

10300 China Spring Hwy  
Retail Center

Reid Peevey Company

— Commercial Real Estate —



**Reid Peevey**  
Commercial Real Estate Services

**Randy Reid**

Broker

O: 254-752-9500

C: 254-709-0456

2420 Wycon, Suite 301

Waco, Texas 76712

[randy@reidpeevey.com](mailto:randy@reidpeevey.com)

# China Spring, Texas Retail Center

**Reid Peevey Company**  
— Commercial Real Estate —

**For Lease**  
**\$18.00 psf. NNN**

**Tenant Finish out**  
**\$20.00 psf. \*(estimate provided by Landlord and subject to change)**

**Available Space Can be Divided**  
**1 Space @ 2,206 sf. or 2 Spaces @ 1,103 sf. each**

## PROPERTY HIGHLIGHTS

- Shipley Do-nuts end-cap Tenant
- Orthodontist end-cap Tenant
- Located on FM 1637 (currently being expanded to 4 lanes)
- Fast growth area
- Good daytime Traffic
- Easy Access
- Strong mix of local & Franchise retailers

China Spring is an unincorporated community in northwestern McLennan County. It lies approximately twelve miles northwest of Waco, on Farm-to-Market Road 1637, and is part of the Waco Metropolitan Statistical Area.

China Spring	3 Mile	5 Mile
Population	3,575	13,478
Avg. HH Income	\$88,238	\$98,424
HH Units	1,270	4,823

(2018 U.S. Census Bureau)

## TRAFFIC COUNTS

Hwy 1637: 12,880 VPD  
FM 2490: 5,810 VPD  
(TX-Dot 2015)



## CURRENT SCHOOL ENROLLMENT

China Spring ISD: (2019) 2,809  
Bosqueville ISD: (2019) 711

**Randy Reid - Reid Peevey Company, LLC**  
2410 Wycon Drive, Suite 201, Waco, Texas 76712  
254-753-1157  
[www.reidpeevey.com](http://www.reidpeevey.com)

# China Spring, Texas Site Location

# Reid Peevey Company

— Commercial Real Estate —



Randy Reid - Reid Peevey Company, LLC  
2420 Wycon Drive, Suite 301, Waco, Texas 76712  
254-753-1157  
www.reidpeevey.com

# China Spring, Texas Site Plan

# Reid Peevey Company

— Commercial Real Estate —



Randy Reid - Reid Peevey Company, LLC  
2420 Wycon Drive, Suite 301, Waco, Texas 76712  
254-753-1157  
[www.reidpeevey.com](http://www.reidpeevey.com)

# Reid Peevey Company

Commercial Real Estate

## Broker Service Form Reid Peevey Company, LLC



### Information About Brokerage Services

11-2-2015

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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

#### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

Reid Peevey Company, LLC	9005413	reidpeevey@reidpeevey.com	254-752-9500
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Peevey	419000	jim@reidpeevey.com	254-752-9500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date