



**RAYNOR CAMPBELL,** SIOR

**928-1002 AUSTIN AVE, WACO, TX 76701**

Waco Country Mart

# AVAILABLE

**CROMWELL**  
COMMERCIAL GROUP

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COLDWELL BANKER APEX, REALTORS



## PROPERTY OVERVIEW

- Significant site improvements to create the exciting “Waco Country Mart” retail destination are complete
- Prime downtown location
- Plentiful parking
- Multiple sized suites (2,227 - 14,421 SF)
- \$12.50-\$17.00 Gross Price PSF
- Diverse and exciting mix of neighboring tenants
- Many Instagrammable moments such as an original Ford Model T, Food Truck pads and custom art murals.

## PROPERTY HIGHLIGHTS

### PROPERTY

Waco Country Mart

### LOCATION

928-1002 Austin Ave, Waco, TX 76701

### MARKET

Downtown

### ZONING

C-4

### LEASE RATE

\$12.50-\$17.00/SF Gross + Utilities

### AVAILABLE SPACE

14,421+/- SF

### RENOVATED

2024

### RENOVATED

2024

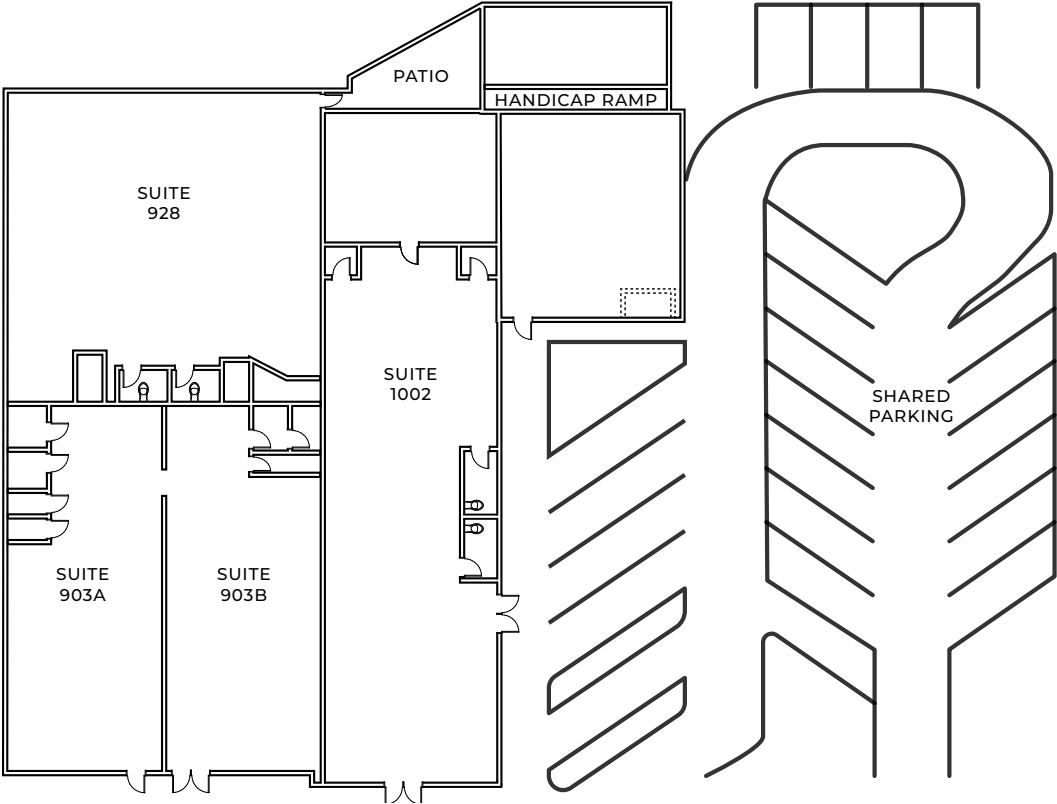


# PHOTO GALLERY



# Floor Plan - Availability

| Suite      | Rentable SF | Availability |
|------------|-------------|--------------|
| 903 A      | 2,227       | Available    |
| 903B & 928 | 6,017       | Available    |
| 1002       | 6,177       | Available    |



**WACO**  
COUNTRY ★ MART





BAYLOR UNIVERSITY

I-35 | PURPLE HEART TRAIL 120,000 VPD

Hotel  
HERRINGBONE

The Purple  
Heart Trail

MAGNOLIA  
MARKET

PIVOVAR

UNION  
HALL

WACO ALE CO

M  
HEADQUARTERS

SUITES AVAILABLE

**WACO**  
COUNTRY ★ MART

STUMPY'S

Simply  
Solutions

 Click to view property



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SUITES AVAILABLE

**WACO**  
COUNTRY ★ MART

TECOVAS

HOTEL 1928



MEDITERRANEAN GRILL

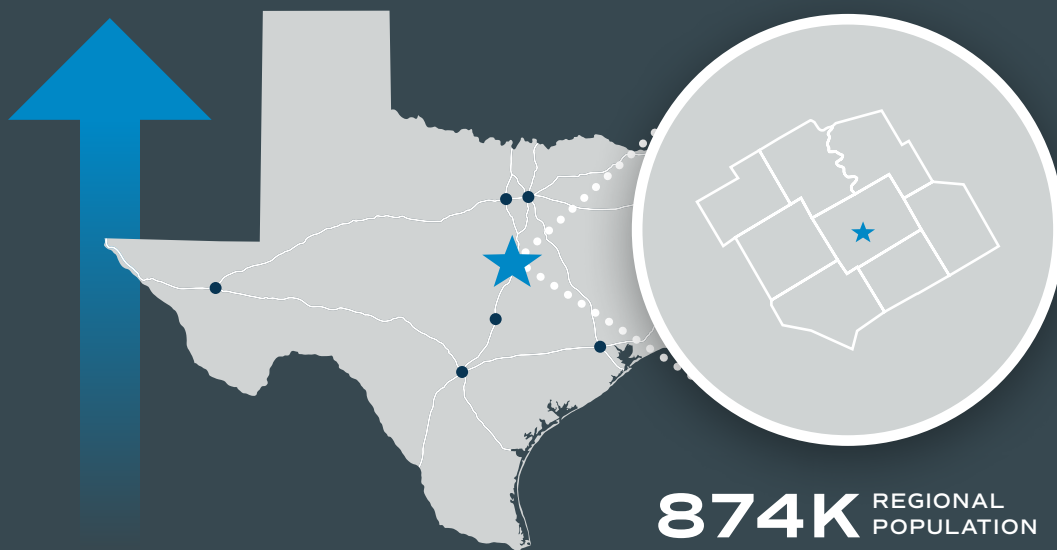
FRANKLIN AVE



Click to view property



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## REGIONAL HIGHLIGHTS

### TRAVEL

*2021 Direct Impact*

#### Travel Spending

\$100 million

#### Tax Receipts by Travel Spending

\$100 million

#### Earnings

\$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

#### Utilities

97.2

#### Transport

72.3

#### Healthcare

101

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



# DEMOGRAPHICS

## POPULATION

|                 | -1mi  | -3mi   | -5mi   |
|-----------------|-------|--------|--------|
| 2010 Population | 3,763 | 26,568 | 47,025 |
| 2020 Population | 5,386 | 32,395 | 57,676 |
| 2023 Population | 6,379 | 33,831 | 59,831 |



**Median Age**  
41

## HOUSEHOLDS

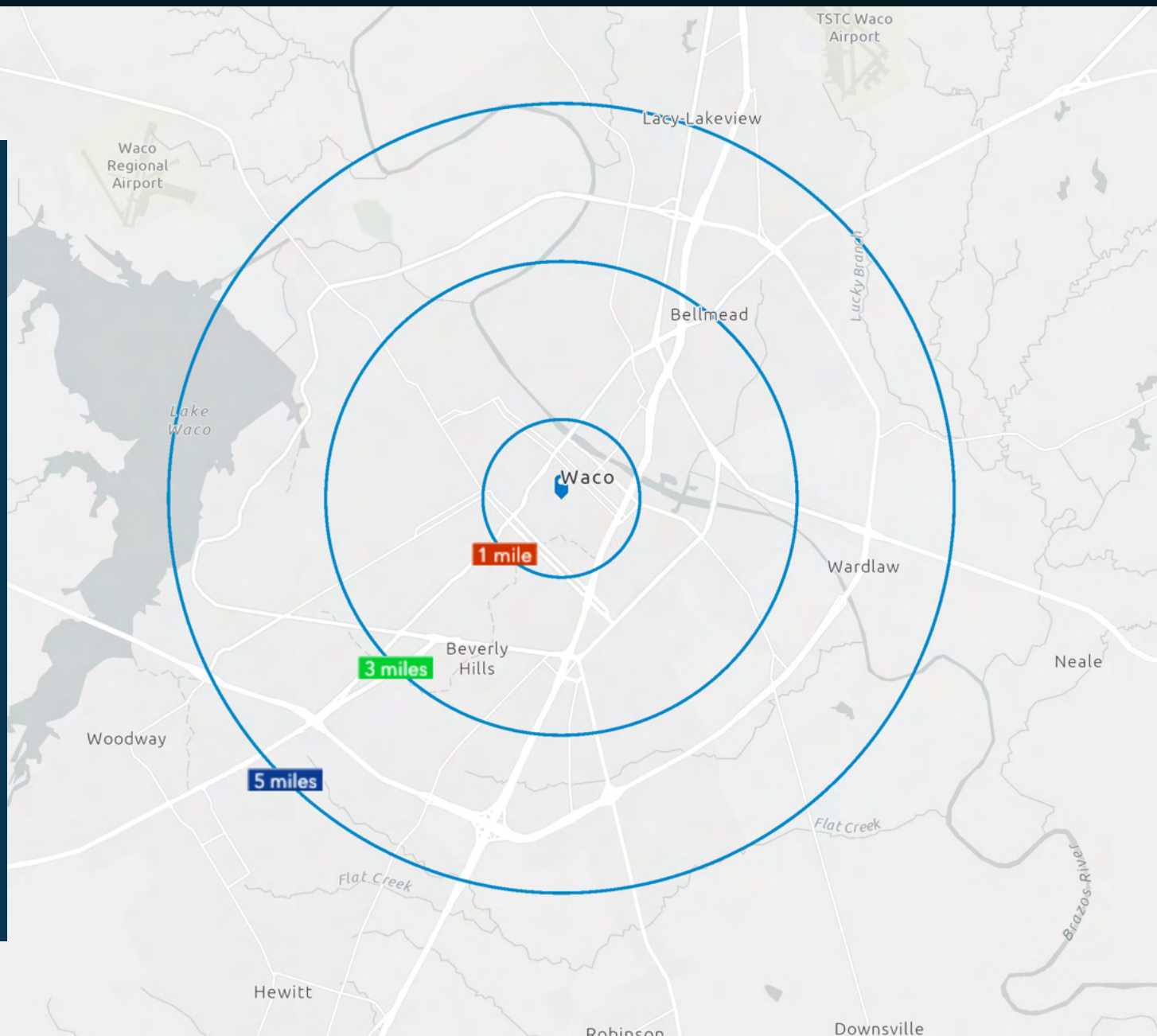
|                 | -1mi  | -3mi   | -5mi   |
|-----------------|-------|--------|--------|
| 2010 Households | 1,504 | 10,171 | 18,117 |
| 2020 Households | 2,132 | 12,081 | 21,740 |
| 2023 Households | 2,485 | 12,675 | 22,660 |

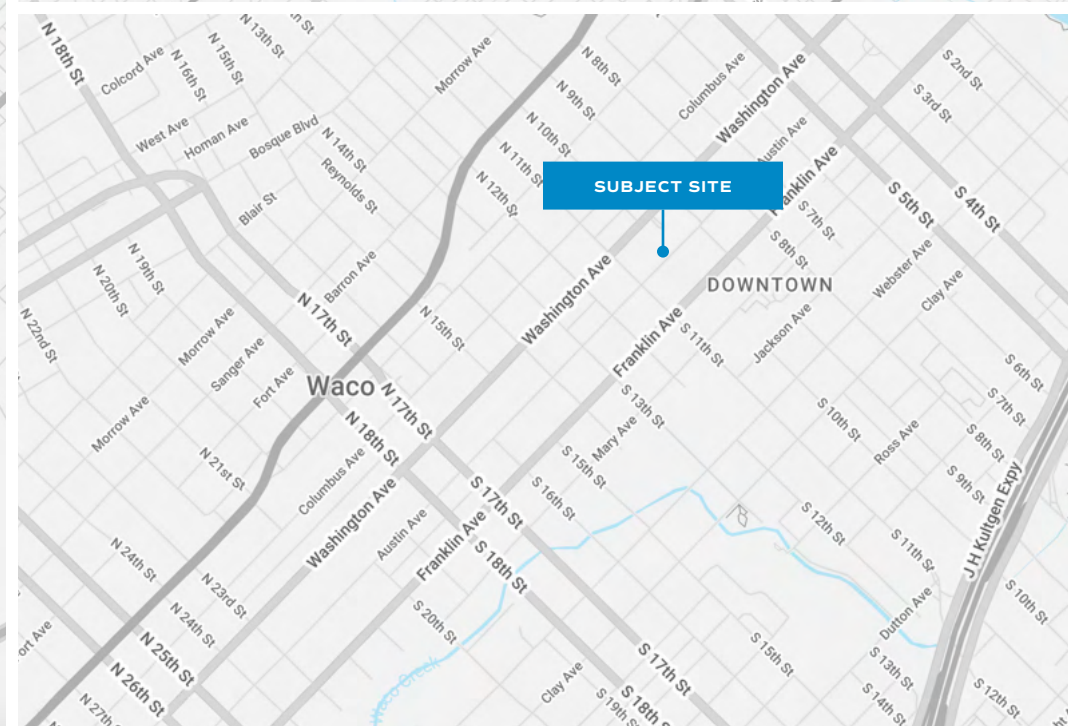
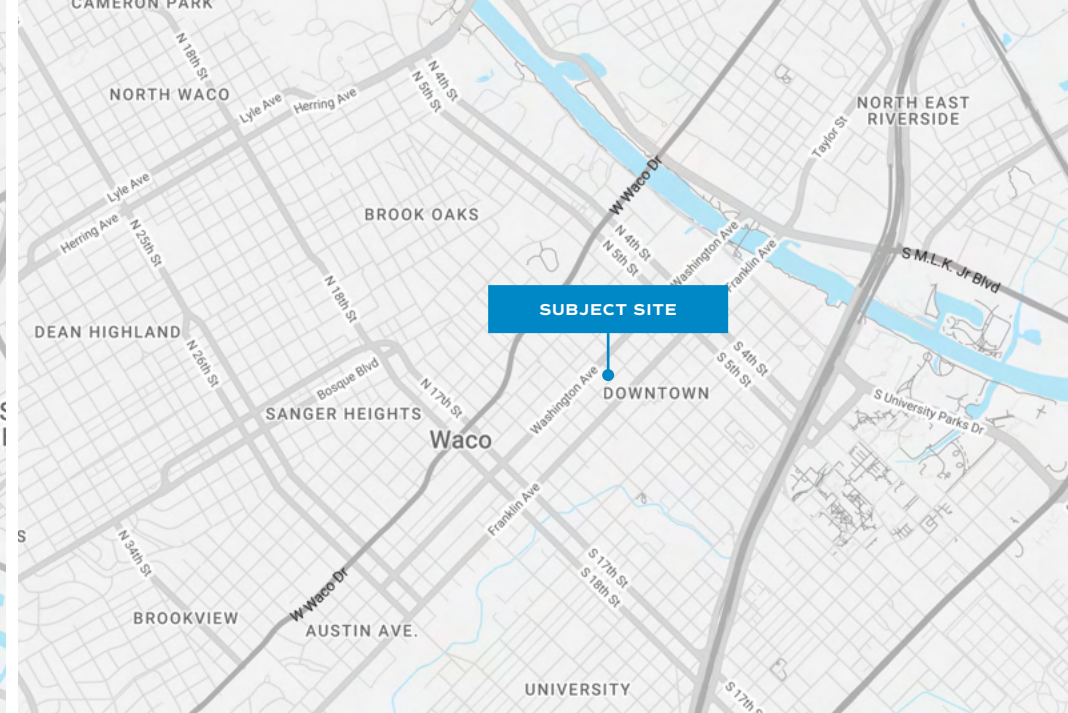
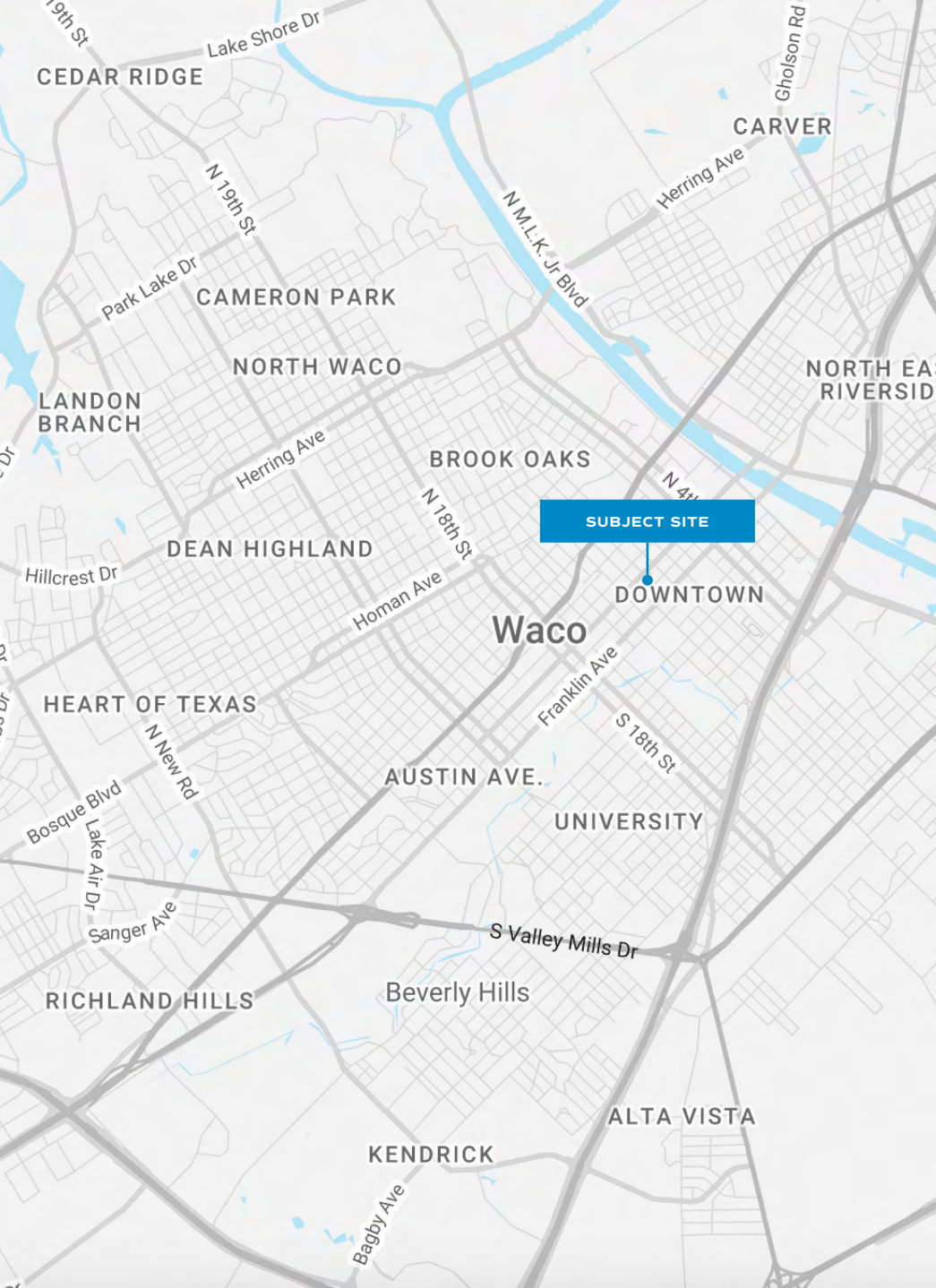
## MEDIAN HOUSEHOLD INCOME

|             | -1mi     | -3mi     | -5mi     |
|-------------|----------|----------|----------|
| 2023 Income | \$72,845 | \$86,087 | \$85,065 |

## AVERAGE HOUSEHOLD INCOME

|             | -1mi     | -3mi      | -5mi      |
|-------------|----------|-----------|-----------|
| 2023 Income | \$95,381 | \$115,539 | \$116,819 |





# CROMWELL

COMMERCIAL GROUP

**PRESENTED BY:**



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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. **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.

|                                                                    |                |                                           |                     |
|--------------------------------------------------------------------|----------------|-------------------------------------------|---------------------|
| <b>Coldwell Banker Apex, Realtors</b>                              | <b>0590914</b> | <b>lori@cbapex.com</b>                    | <b>254.313.0000</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.    | Email                                     | Phone               |
| <b>Lori Arnold</b>                                                 | <b>0590914</b> | <b>lori@cbapex.com</b>                    | <b>254.313.0000</b> |
| Designated Broker of Firm                                          | License No.    | Email                                     | Phone               |
| <b>Kathy Schroeder</b>                                             | <b>269763</b>  | <b>kathy@cbapex.com</b>                   | <b>254.776.0000</b> |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.    | Email                                     | Phone               |
| <b>Raynor Campbell, SIOR</b>                                       | <b>634453</b>  | <b>raynor@cromwellcommercialgroup.com</b> | <b>254.313.0000</b> |
| Sales Agent/Associate's Name                                       | License No.    | Email                                     | Phone               |

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

\_\_\_\_\_  
Date