



For Sale on Market

**\$630,000**

Call 7133771022 Today!

## 425 PROCTOR AVE, WACO, TX 76708

4 BEDS, 3 FULL & 1 HALF BATH(S)

This brand-new 4-bedroom, 3.5-bathroom home is ideally located in the heart of Waco—just minutes from the Magnolia Silos, the scenic trails of Cameron Park, vibrant Downtown, and the newly opened Foster Pavilion. Set in a rapidly evolving neighborhood along the 4th & 5th Street corridor, this home is surrounded by other new construction properties and benefits from the area's exciting transformation. With continued development, improved walkability, and growing interest from investors and visitors alike, this part of Waco is becoming one of the city's most desirable zones for short-term rentals and second homes. Inside, the home features two king suites, along with two additional bedrooms offering a total of four twin beds—ideal for accommodating large groups. The bright, open-concept kitchen and living area showcases modern finishes and thoughtful design, creating the perfect space for entertaining or relaxing. Offered fully furnished, this home is completely turnkey—ready to generate short-term rental income on day one or serve as your personal Baylor game day retreat. Whether you're looking for a strong STR investment or a second home in a fast-growing part of Waco, this property is a rare opportunity. Property can be purchased as a bundle along with 421 Proctor, 2022 N 5th, and 2024 N 5th St - all within feet of each other operating as short term rentals. Zoned O-3 for the unrestricted right to operate as a short term rental.

### GENERAL DESCRIPTION

- Subdivision:** Cameron Park Cottages Add
- Property Type:** Residential - Single Family
- Bedrooms:** 4
- Baths:** 3 Full & 1 Half
- Stories:** 2
- Garage:** 2
- Year Built:** 2023
- Building Sqft:** 2,141 /
- Lotsize:** 6,229 / PUBREC
- MLS# / Area:** NTREIS-21074075



Presented By  
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Walzel Properties - Spring

7133771022

Listing Broker  
**Perry Guest Company**

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Visit <https://www.har.com/NTREIS-21074075> for more information