



**CLAY FULLER**

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**600 S UNIVERSITY PARKS DR, WACO, TX 76701**

Foster Pavilion Retail | 1,000 - 20,000 SF

**FOR LEASE**

**CROMWELL**  
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



## PROPERTY OVERVIEW

The newest addition to Downtown Waco the Foster Pavilion Retail Spaces will be a main attraction to the Riverfront Development.

- Retail site is adjacent to more than 450 multi-family units, multiple restaurants and open public space including the Brazos Riverwalk.
- Sitting just 500 feet from the Brazos River and I-35 and is less than a 10 minute walk from Magnolia Silos, the Waco Convention Center, Waco Suspension Bridge, numerous museums and the new Hurd Welcome Center at Baylor University.
- In addition to the many Baylor events, downtown Waco hosts several highly attended events including a double IronMan, Magnolia's Silobration and Spring at the Silos which draw tens of thousands of visitors to downtown Waco.

## PROPERTY HIGHLIGHTS

### PROPERTY

Foster Pavilion Retail

### LOCATION

600 S University Parks Dr, Waco, TX 76701

### PROPERTY TYPE

Retail | Restaurant

### MARKET

Downtown Waco

### SUBMARKET

Riverfront Development

### ZONING

C-2

### AVAILABLE SPACE

1,000 SF - 20,000 SF

### LEASE RATE

Call for Pricing





## PROPERTY SUMMARY

The City of Waco, Texas is centrally located in the heart of Texas on the I-35 corridor midway between Dallas-Fort Worth and Austin. Waco is a progressive and diverse city with a vibrant community spirit offering major attractions, museums, recreation, diverse festivals and events. Waco is the birthplace of Dr Pepper, home to Baylor University, Magnolia Market and Silos, the Texas Ranger Hall of Fame and Museum as well as the Texas Sports Hall of Fame. Waco is Central Texas' economic power house ranking second in job grown in the state of Texas between 2019-2023, boasting \$5.2 billion in retail spending and 4.2 million tourists annually, 66% of whom stay overnight.

The Riverfront District is a 30 acre mixed use development along the Brazos River in downtown Waco consisting of a planned 289 residential units, two riverfront restaurants, over 36,000 SF of retail/restaurant space, a full-service hotel and Baylor University's Foster Pavilion.

The Foster Pavilion serves as the new 7,500 seat capacity home for the Baylor Men's and Women's Championship Basketball Teams and will host other Baylor events, concerts, live performances, and other community events.

Adjacent to Foster Pavilion is a 450 space parking garage that includes 20,000 SF of ground floor retail space. The retail space provides an excellent opportunity for retailers and/or restaurants to take advantage of the busy plaza before and during events at the Pavilion as well as Riverfront residents and visitors.



# PHOTO GALLERY



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SPRINGHILL SUITES BY MARRIOTT

Baylor University

MAGNOLIA MARKET

AC HOTELS MARRIOTT



TECOVAS

HOTEL 1928

SPICE VILLAGE

WACO CONVENTION CENTER

FUTURE HOTEL DEVELOPMENT

AVAILABLE 20,000 SF

LAKE BRAZOS PARK

INTERSTATE 35

INTERSTATE 35 | 120,000 VPD

Click to view property



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INTERSTATE 35 | 120,000 VPD

BAYLOR LAW SCHOOL

AVAILABLE 20,000 SF

ADDITIONAL SPACE COMING SOON

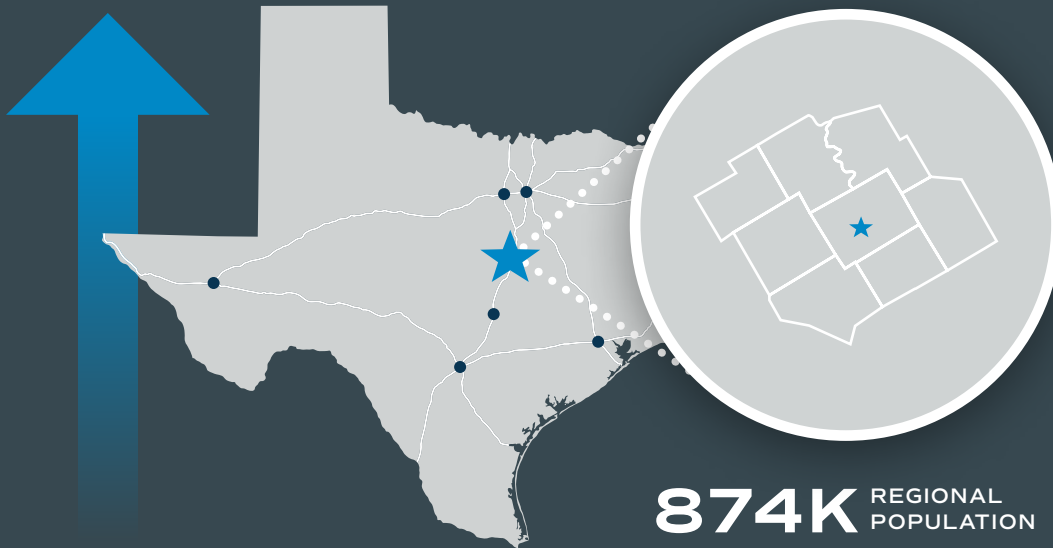
S UNIVERSITY PARKS DR



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## REGIONAL HIGHLIGHTS

### TRAVEL

*2021 Direct Impact*

#### Visitors

1.7 million, 45% increase

#### Hotel Occupancy

Over 1 million rooms booked | 2nd highest in TX

#### Travel Spending

\$100 million

#### Employment

5,800 jobs

### TOURISM

#### Magnolia Market

Waco's #1 tourist draw

#### 2022 Visits

621 thousand visits

### EDUCATION

#### Colleges/Universities

5 in/near Waco

#### Baylor University

20,709 enrolled 08/22

13th largest university in Texas

### COST OF LIVING

#### Groceries

92.4

#### Transport

72.3

#### Utilities

97.2

#### Healthcare

101

"Earning...**\$35,000** in Waco [is] equivalent [to] **\$44,132** in Dallas or \$45,652 in Austin."



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# Downtown Waco

- Continued Development

## WACO DOWNTOWN REDEVELOPMENT PROJECT

*“Creating a vibrant hub of culture, commerce, and community along the Brazos River”*

The Waco Downtown Redevelopment Project is a comprehensive 12 to 20 year initiative led by the City of Waco in partnership with Hunt Development Group, aimed at revitalizing downtown Waco into a vibrant, mixed-use urban area.

### Performing Art Center

From 2019 through 2022, the City of Waco conducted a feasibility study to outline the essential characteristics and funding needs of a Performing Arts Center in Waco. In late Fall of 2022, the City contracted with OMA Architecture to produce a detailed cost model and develop a refined concept of internal and external renderings and animations. This package is nearing completion, after which the fundraising portion of the campaign will commence.

### Proposed New Baseball Stadium

The proposed baseball stadium in downtown Waco is set to be a major catalyst for economic and community revitalization. Featuring a modern design with state-of-the-art amenities, the facility aims to attract visitors and boost local businesses. Beyond Baseball, the stadium will serve as a versatile venue for various events, enhancing Waco’s cultural and recreational landscape. The project promises to play a significant role in transforming Downtown Waco into a vibrant bustling destination.





# Coming Soon

- Additional Space

## Coming December 2024:

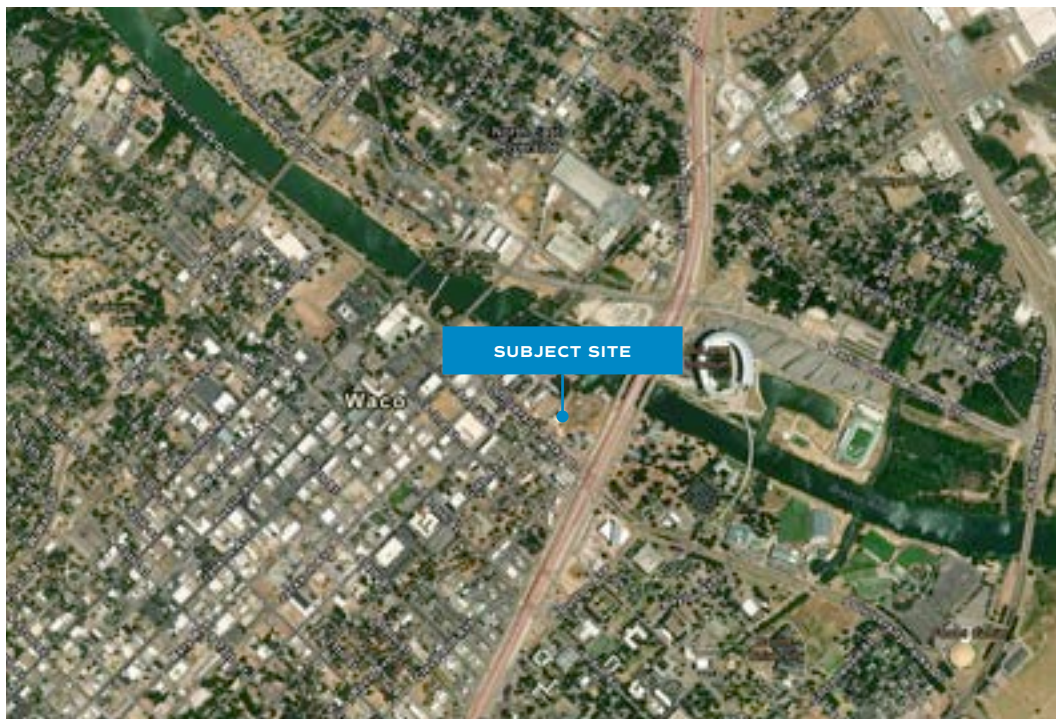
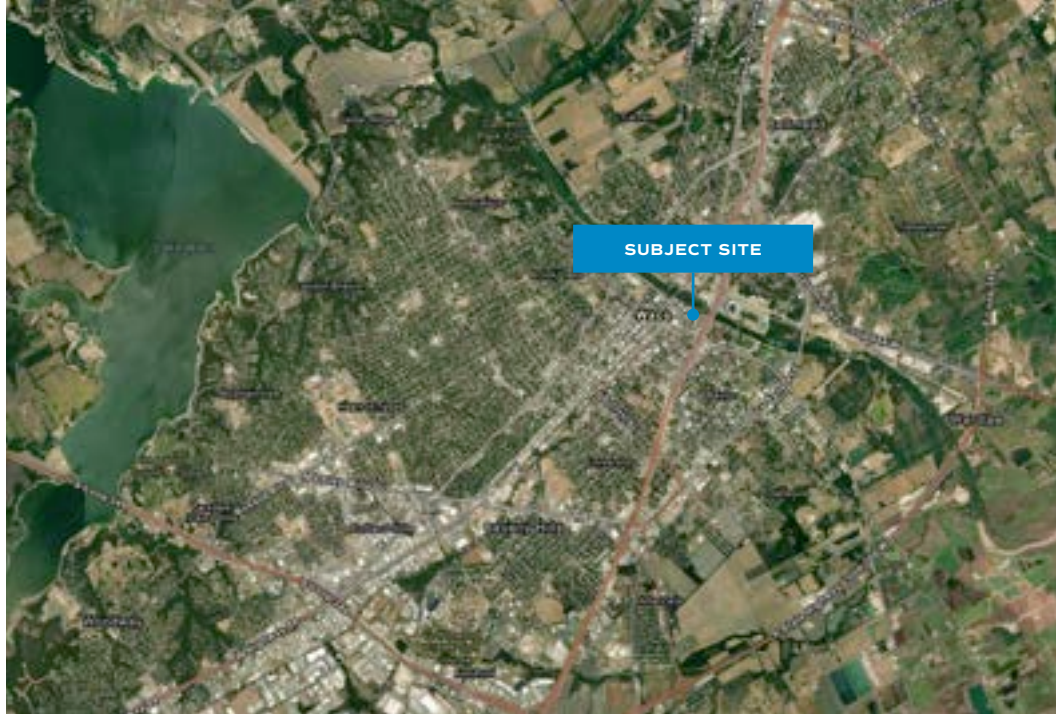
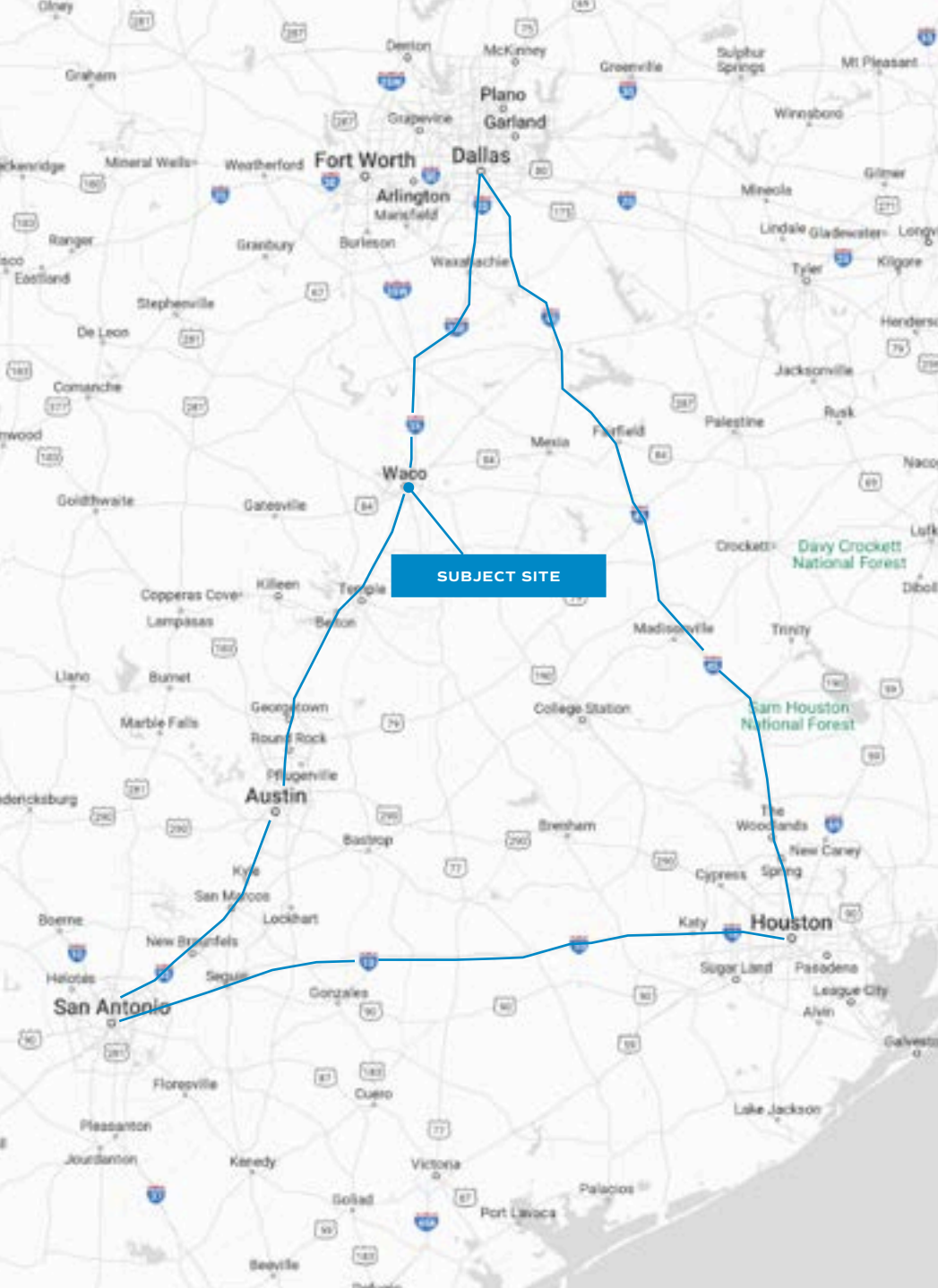
- Additional 10,000 SF Retail/Restaurant Space Available
- Adjacent space across Clay Ave



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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:
  - 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.

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