

COTTONWOOD CREEK MARKET RESERVES

Pad Sites and Development Tracts For Sale or Lease
in Premier Entertainment-Anchored Development

NWQ of I-35 S. and W. Loop 340/Highway 6
Waco, Texas

 NewQuest

Austen Baldridge
281.477.4363 | abaldridge@newquest.com

Project Highlights



134K+
VEHICLES PER DAY
ON I-35 &
S. NEW RD.



\$97K
AVERAGE
HOUSEHOLD
INCOME
WITHIN TRADE AREA



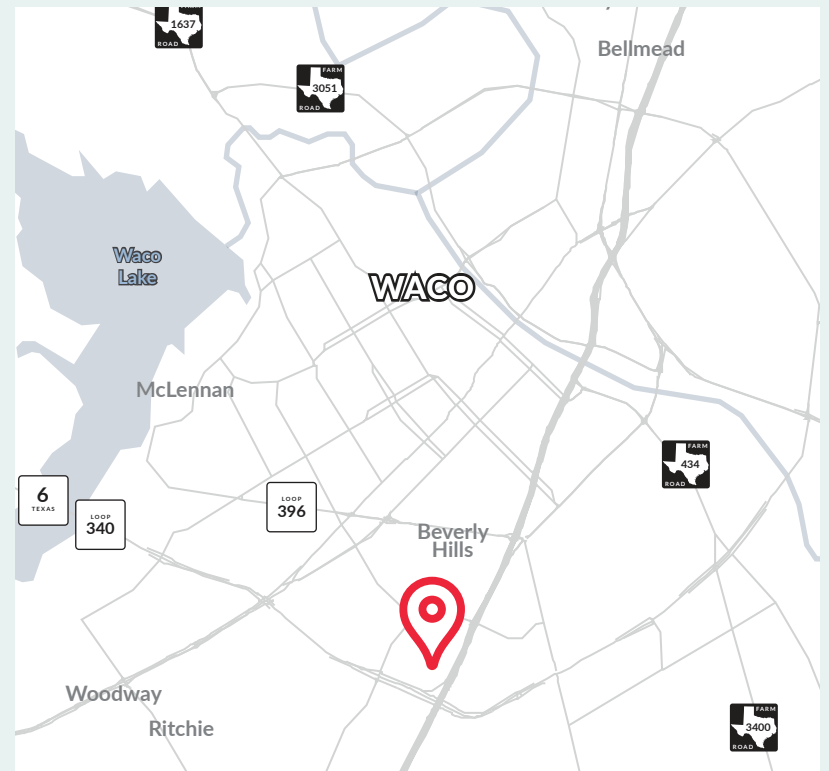
728K
CURRENT
POPULATION
WITHIN TRADE AREA

2020 Census, 2024 Estimates with Delivery Statistics as of 04/25

STEADY RESIDENTIAL GROWTH

275,117 CURRENT HOUSEHOLDS
16.16% HOUSEHOLD GROWTH | 2020-2024
53.52% OWNER-OCCUPIED HOUSING

2020 Census, 2024 Estimates with Delivery Statistics as of 4-2025



Project Highlights

KEY TENANTS

LOVESAC

BLACK RIFLE
COFFEE COMPANY

generator
SUPERCENTER

MAINEVENT



TOPGOLF

Chick-fil-A



Black Bear
Diner

CINEMARK



143-ACRE MASTER
PLANNED MIXED-USE
DEVELOPMENT WITH
285,000 SF OF RETAIL
AND 63 ACRES
OF MULTIFAMILY,
HOSPITALITY, AND
OFFICE



EXCELLENT VISIBILITY
AND ACCESS FROM
I-35 S (114,500+ VPD)



STRONG HOME
BUILDING GROWTH
AND EMPLOYMENT IN
THE CONSTRUCTION,
MANUFACTURING,
HEALTHCARE,
HOSPITALITY AND
LOGISTICS SECTORS



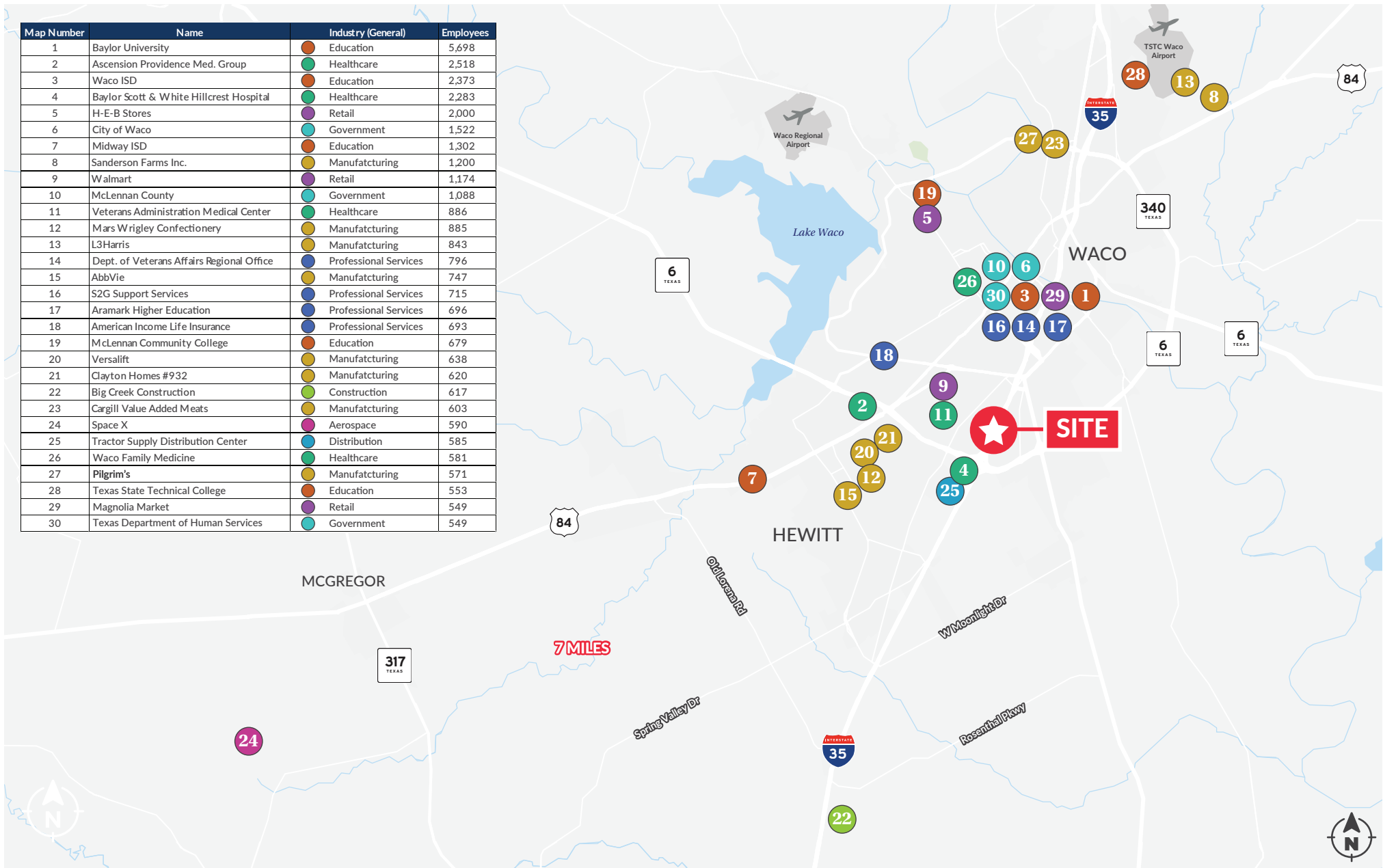
NEIGHBOR TO
BAYLOR'S 1,000
ACRE CAMPUS THAT
ENROLLS 19,522
STUDENTS AND
EMPLOYS OVER
1,200 FACULTY



FOR SALE OR LEASE
0.59 TO 2.27 ACRE
PAD SITES

Major Area Employers

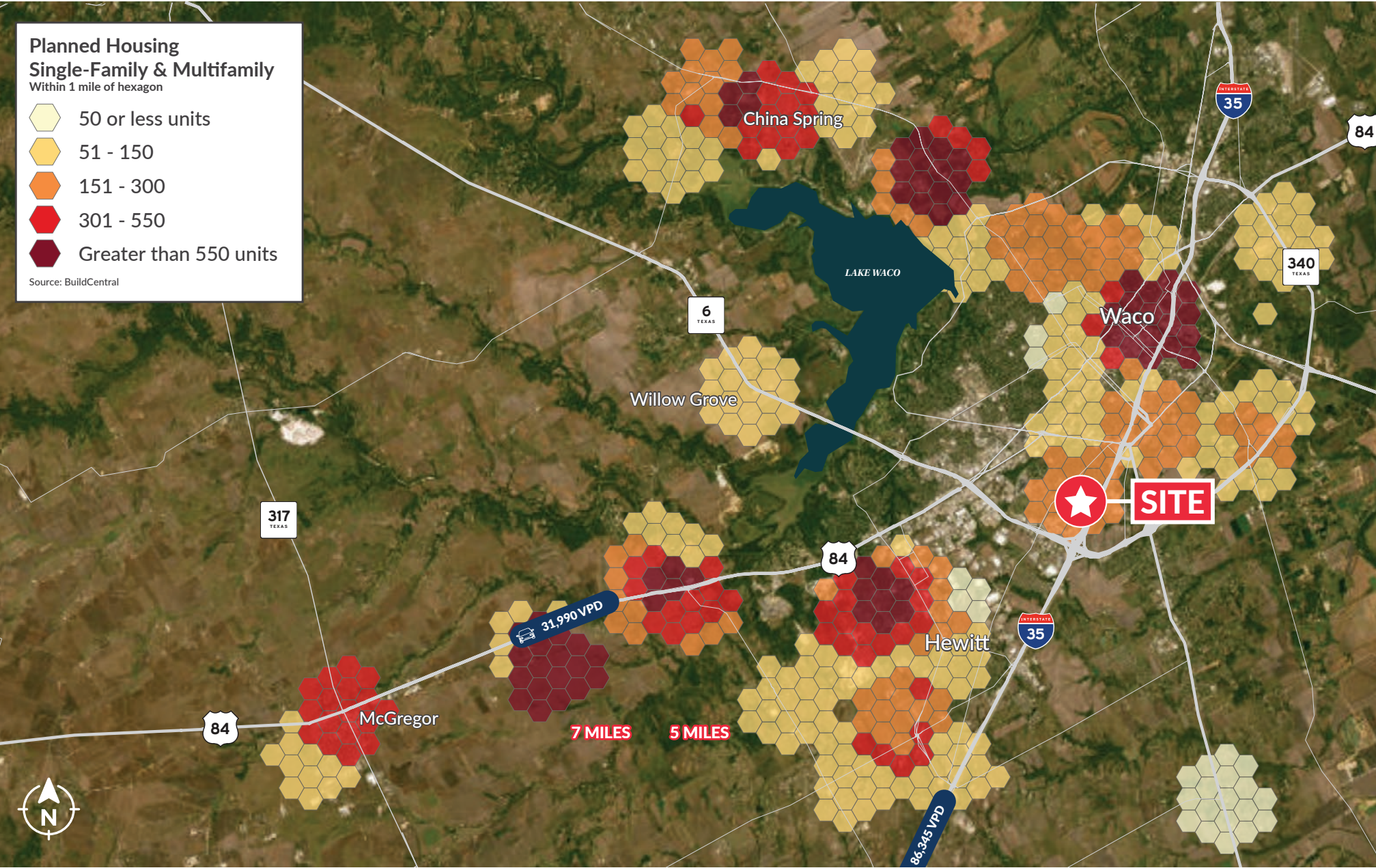
Map Number	Name	Industry (General)	Employees
1	Baylor University	Education	5,698
2	Ascension Providence Med. Group	Healthcare	2,518
3	Waco ISD	Education	2,373
4	Baylor Scott & White Hillcrest Hospital	Healthcare	2,283
5	H-E-B Stores	Retail	2,000
6	City of Waco	Government	1,522
7	Midway ISD	Education	1,302
8	Sanderson Farms Inc.	Manufacturing	1,200
9	Walmart	Retail	1,174
10	McLennan County	Government	1,088
11	Veterans Administration Medical Center	Healthcare	886
12	Mars Wrigley Confectionery	Manufacturing	885
13	L3Harris	Manufacturing	843
14	Dept. of Veterans Affairs Regional Office	Professional Services	796
15	AbbVie	Manufacturing	747
16	S2G Support Services	Professional Services	715
17	Aramark Higher Education	Professional Services	696
18	American Income Life Insurance	Professional Services	693
19	McLennan Community College	Education	679
20	Versalift	Manufacturing	638
21	Clayton Homes #932	Manufacturing	620
22	Big Creek Construction	Construction	617
23	Cargill Value Added Meats	Manufacturing	603
24	Space X	Aerospace	590
25	Tractor Supply Distribution Center	Distribution	585
26	Waco Family Medicine	Healthcare	581
27	Pilgrim's	Manufacturing	571
28	Texas State Technical College	Education	553
29	Magnolia Market	Retail	549
30	Texas Department of Human Services	Government	549



Greater Waco Chambers as of 2025

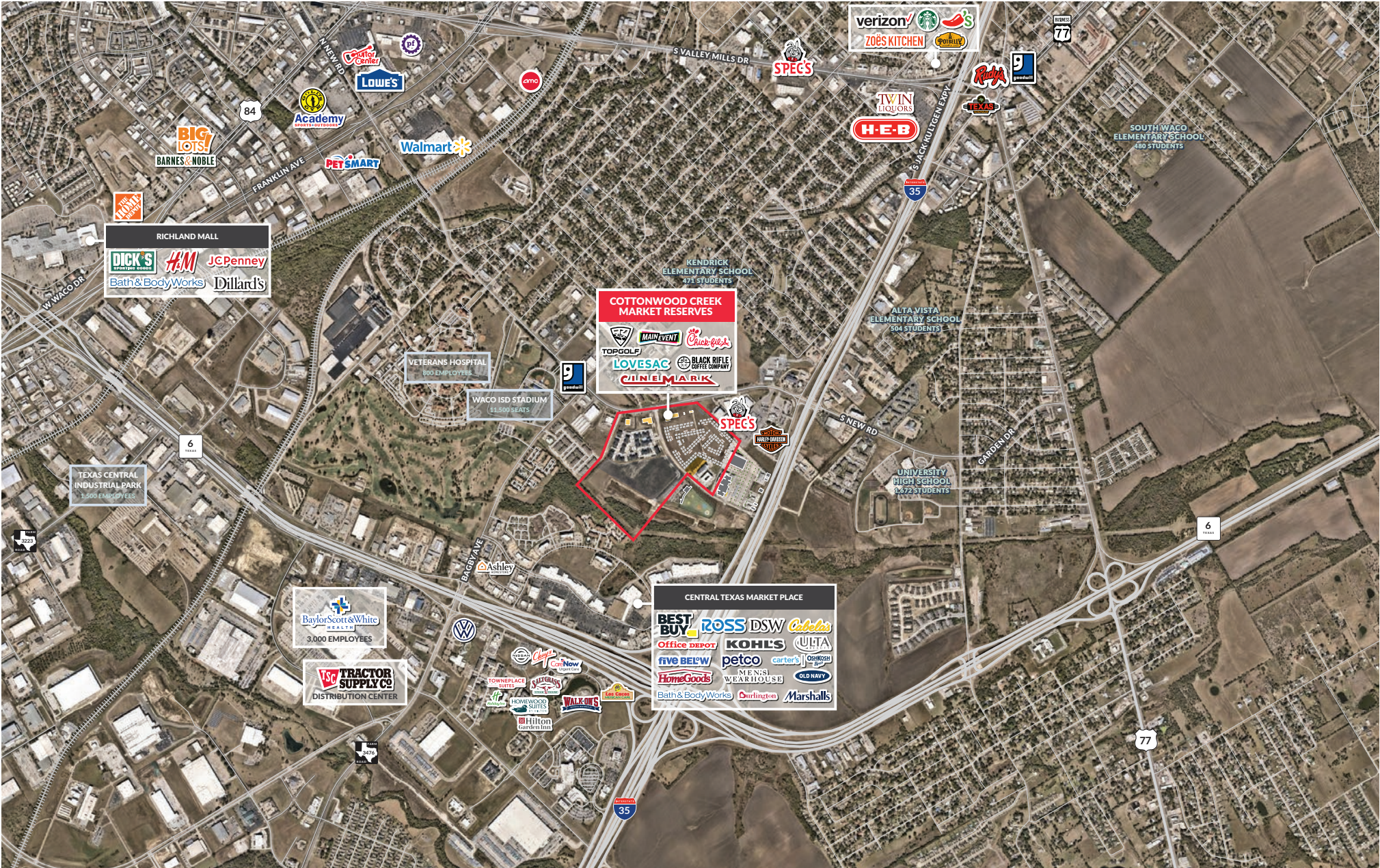
04.25 | 04.25

Residential Aerial



BuildCentral as of 2025

04.25 | 10.24





TxDOT Traffic Counts as of 2024

05.25 | 04.25



TxDOT Traffic Counts as of 2024

05.25 | 04.25



TxDOT Traffic Counts as of 2024 05.25 | 04.25

KEY	BUSINESS	AREAS
1	Available For Sale/Lease	1.82 AC
2	Available For Sale/Lease	2.27 AC
3	Available For Sale/Lease	2.27 AC
4	Available For Sale/Lease	0.59 AC
5	Available For Sale/Lease	0.97 AC
6	BlueWave	4,500 SF
7	Available For Sale/Lease	1.54 AC



SP.158 | 05.25 | 04.23



Demographics



POPULATION	3 MILES	5 MILES	7 MILES	TRADE AREA
Current Households	19,372	55,009	69,604	275,117
Current Population	49,686	139,067	176,168	728,008
2020 Census Population	48,248	137,143	167,922	650,112
Population Growth 2020 to 2024	2.98%	1.40%	4.91%	11.98%
2024 Median Age	30.7	32.7	33.4	33.2

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES	TRADE AREA
White	51.69%	55.24%	55.56%	53.66%
Black or African American	16.63%	17.47%	18.19%	21.72%
Asian or Pacific Islander	2.16%	2.76%	2.63%	3.53%
Other Races	28.36%	23.60%	22.69%	20.31%
Hispanic	38.80%	31.30%	30.19%	25.95%

INCOME	3 MILES	5 MILES	7 MILES	TRADE AREA
Average Household Income	\$71,353	\$84,270	\$87,374	\$97,495
Median Household Income	\$55,549	\$61,910	\$64,482	\$71,029
Per Capita Income	\$27,849	\$32,138	\$33,354	\$36,624

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES	TRADE AREA
1 Person Households	27.05%	29.27%	29.19%	26.23%
2 Person Households	33.91%	31.88%	31.75%	32.54%
3+ Person Households	39.03%	38.85%	39.07%	41.22%
Owner-Occupied Housing Units	42.11%	46.19%	49.21%	53.52%
Renter-Occupied Housing Units	57.89%	53.81%	50.79%	46.48%

2020 Census, 2024 Estimates with Delivery Statistics as of 04/25

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Austen Baldridge	672771	abaldridge@newquest.com	281.477.4363
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.