



DOLLAR TREE PLAZA WACO

NWC OF RICHTHIE RD AND CALLAN BLVD
0 Ritchie Blvd Waco, TX 76655



FOR LEASE

AVAILABLE SPACE
1,300 - 7,500 SF

RATE
Call for Pricing

Brian Sladek
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Tucker Francis
tucker@resolutre.com
512.474.5557



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PROPERTY HIGHLIGHTS

- New retail center in underserved trade area
- Drive thru end cap available
- Excellent visibility with easy ingress/egress
- Surrounded by rooftops with strong HH incomes
- Quick access to Hwy 84 & S Hewitt Dr



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



34,790
POPULATION
3-MILE RADIUS



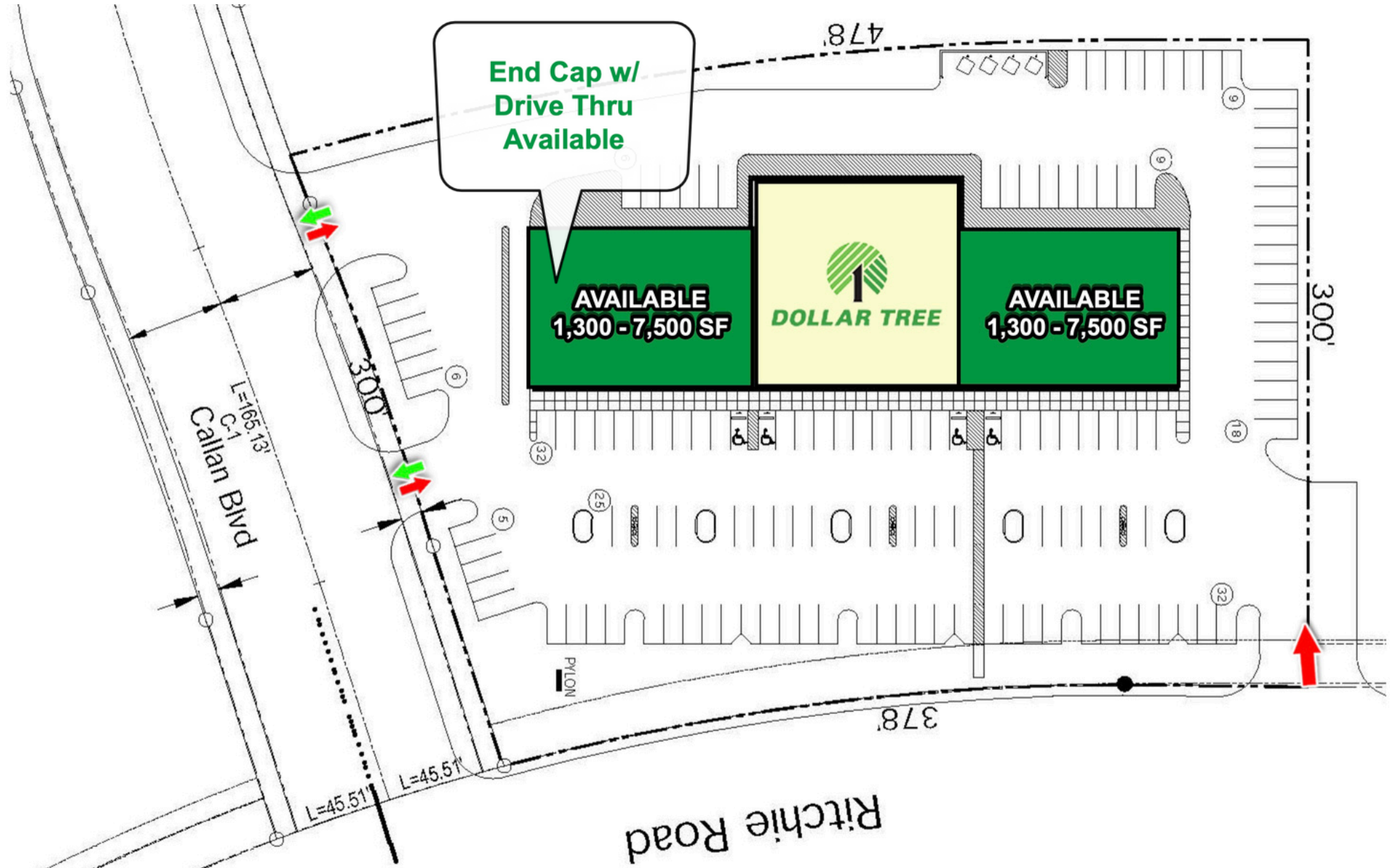
124,362
AVG HH INCOME
3-MILE RADIUS



23,174
DAYTIME POPULATION
3-MILE RADIUS

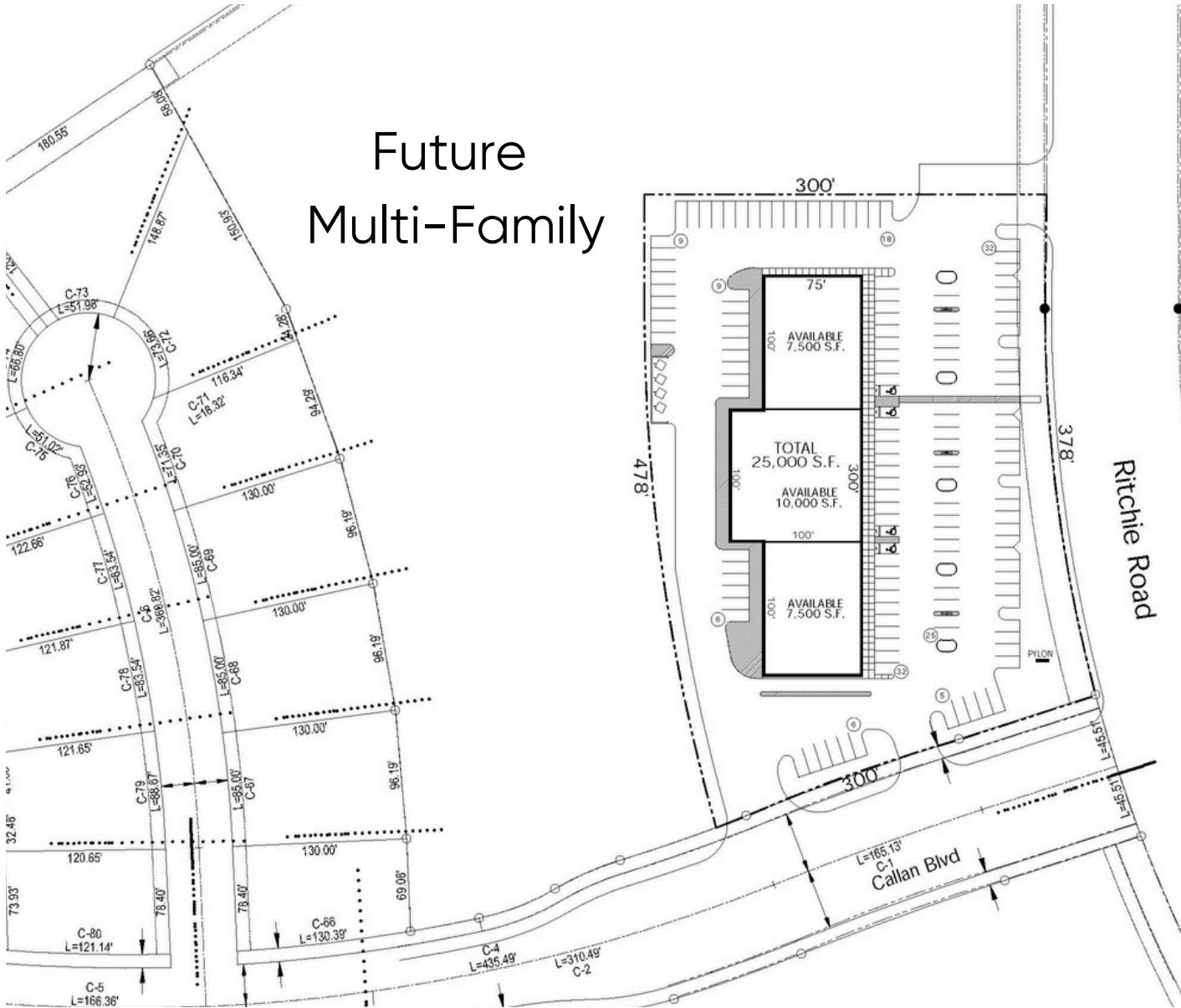


TRAFFIC COUNTS
Ritchie Rd 7,473 VPD
Panther Way 7,431 VPD
TXDOT 2023





Future Multi-Family



DEVELOPMENT SYNOPSIS

Site Information:

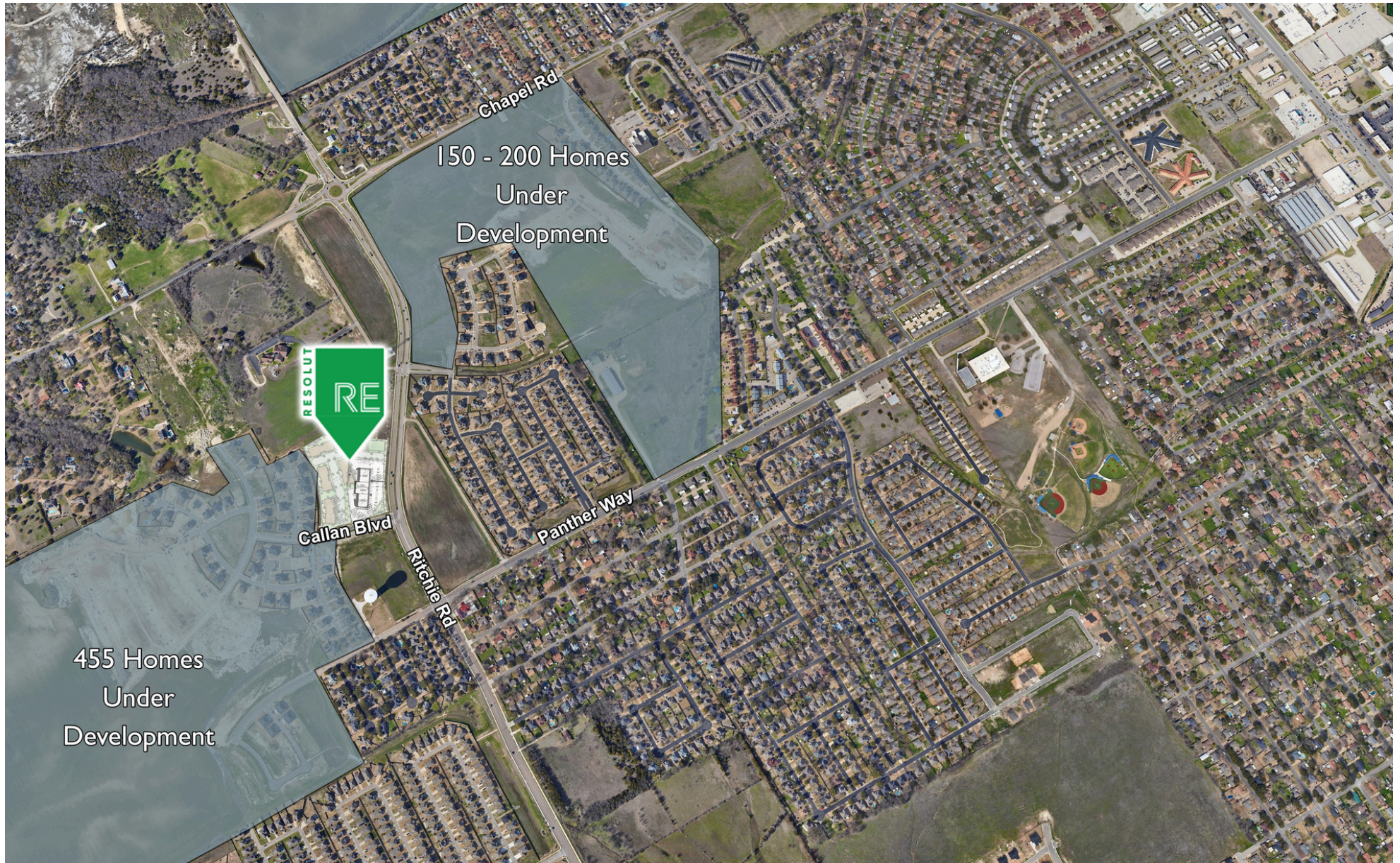
Land Area	2.92 acres
Building Area	127,226 s.f.
Land / Building Ratio	18.86%
	(8,219 s.f / acre)

Building Information: Parking Ratio

Building Area	24,000 s.f.	(1 PER S.F.)
Parking Provided	130	185
	(5.42 cars per 1,000 s.f.)	
Parking Required	120	200
	(5.00 cars per 1,000 s.f.)	



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Information About Brokerage Services

11-2-2015

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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____