

Hewitt Enterprise



Coming soon



**Reid Peevey**  
Commercial Real Estate Services

**Multiple Tenant Building**

Approx. 1,133 sf. available  
\$26 psf. NNN

OPENING SUMMER 2018

**WALMART SHADOW ANCHORED  
RETAIL CENTER**

**227 Enterprise  
Hewitt, Texas 76643**

Randy Reid  
C:254-709-0456 O:254-752-9500  
randy@reidpeevey.com



**Reid Peevey Commercial  
2420 Wycon, Suite 301  
Waco, Texas 76712**



 **Reid Peevey**  
Commercial Real Estate Services

# Multi-Tenant Retail Building

227 Enterprise  
Hewitt, Texas

Hewitt Dr.  
22,630  
VPD

Sun Valley  
11,640  
VPD

**SITE**

Walmart

I-35  
85,000  
VPD

|             | 1 Mile   | 3 Mile   | 5 Mile   |
|-------------|----------|----------|----------|
| Population  | 8,451    | 30,715   | 66,498   |
| Avg. Income | \$63,747 | \$67,665 | \$56,829 |
| HH Units    | 3,125    | 11,665   | 56,829   |

Source-STDB

2015 Traffic Source  
Waco Prospector

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

This 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 or lease or without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, national origin, physical or familial status.



**SITE**

**Walmart**

Walmart Gas

Sun Valley Rd.

Coming Soon

**PROVIDENCE**  
Medical Group

RAMADA  
INN

**VALERO**

**SLEEP**  
INN & SUITES

**RDO**  
EQUIPMENT CO.  
JOHN DEERE

I-35

**Southern  
Tire Mart**  
Best in Class Service on America's Favorite Brands

**KENWORTH**

McDonald's

**Days Inn**

Wendy's

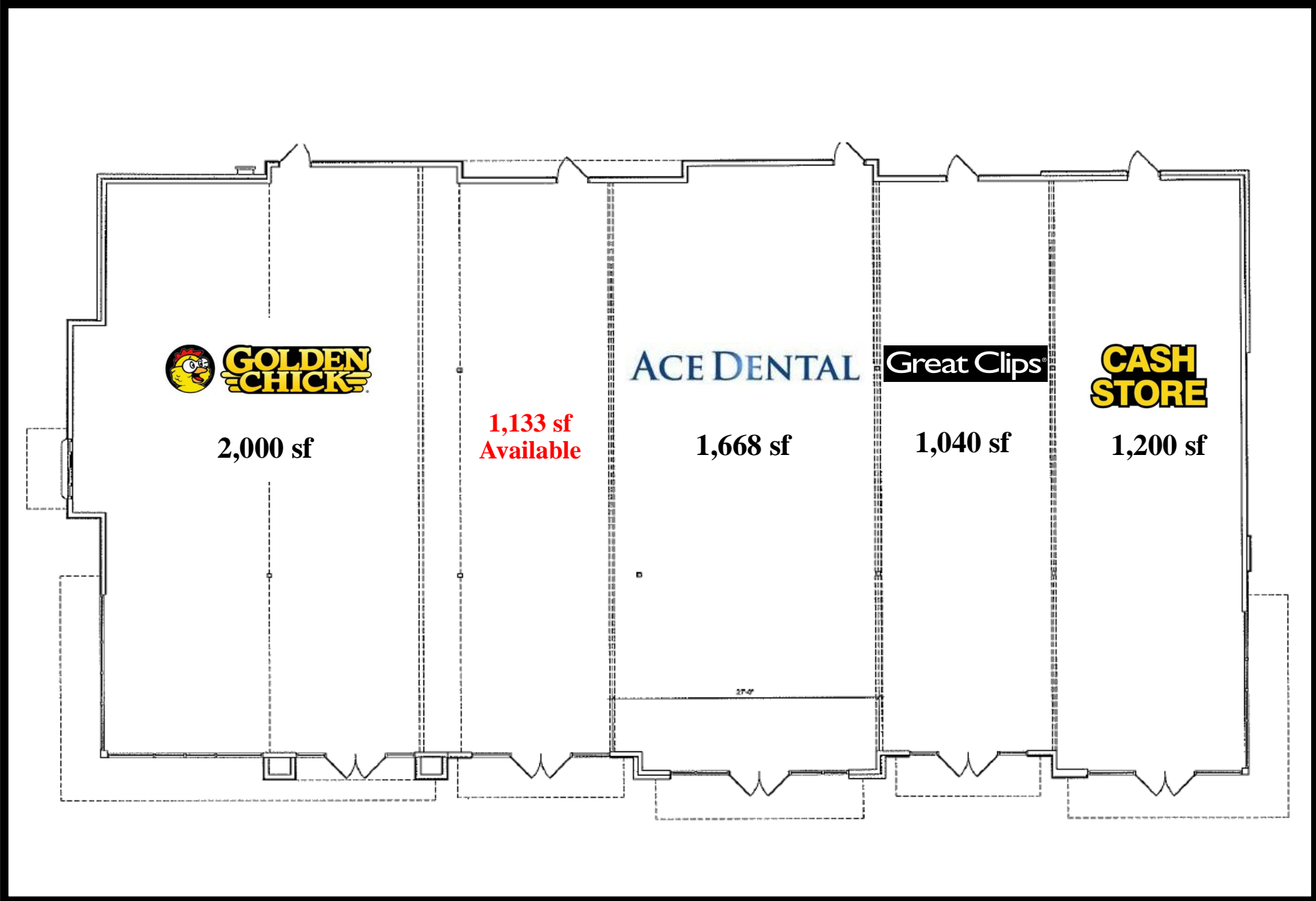
**Pilot**

**SUBWAY**

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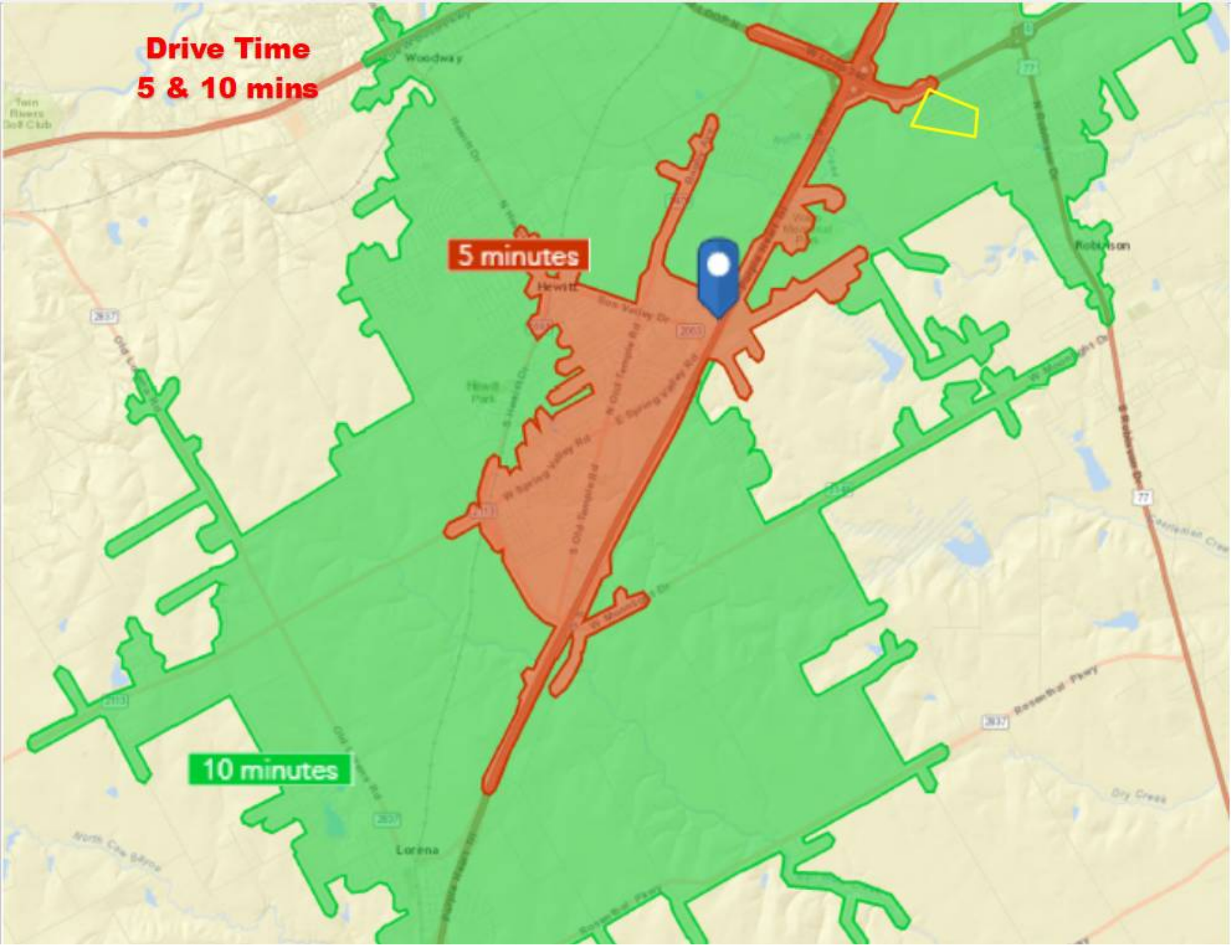
# Site Plan



**Drive Time  
5 & 10 mins**

**5 minutes**

**10 minutes**



# New Subdivisions Hewitt/Lorena

The Reserve at Dry Creek  
88 Unit Senior Living

Walmart

Hewitt Enterprise Retail

Park Meadows  
1,500 DR Horton Homes

Sunflower Ridge  
72 Lots

The Icon Luxury Apts.  
265 Units

Creekside  
750 Lots

Moonlight Park  
253 Lots

Lorena Luxury Homes  
260 Lots



# Business Summary

301-399 Enterprise Blvd, Hewitt, Texas, 76643  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 31.46082  
 Longitude: -97.17193

| Data for all businesses in area                           | 5 minutes  |               |              |               | 10 minutes   |               |               |               | 15 minutes   |               |               |               |
|---|------------|---------------|--------------|---------------|--------------|---------------|---------------|---------------|--------------|---------------|---------------|---------------|
| Total Businesses:   | 205        |               |              |               | 2,898        |               |               |               | 6,357        |               |               |               |
| Total Employees:  | 2,541      |               |              |               | 54,209       |               |               |               | 99,124       |               |               |               |
| Total Residential Population:                             | 7,007      |               |              |               | 65,988       |               |               |               | 150,619      |               |               |               |
| Employee/Residential Population Ratio (per 100 Residents) | 36         |               |              |               | 82           |               |               |               | 66           |               |               |               |
| by SIC Codes  | Businesses |               | Employees    |               | Businesses   |               | Employees     |               | Businesses   |               | Employees     |               |
|   | Number     | Percent       | Number       | Percent       | Number       | Percent       | Number        | Percent       | Number       | Percent       | Number        | Percent       |
| Agriculture & Mining                                      | 5          | 2.4%          | 18           | 0.7%          | 46           | 1.6%          | 291           | 0.5%          | 92           | 1.4%          | 562           | 0.6%          |
| Construction  | 24         | 11.7%         | 187          | 7.4%          | 176          | 6.1%          | 2,211         | 4.1%          | 354          | 5.6%          | 4,866         | 4.9%          |
| Manufacturing   | 7          | 3.4%          | 143          | 5.6%          | 97           | 3.3%          | 4,454         | 8.2%          | 193          | 3.0%          | 7,184         | 7.2%          |
| Transportation  | 8          | 3.9%          | 62           | 2.4%          | 70           | 2.4%          | 1,465         | 2.7%          | 137          | 2.2%          | 2,227         | 2.2%          |
| Communication   | 2          | 1.0%          | 9            | 0.4%          | 43           | 1.5%          | 549           | 1.0%          | 82           | 1.3%          | 884           | 0.9%          |
| Utility   | 3          | 1.5%          | 38           | 1.5%          | 12           | 0.4%          | 228           | 0.4%          | 21           | 0.3%          | 350           | 0.4%          |
| Wholesale Trade   | 13         | 6.3%          | 347          | 13.7%         | 145          | 5.0%          | 4,447         | 8.2%          | 273          | 4.3%          | 6,193         | 6.2%          |
| Retail Trade Summary                                      | 34         | 16.6%         | 546          | 21.5%         | 696          | 24.0%         | 12,108        | 22.3%         | 1,454        | 22.9%         | 21,062        | 21.2%         |
| Home Improvement  | 2          | 1.0%          | 14           | 0.6%          | 34           | 1.2%          | 522           | 1.0%          | 76           | 1.2%          | 1,168         | 1.2%          |
| General Merchandise Stores                                | 2          | 1.0%          | 69           | 2.7%          | 28           | 1.0%          | 1,395         | 2.6%          | 58           | 0.9%          | 2,463         | 2.5%          |
| Food Stores   | 2          | 1.0%          | 41           | 1.6%          | 77           | 2.7%          | 1,679         | 3.1%          | 145          | 2.3%          | 2,751         | 2.8%          |
| Auto Dealers, Gas Stations, Auto Aftermarket              | 8          | 3.9%          | 83           | 3.3%          | 94           | 3.2%          | 1,125         | 2.1%          | 222          | 3.5%          | 1,938         | 2.0%          |
| Apparel & Accessory Stores                                | 4          | 2.0%          | 44           | 1.7%          | 65           | 2.2%          | 614           | 1.1%          | 100          | 1.6%          | 760           | 0.8%          |
| Furniture & Home Furnishings                              | 3          | 1.5%          | 66           | 2.6%          | 58           | 2.0%          | 659           | 1.2%          | 116          | 1.8%          | 1,056         | 1.1%          |
| Eating & Drinking Places                                  | 7          | 3.4%          | 139          | 5.5%          | 189          | 6.5%          | 4,224         | 7.8%          | 384          | 6.0%          | 7,797         | 7.9%          |
| Miscellaneous Retail                                      | 5          | 2.4%          | 91           | 3.6%          | 152          | 5.2%          | 1,890         | 3.5%          | 353          | 5.6%          | 3,128         | 3.2%          |
| Finance, Insurance, Real Estate Summary                   | 11         | 5.4%          | 71           | 2.8%          | 287          | 9.9%          | 2,623         | 4.8%          | 714          | 11.2%         | 6,756         | 6.8%          |
| Banks, Savings & Lending Institutions                     | 1          | 0.5%          | 14           | 0.6%          | 47           | 1.6%          | 900           | 1.7%          | 143          | 2.2%          | 2,344         | 2.4%          |
| Securities Brokers  | 0          | 0.0%          | 3            | 0.1%          | 31           | 1.1%          | 268           | 0.5%          | 72           | 1.1%          | 442           | 0.4%          |
| Insurance Carriers & Agents                               | 5          | 2.4%          | 25           | 1.0%          | 83           | 2.9%          | 668           | 1.2%          | 205          | 3.2%          | 1,934         | 2.0%          |
| Real Estate, Holding, Other Investment Offices            | 4          | 2.0%          | 28           | 1.1%          | 127          | 4.4%          | 786           | 1.4%          | 294          | 4.6%          | 2,036         | 2.1%          |
| Services Summary  | 82         | 40.0%         | 1,013        | 39.9%         | 1,154        | 39.8%         | 24,473        | 45.1%         | 2,561        | 40.3%         | 43,147        | 43.5%         |
| Hotels & Lodging  | 3          | 1.5%          | 107          | 4.2%          | 40           | 1.4%          | 1,045         | 1.9%          | 74           | 1.2%          | 1,491         | 1.5%          |
| Automotive Services                                       | 11         | 5.4%          | 74           | 2.9%          | 113          | 3.9%          | 669           | 1.2%          | 213          | 3.4%          | 1,159         | 1.2%          |
| Motion Pictures & Amusements                              | 6          | 2.9%          | 12           | 0.5%          | 64           | 2.2%          | 426           | 0.8%          | 139          | 2.2%          | 1,147         | 1.2%          |
| Health Services   | 12         | 5.9%          | 336          | 13.2%         | 281          | 9.7%          | 11,158        | 20.6%         | 439          | 6.9%          | 14,361        | 14.5%         |
| Legal Services  | 0          | 0.0%          | 0            | 0.0%          | 23           | 0.8%          | 122           | 0.2%          | 111          | 1.7%          | 639           | 0.6%          |
| Education Institutions & Libraries                        | 5          | 2.4%          | 101          | 4.0%          | 65           | 2.2%          | 3,744         | 6.9%          | 151          | 2.4%          | 8,587         | 8.7%          |
| Other Services  | 46         | 22.4%         | 383          | 15.1%         | 568          | 19.6%         | 7,309         | 13.5%         | 1,434        | 22.6%         | 15,764        | 15.9%         |
| Government  | 10         | 4.9%          | 102          | 4.0%          | 86           | 3.0%          | 1,335         | 2.5%          | 286          | 4.5%          | 5,817         | 5.9%          |
| Unclassified Establishments                               | 8          | 3.9%          | 4            | 0.2%          | 86           | 3.0%          | 25            | 0.0%          | 192          | 3.0%          | 76            | 0.1%          |
| <b>Totals</b>   | <b>205</b> | <b>100.0%</b> | <b>2,541</b> | <b>100.0%</b> | <b>2,898</b> | <b>100.0%</b> | <b>54,209</b> | <b>100.0%</b> | <b>6,357</b> | <b>100.0%</b> | <b>99,124</b> | <b>100.0%</b> |

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Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

October 17, 2017





# Business Summary

301-399 Enterprise Blvd, Hewitt, Texas, 76643  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 31.46082  
 Longitude: -97.17193

| by NAICS Codes  | Businesses |               | Employees    |               | Businesses   |               | Employees     |               | Businesses   |               | Employees     |               |
|---|------------|---------------|--------------|---------------|--------------|---------------|---------------|---------------|--------------|---------------|---------------|---------------|
|   | Number     | Percent       | Number       | Percent       | Number       | Percent       | Number        | Percent       | Number       | Percent       | Number        | Percent       |
| Agriculture, Forestry, Fishing & Hunting                  | 1          | 0.5%          | 2            | 0.1%          | 8            | 0.3%          | 32            | 0.1%          | 15           | 0.2%          | 52            | 0.1%          |
| Mining  | 0          | 0.0%          | 0            | 0.0%          | 2            | 0.1%          | 12            | 0.0%          | 3            | 0.0%          | 22            | 0.0%          |
| Utilities   | 2          | 1.0%          | 27           | 1.1%          | 9            | 0.3%          | 206           | 0.4%          | 15           | 0.2%          | 294           | 0.3%          |
| Construction  | 26         | 12.7%         | 229          | 9.0%          | 184          | 6.3%          | 2,219         | 4.1%          | 371          | 5.8%          | 4,800         | 4.8%          |
| Manufacturing   | 8          | 3.9%          | 152          | 6.0%          | 103          | 3.6%          | 4,485         | 8.3%          | 202          | 3.2%          | 6,928         | 7.0%          |
| Wholesale Trade   | 13         | 6.3%          | 347          | 13.7%         | 144          | 5.0%          | 4,440         | 8.2%          | 270          | 4.2%          | 6,173         | 6.2%          |
| Retail Trade  | 27         | 13.2%         | 406          | 16.0%         | 490          | 16.9%         | 7,775         | 14.3%         | 1,033        | 16.2%         | 13,028        | 13.1%         |
| Motor Vehicle & Parts Dealers                             | 7          | 3.4%          | 72           | 2.8%          | 76           | 2.6%          | 969           | 1.8%          | 183          | 2.9%          | 1,692         | 1.7%          |
| Furniture & Home Furnishings Stores                       | 2          | 1.0%          | 20           | 0.8%          | 34           | 1.2%          | 286           | 0.5%          | 66           | 1.0%          | 487           | 0.5%          |
| Electronics & Appliance Stores                            | 2          | 1.0%          | 52           | 2.0%          | 21           | 0.7%          | 387           | 0.7%          | 41           | 0.6%          | 549           | 0.6%          |
| Bldg Material & Garden Equipment & Supplies Dealers       | 2          | 1.0%          | 14           | 0.6%          | 34           | 1.2%          | 513           | 0.9%          | 72           | 1.1%          | 988           | 1.0%          |
| Food & Beverage Stores                                    | 2          | 1.0%          | 39           | 1.5%          | 61           | 2.1%          | 1,581         | 2.9%          | 127          | 2.0%          | 2,613         | 2.6%          |
| Health & Personal Care Stores                             | 2          | 1.0%          | 8            | 0.3%          | 46           | 1.6%          | 352           | 0.6%          | 90           | 1.4%          | 673           | 0.7%          |
| Gasoline Stations   | 1          | 0.5%          | 11           | 0.4%          | 19           | 0.7%          | 156           | 0.3%          | 40           | 0.6%          | 246           | 0.2%          |
| Clothing & Clothing Accessories Stores                    | 5          | 2.4%          | 50           | 2.0%          | 77           | 2.7%          | 689           | 1.3%          | 124          | 2.0%          | 876           | 0.9%          |
| Sport Goods, Hobby, Book, & Music Stores                  | 2          | 1.0%          | 56           | 2.2%          | 25           | 0.9%          | 610           | 1.1%          | 58           | 0.9%          | 905           | 0.9%          |
| General Merchandise Stores                                | 2          | 1.0%          | 69           | 2.7%          | 28           | 1.0%          | 1,395         | 2.6%          | 58           | 0.9%          | 2,463         | 2.5%          |
| Miscellaneous Store Retailers                             | 1          | 0.5%          | 11           | 0.4%          | 61           | 2.1%          | 709           | 1.3%          | 155          | 2.4%          | 1,371         | 1.4%          |
| Nonstore Retailers  | 0          | 0.0%          | 2            | 0.1%          | 9            | 0.3%          | 127           | 0.2%          | 19           | 0.3%          | 163           | 0.2%          |
| Transportation & Warehousing                              | 4          | 2.0%          | 59           | 2.3%          | 48           | 1.7%          | 1,430         | 2.6%          | 90           | 1.4%          | 2,118         | 2.1%          |
| Information   | 4          | 2.0%          | 15           | 0.6%          | 65           | 2.2%          | 737           | 1.4%          | 149          | 2.3%          | 1,700         | 1.7%          |
| Finance & Insurance                                       | 7          | 3.4%          | 43           | 1.7%          | 166          | 5.7%          | 1,860         | 3.4%          | 437          | 6.9%          | 4,808         | 4.9%          |
| Central Bank/Credit Intermediation & Related Activities   | 1          | 0.5%          | 14           | 0.6%          | 49           | 1.7%          | 910           | 1.7%          | 152          | 2.4%          | 2,397         | 2.4%          |
| Securities, Commodity Contracts & Other Financial         | 1          | 0.5%          | 4            | 0.2%          | 33           | 1.1%          | 280           | 0.5%          | 79           | 1.2%          | 475           | 0.5%          |
| Insurance Carriers & Related Activities; Funds, Trusts &  | 5          | 2.4%          | 25           | 1.0%          | 84           | 2.9%          | 670           | 1.2%          | 206          | 3.2%          | 1,936         | 2.0%          |
| Real Estate, Rental & Leasing                             | 10         | 4.9%          | 35           | 1.4%          | 176          | 6.1%          | 799           | 1.5%          | 380          | 6.0%          | 1,931         | 1.9%          |
| Professional, Scientific & Tech Services                  | 15         | 7.3%          | 157          | 6.2%          | 186          | 6.4%          | 2,906         | 5.4%          | 494          | 7.8%          | 6,642         | 6.7%          |
| Legal Services  | 0          | 0.0%          | 1            | 0.0%          | 26           | 0.9%          | 164           | 0.3%          | 125          | 2.0%          | 770           | 0.8%          |
| Management of Companies & Enterprises                     | 0          | 0.0%          | 1            | 0.0%          | 4            | 0.1%          | 46            | 0.1%          | 10           | 0.2%          | 169           | 0.2%          |
| Administrative & Support & Waste Management & Remediation | 12         | 5.9%          | 94           | 3.7%          | 95           | 3.3%          | 1,140         | 2.1%          | 209          | 3.3%          | 2,170         | 2.2%          |
| Educational Services                                      | 5          | 2.4%          | 104          | 4.1%          | 74           | 2.6%          | 3,804         | 7.0%          | 167          | 2.6%          | 8,634         | 8.7%          |
| Health Care & Social Assistance                           | 13         | 6.3%          | 358          | 14.1%         | 332          | 11.5%         | 12,687        | 23.4%         | 573          | 9.0%          | 17,232        | 17.4%         |
| Arts, Entertainment & Recreation                          | 3          | 1.5%          | 5            | 0.2%          | 33           | 1.1%          | 318           | 0.6%          | 95           | 1.5%          | 1,036         | 1.0%          |
| Accommodation & Food Services                             | 9          | 4.4%          | 247          | 9.7%          | 238          | 8.2%          | 5,341         | 9.9%          | 471          | 7.4%          | 9,404         | 9.5%          |
| Accommodation   | 3          | 1.5%          | 107          | 4.2%          | 40           | 1.4%          | 1,045         | 1.9%          | 74           | 1.2%          | 1,491         | 1.5%          |
| Food Services & Drinking Places                           | 7          | 3.4%          | 139          | 5.5%          | 198          | 6.8%          | 4,297         | 7.9%          | 398          | 6.3%          | 7,913         | 8.0%          |
| Other Services (except Public Administration)             | 29         | 14.1%         | 154          | 6.1%          | 366          | 12.6%         | 2,609         | 4.8%          | 896          | 14.1%         | 6,092         | 6.1%          |
| Automotive Repair & Maintenance                           | 8          | 3.9%          | 55           | 2.2%          | 87           | 3.0%          | 542           | 1.0%          | 170          | 2.7%          | 968           | 1.0%          |
| Public Administration                                     | 10         | 4.9%          | 102          | 4.0%          | 87           | 3.0%          | 1,339         | 2.5%          | 287          | 4.5%          | 5,821         | 5.9%          |
| Unclassified Establishments                               | 8          | 3.9%          | 4            | 0.2%          | 86           | 3.0%          | 25            | 0.0%          | 191          | 3.0%          | 69            | 0.1%          |
| <b>Total</b>  | <b>205</b> | <b>100.0%</b> | <b>2,541</b> | <b>100.0%</b> | <b>2,898</b> | <b>100.0%</b> | <b>54,209</b> | <b>100.0%</b> | <b>6,357</b> | <b>100.0%</b> | <b>99,124</b> | <b>100.0%</b> |

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October 17, 2017

# Reid Peevey Company

Commercial Real Estate

## Broker Service Form Reid Peevey Company, LLC



### 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.

11-2-2015

#### 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        |
| Randy Reid   | 333073      | randy@reidpeevey.com      | 254-752-9500 |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                     | Phone        |
| _____  | License No. | Email                     | Phone        |
| Sales Agent/Associate's Name                                       | License No. | Email                     | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date