

2320 W Loop 340 - Waco, Tx

Central Texas Marketplace - Waco, Tx



Overview

2 Spaces Available: 1,229 sf & 3,700 sf

- ▲ Waco's largest Regional Shopping Center
- ▲ Excellent visibility positioned on Highway 6 frontage
- ▲ Highest traffic counts in Waco
- ▲ Easy access from I-35, Highway 6, and Bagby
- ▲ Best in class co-tenancy anchored by Cabela's, Belk, Old Navy, DSW, Ross, Marshalls, Khol's, and others

LEASE RATE: \$32.00 NNN

TI available and Negotiable



**REID PEEVEY
COMMERCIAL**
2420 Wycon #301
Waco, TX 76712

JIM PEEVEY

Principal Broker
O: (254) 752-9500
C: (254) 715-4592

PAT FARRAR

Broker Associate
O: (254) 752-9500
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Reid Peevey
Commercial
Broker

R P
Reid Peevey
Commercial

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

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RETAIL FOR LEASE

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Quick Demographics

	1 mi	3 mi	5 mi	
 Population	970	38,198	133,184	 Traffic Counts
 Household Income	\$67,523	\$62,012	\$63,697	
 Daytime Population	1,285	45,268	131,335	

IH - 35 - 113,793 VPD
Hwy 6 - 77,985 VPD



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About Waco

The Waco region is a great place to call home and conduct business, with an outstanding array of community assets—from arts to education and big-time college sports to recreation—coupled with a strong, diverse and growing economy to support further improvements in its quality of life.



Deep in the heart of Texas, Waco is perfectly located within a 90-minute drive of Dallas, Fort Worth and Austin for weekend trips out of town or transporting products to a diverse clientele. Deciding where to live in Greater Waco may take awhile because of the diversity of housing options—from historic homes in close-in neighborhoods to a Texas ranch! Lakeside and riverfront homes are attractive to many as are planned developments in the suburbs. Increasingly, young professionals and empty nesters are moving downtown where lofts and apartments enable residents to be “out and about” enjoying restaurants, parks, cultural amenities and the Brazos riverwalk. Housing costs in Greater Waco are 84.4 percent of the national average.

Additionally, the Waco Region includes McLennan and six contiguous counties. Waco is the largest of 20 cities in the one-county McLennan County Metropolitan Statistical Area. The Waco Region Population (2010) was 715,080, and the overall Waco MSA is 234,906. Growth (2000-2010) for the Waco MSA +16 percent.



Greater Waco is home to one university and two colleges with a total enrollment of 31,243. Additionally, we are at the center of the state’s highly educated future workforce with 344,729 students enrolled in four-year colleges and 219,178 students enrolled in two-year colleges within a 200-mile radius.

Baylor University, McLennan Community College and Texas State Technical College (plus cities, county and local chambers) are partners in the Baylor Research and Innovation Collaboration (BRIC) at the Central Texas Technology and Research Park just north of downtown on U.S. 77. The BRIC promises to be a game-changer for Greater Waco in that it will make the region competitive for globally impactful, knowledge-based products and firms.

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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.

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

<u>Reid Peevey Company</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9005413</u> License No.	<u>reidpeevey@reidpeevey.com</u> Email	<u>(254) 752-9500</u> Phone
<u>Jim Peevey</u> Designated Broker of Firm	<u>419000</u> License No.	<u>jim@reidpeevey.com</u> Email	<u>(254) 752-9500</u> Phone
<u>Patrick Farrar</u> Sales Agent/Associate's Name	<u>547422</u> License No.	<u>pat@reidpeevey.com</u> Email	<u>(254) 749-0613</u> Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____