

# Brazos Place Shopping Center

4330 W Waco Dr - Waco, Tx



## Overview

Space available from 1,250 - 25,000 sf

Brazos Place is a well known and highly desirable shopping center located in the heart of Waco, Tx. With frontage and access to three of Waco's busiest streets Brazos Place is positioned to maximize the impact of retailers and restaurants.

- Over 90,000 combined Vehicles Per Day along frontage
- Anchors include Mardels, Jason's Deli, On the Border Pei Wei
- Visibility from 2 signaled intersections
- Attractive, well maintained and managed property
- Good tenant mix and traffic generators

Rental Rates: \$10.00-15.00 NNN

**Pat Farrar**  
**Broker**

O: (254)752-9500  
C: (254)749-0613

**R P**  
Reid Peevey

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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Aerial



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Broker

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Commercial

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## Site Plan



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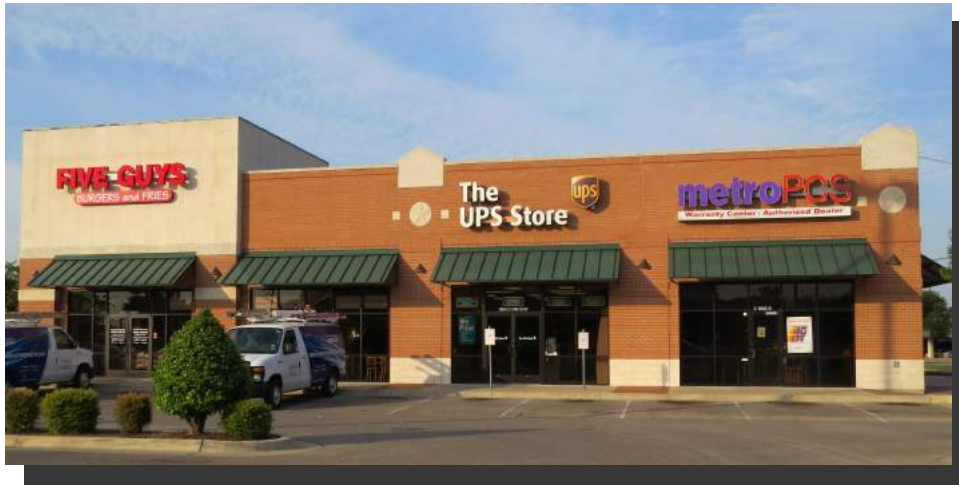


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Photos



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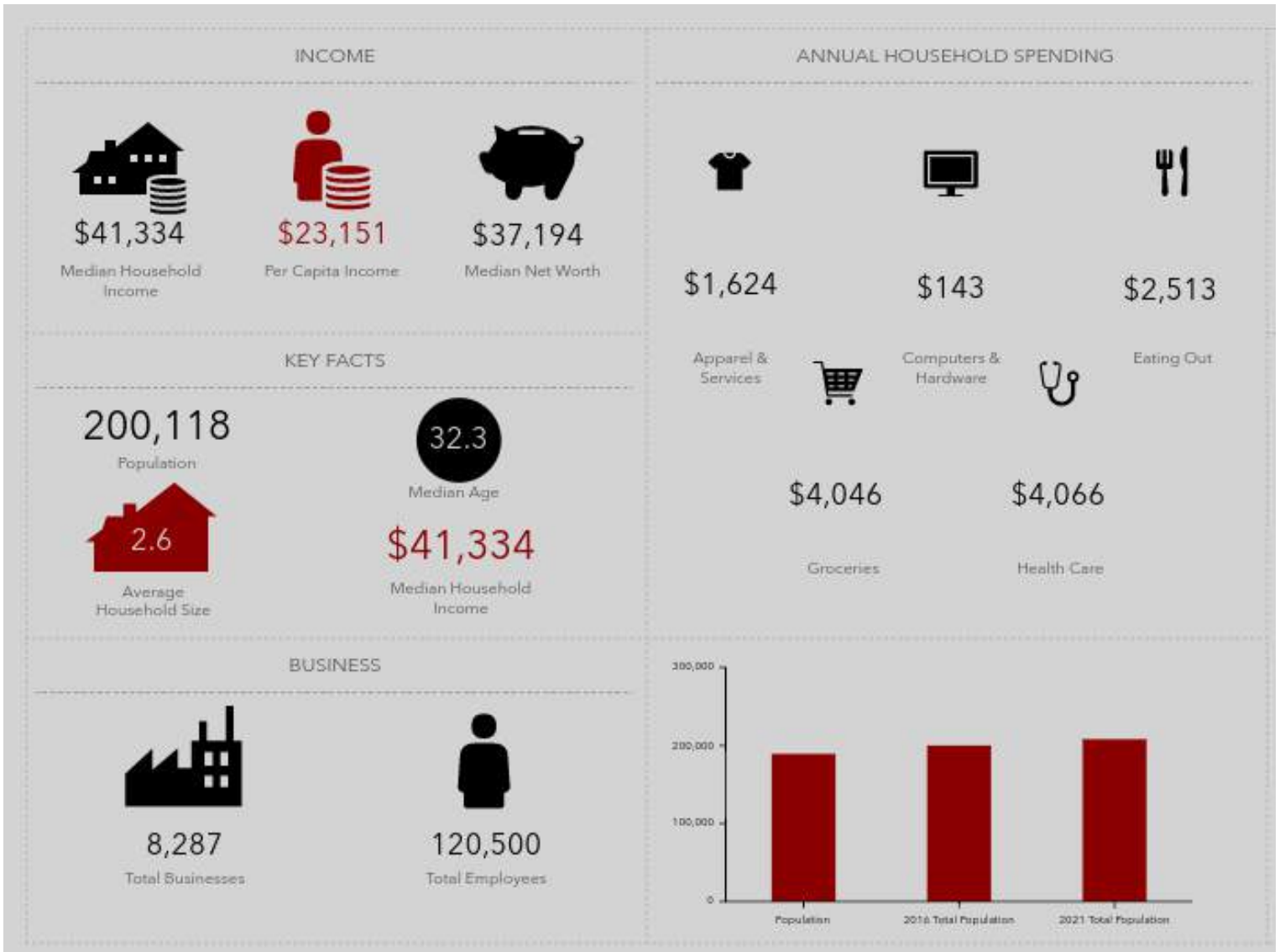
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## Key Demos - 10 Mile

2016 ESRI Estimate



Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	124,795	65.9%	128,792	64.4%	131,412	63.1%
Black Alone	32,519	17.2%	33,743	16.9%	34,475	16.6%
American Indian Alone	1,196	0.6%	1,274	0.6%	1,360	0.7%
Asian Alone	3,093	1.6%	3,706	1.9%	4,242	2.0%
Pacific Islander Alone	95	0.1%	131	0.1%	160	0.1%
Some Other Race Alone	22,748	12.0%	26,425	13.2%	29,456	14.2%
Two or More Races	4,943	2.6%	6,047	3.0%	7,052	3.4%
Hispanic Origin (Any Race)	49,013	25.9%	56,869	28.4%	64,055	30.8%

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5000 W Waco Dr - Waco, TX 76710

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.





# 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:
  - 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	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
Patrick Farrar	547422	pat@reidpeevey.com	(254) 749-0613
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials                      \_\_\_\_\_  
Date