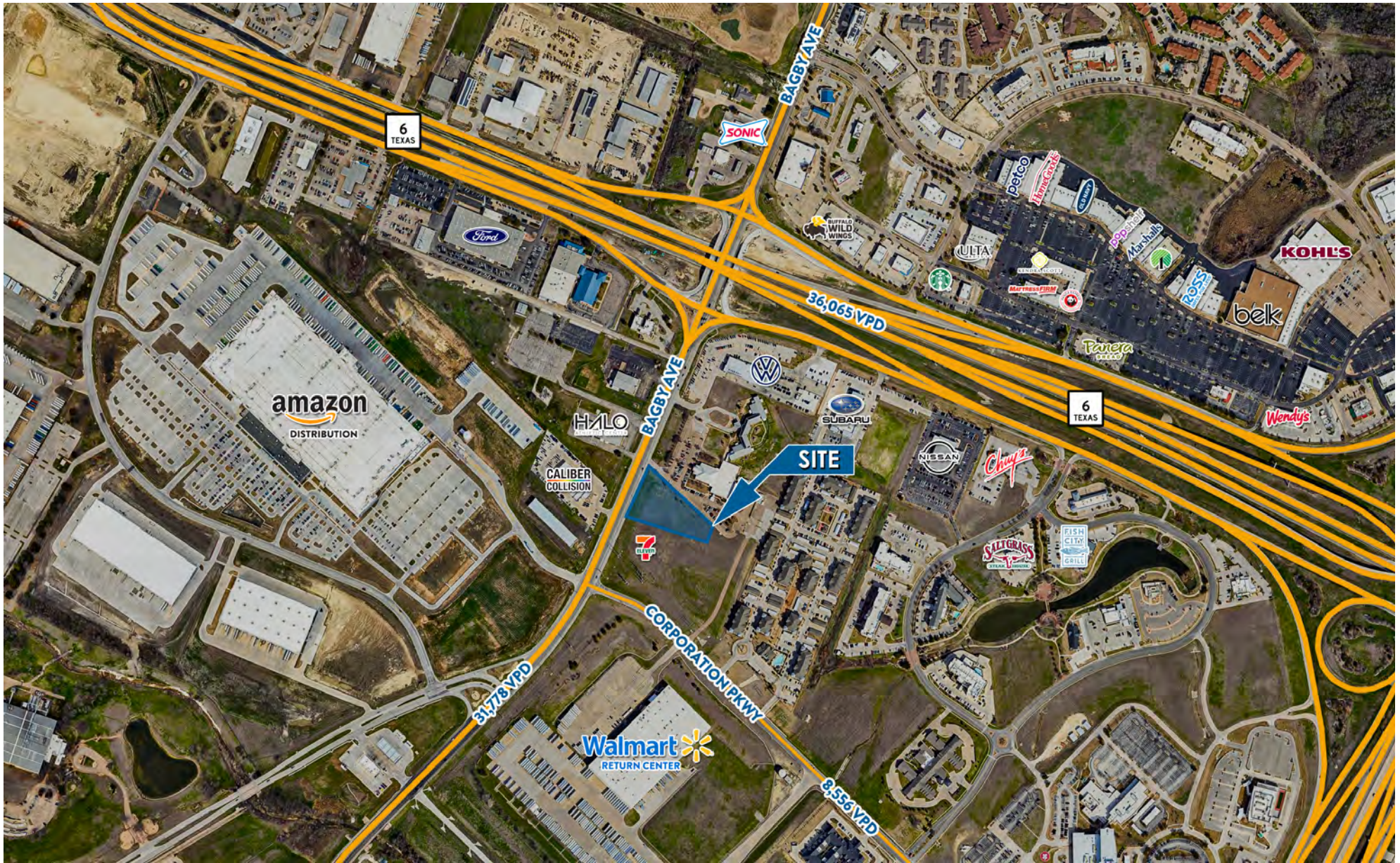




214.378.1212

1.081 AC PAD SITE AVAILABLE

NEQ BAGBY AVE & CORPORATION PKWY
WACO, TX

JOHN CHRISTON
JCHRISTON@VENTUREDFW.COM

SAMARA JANOWSKI
SJanowski@VenturedFW.com

BENJAMIN HINES
BHINES@VENTUREDFW.COM

LOCATION

NEQ BAGBY AVE & CORPORATION PKWY

SIZE

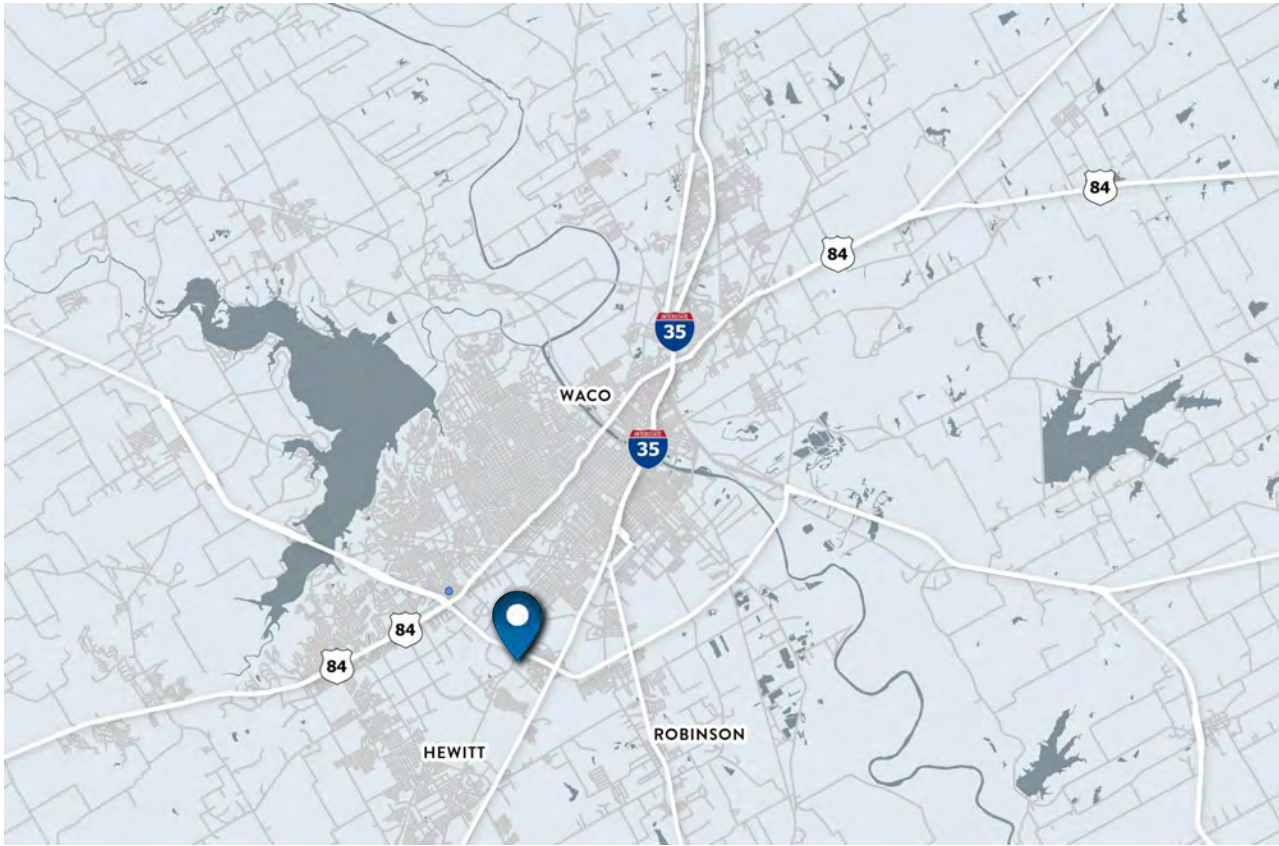
1.081 AC

TRAFFIC COUNTS

BAGBY AVE	CORPORATION PKWY
31,778 VPD	8,556 VPD

PROPERTY HIGHLIGHTS

- ★ CROSS ACCESS WITH 7 ELEVEN
- ★ ACROSS FROM 600,000 SF AMAZON WAREHOUSE AND WALMART RETURN CENTER
- ★ CLOSE PROXIMITY TO MAJOR DEALERSHIPS

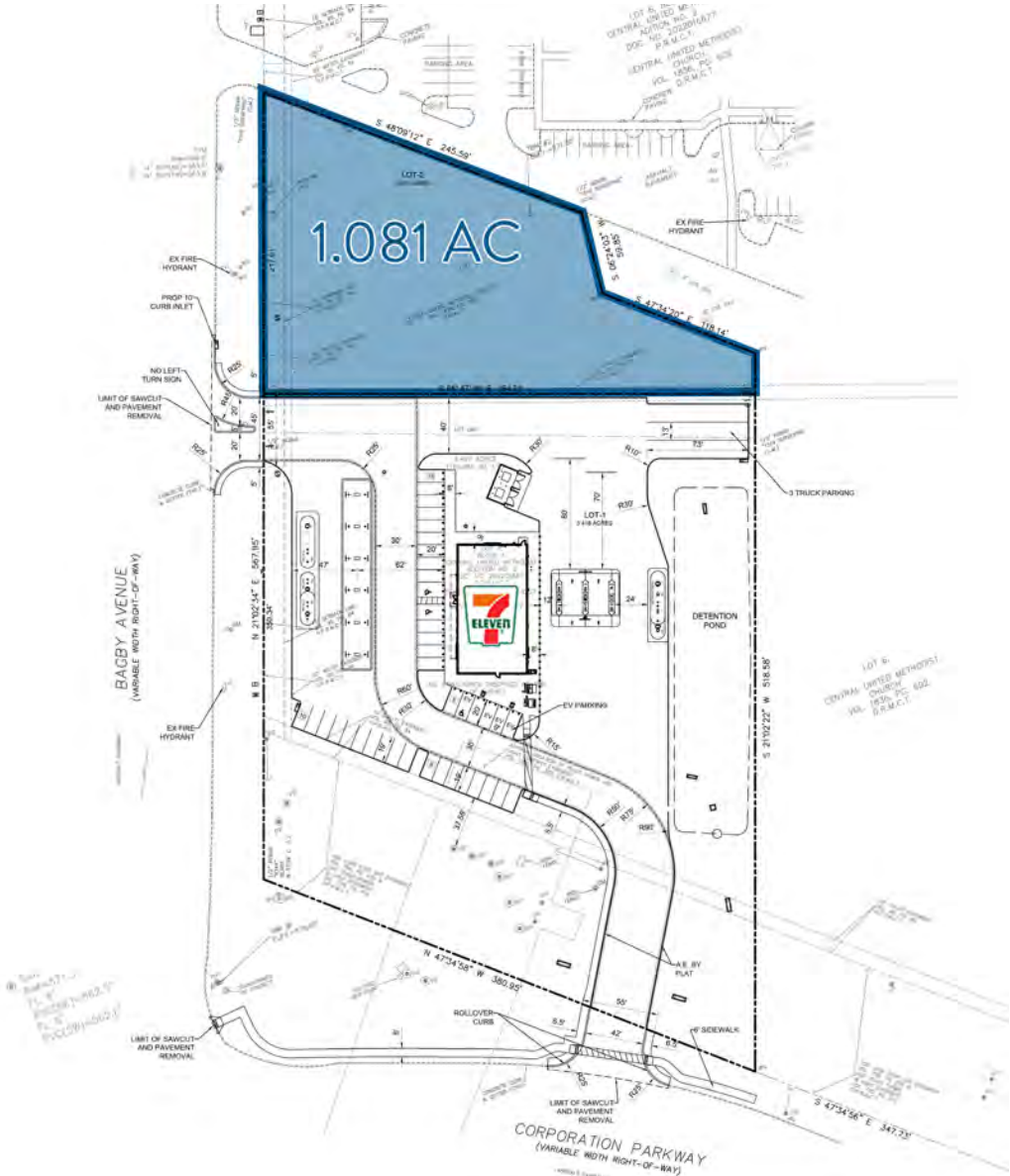


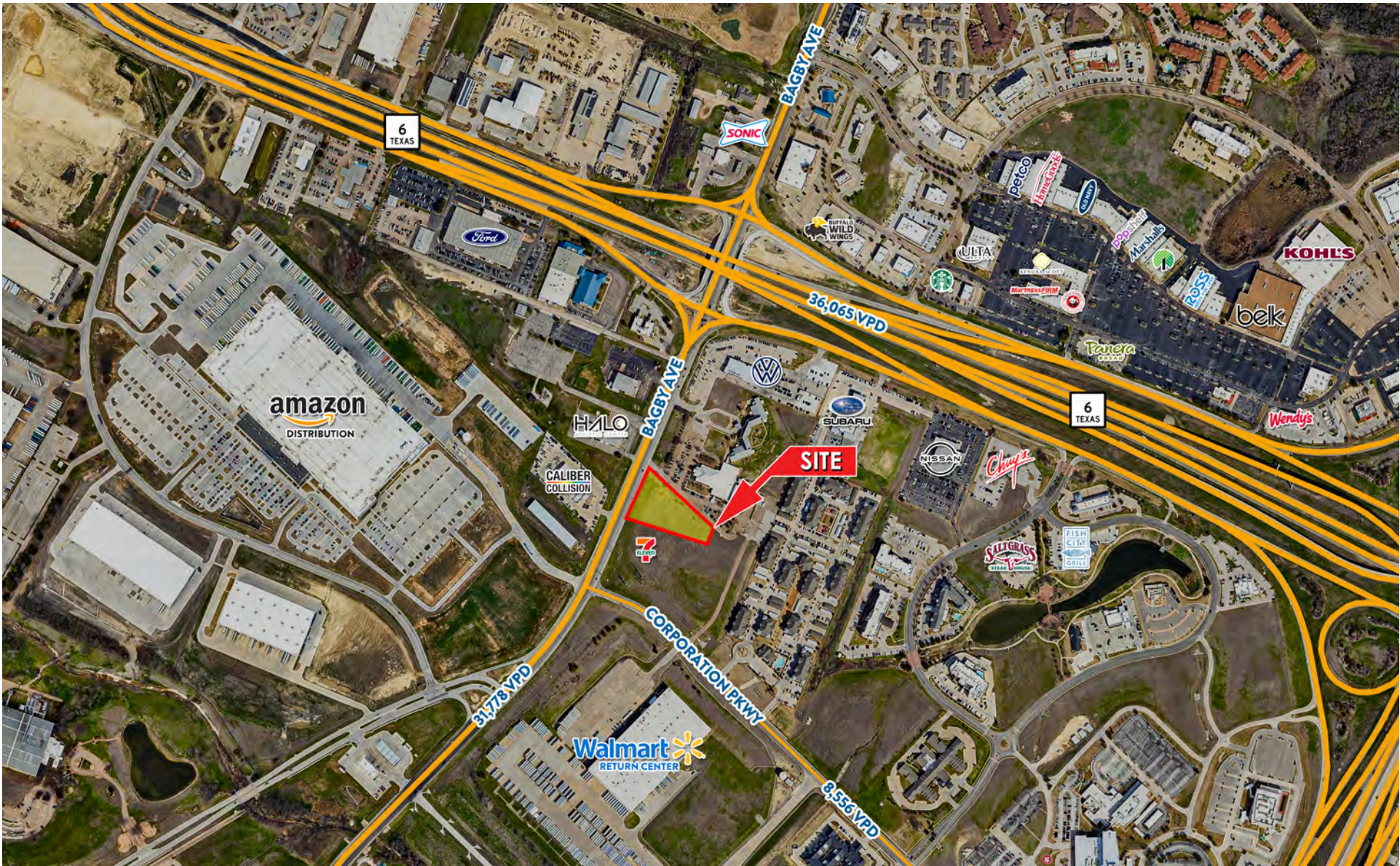
2025 DEMOGRAPHIC SUMMARY

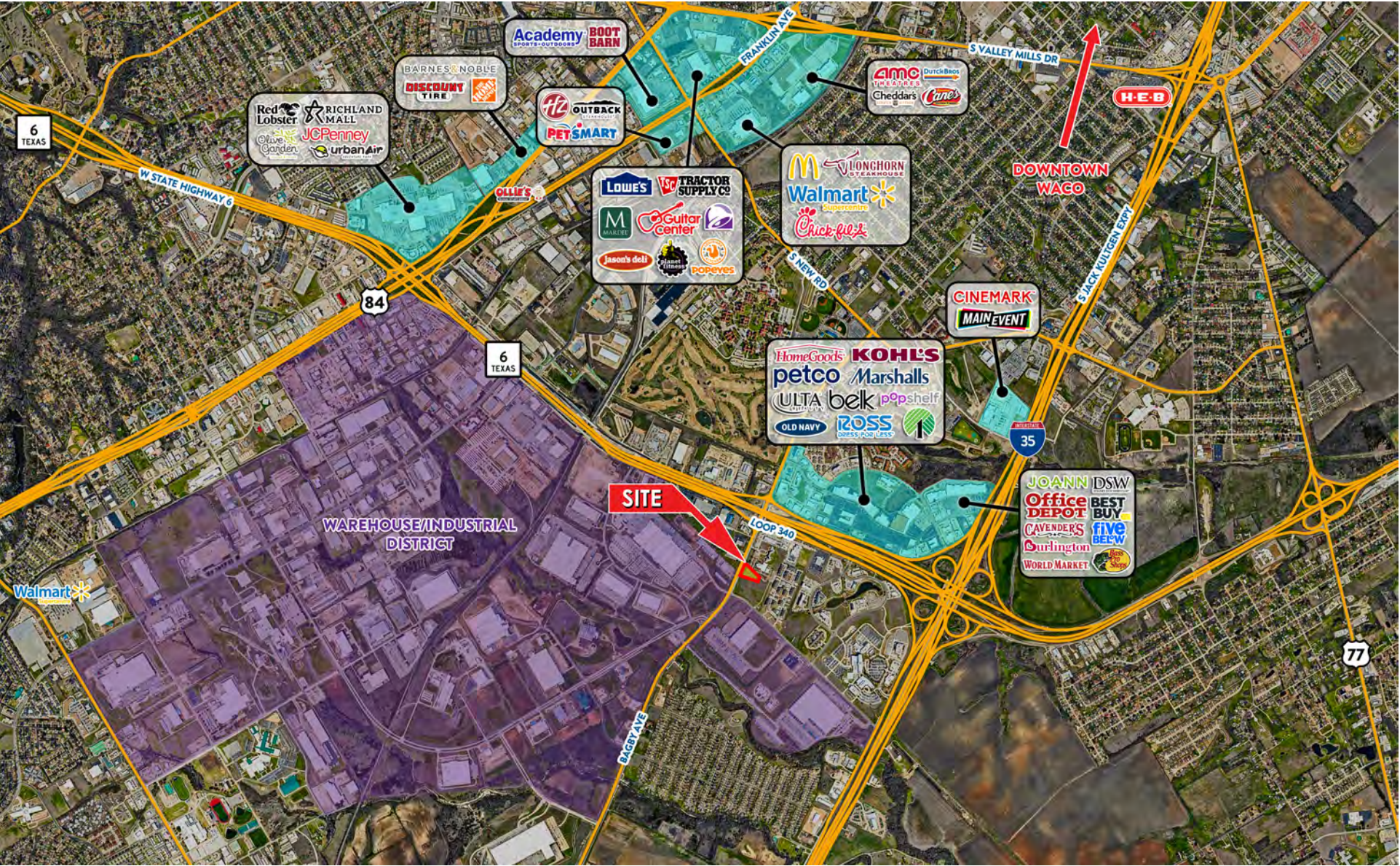
	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,985	44,461	141,076
EST. DAYTIME POPULATION	6,599	38,497	66,318
EST. AVG. HH INCOME	\$88,201	\$90,374	\$93,383

AREA ATTRACTIONS











8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
T 214.378.1212
VENTUREDFW.COM

JOHN CHRISTON

Senior Vice President

214.378.1212

jchriston@venturedfw.com

SAMARA JANOWSKI

Assistant Vice President

214.378.1212

sjanowski@venturedfw.com

BENJAMIN HINES

Partner

214.378.1212

bhines@venturedfw.com

LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



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.

2-10-2025



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.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

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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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Venture Commercial Real Estate, LLC.
Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

476641
License No.

info@venturedfw.com
Email

214-378-1212
Phone

Michael E. Geisler
Designated Broker of Firm

350982
License No.

mgeisler@venturedfw.com
Email

214-378-1212
Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Ben Hines
Sales Agent/Associate's Name

667680
License No.

bhines@venturedfw.com
Email

214-378-1212
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Buyer/Tenant/Seller/Landlord Initials

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Email

214-378-1212
Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

John Christon
Sales Agent/Associate's Name

471769
License No.

jchriston@venturedfw.com
Email

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214-378-1212
Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Samara Janowski
Sales Agent/Associate's Name

739321
License No.

sjanowski@venturedfw.com
Email

214-378-1212
Phone

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