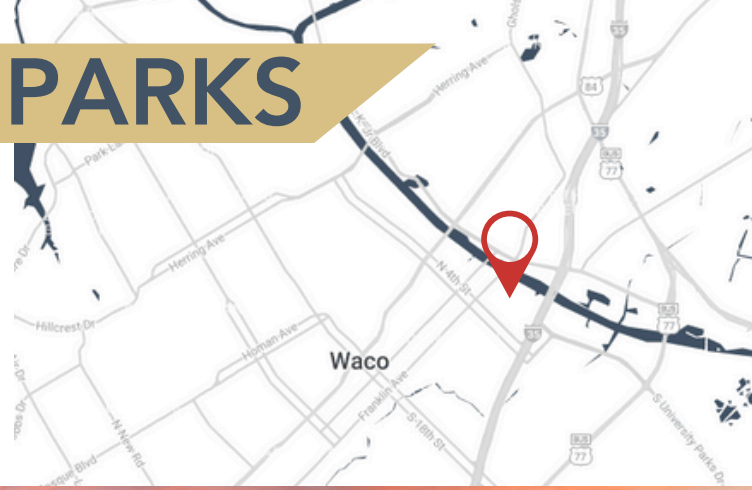


315 S UNIVERSITY PARKS

315 S University Parks Dr #140 Waco, TX - 76701

3,200 SF
Mix Use/Retail



Property Description

This second-generation commercial suite is located in a desirable shopping center in the heart of Waco. Enjoy high visibility with ample parking and easy access, just two blocks from the highway and one block from the Brazos River. Be part of the action, nestled amidst 3-4 of downtown Waco's most anticipated new developments!

Lease Features

Lease Type	NNN
Lease Term	Negotiable
Base Rent	\$26/SF/YR
NNN	\$10/SF/YR
Zoning	C



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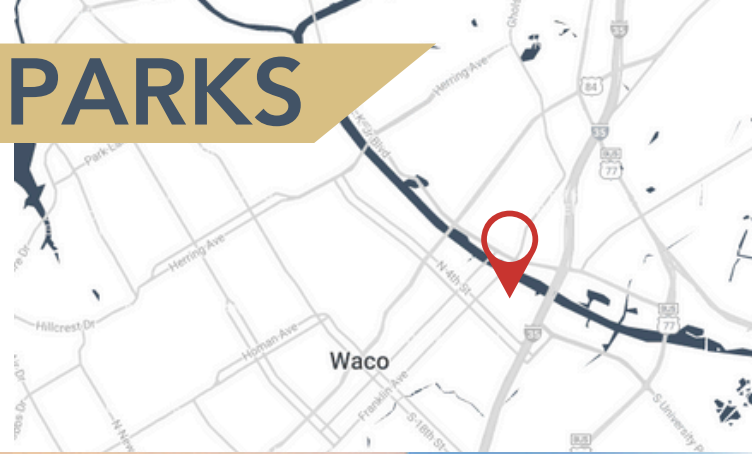
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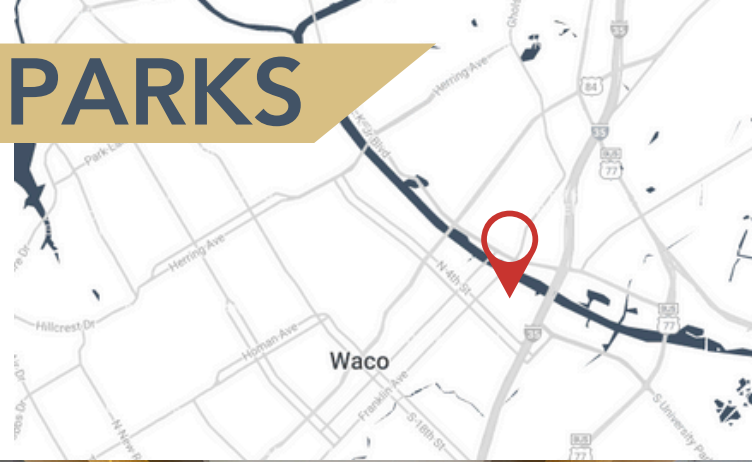
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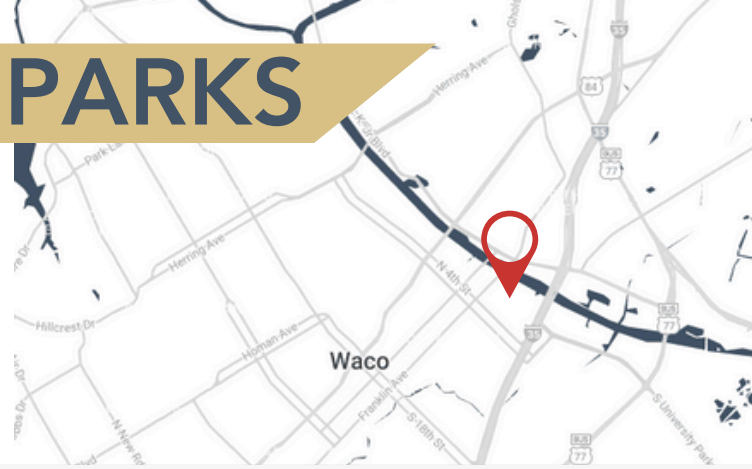
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Located right up against I-35, this location benefits not only from the existing traffic brought on by the highway and surrounding attractions, but also the numerous developments cropping up in the vicinity.

For example:

- Newly built Foster Baylor Basketball Pavilion
- Newly Built AC Marriott Hotel
- \$700 Million Riverfront development
- Herringbone Hotel
- Elm Street revitalization



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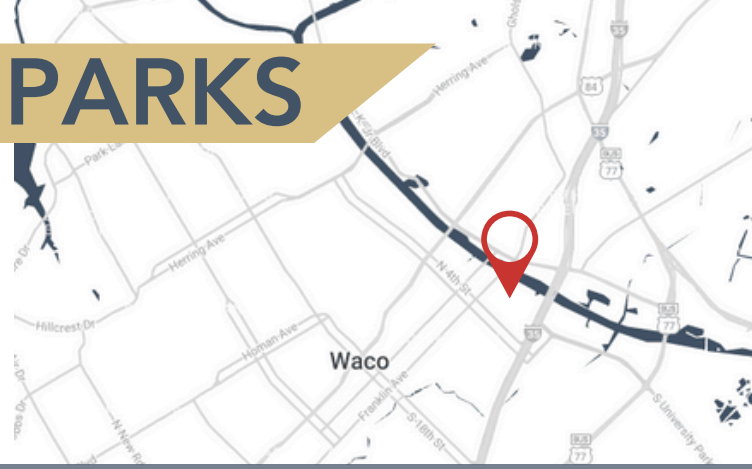
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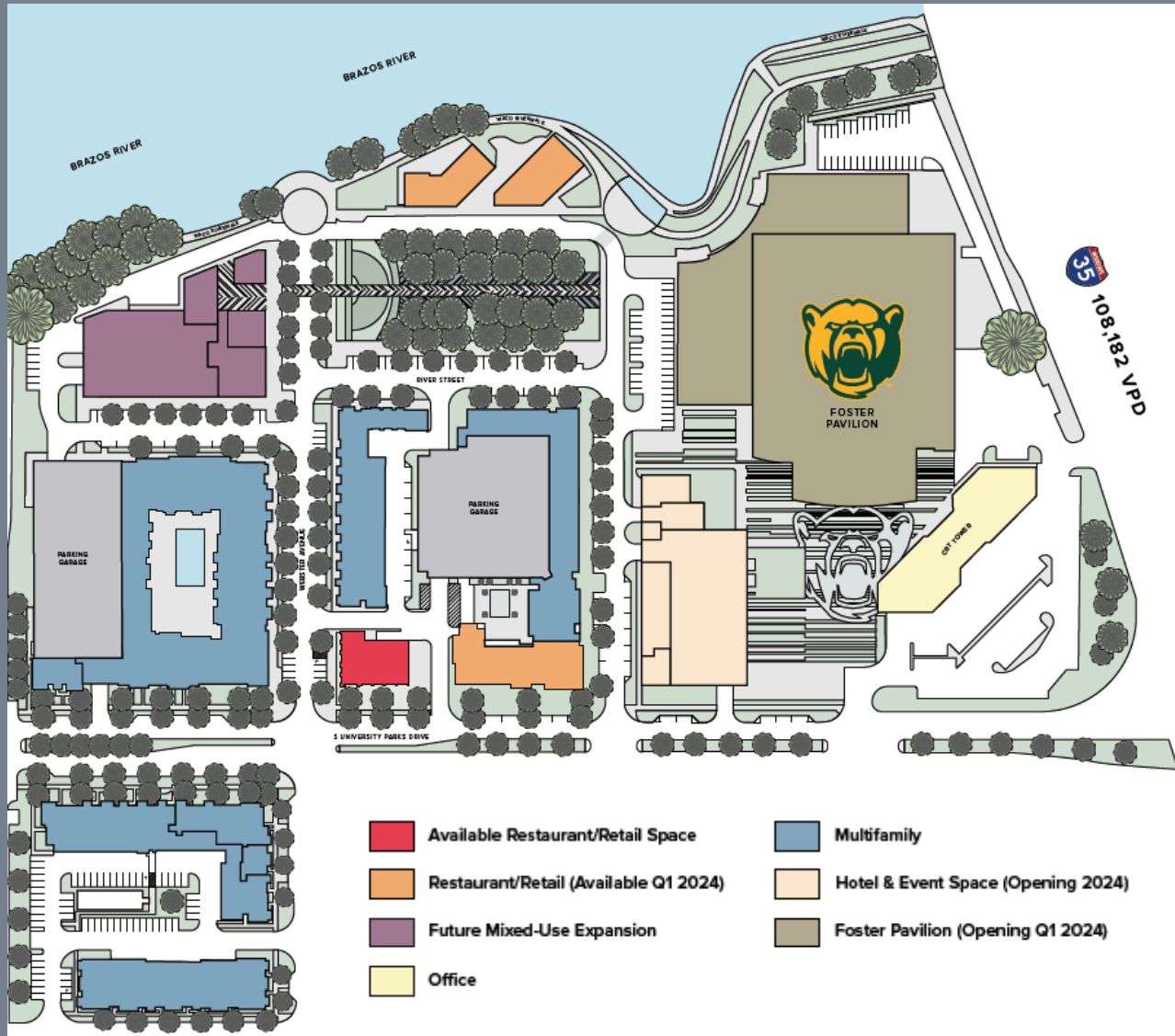
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Information and illustrations courtesy of the City of Waco



This vibrant mixed-use urban district, anchored by Brazos Commons Park, the Farmer's Market, Waco Riverwalk, and Baylor's new Foster Basketball Pavilion, will feature new residences, restaurants, hotel and meeting facilities, and workspaces. Designed to be visually captivating and pedestrian-friendly, it offers a unique and memorable experience for all who visit.



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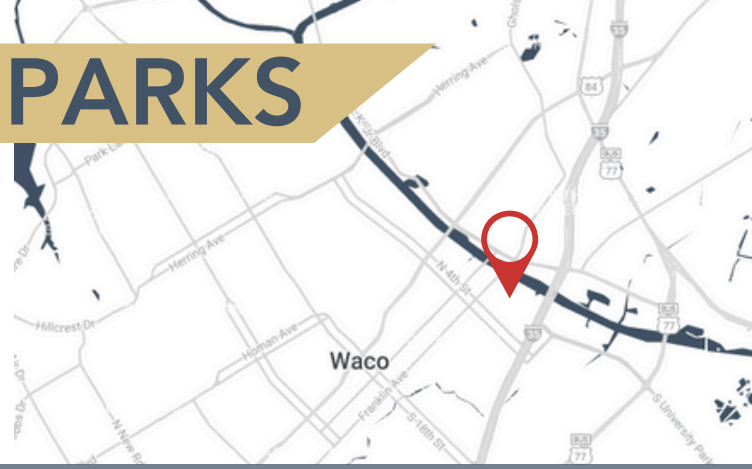
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Information and illustrations courtesy of the City of Waco

2017-2023 Summary



Capital Investment

\$2.6B+



Projects

82



Jobs

6,000+



57

Downtown Projects



Capital Investment

\$462M+



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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.

11-2-2015



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.

Turner Brothers Real Estate, LLC	9007476	N/A	N/A
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Shane Turner	551167	shane@tbretexas.com	(254) 759-8027
	License No.		Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Josh Barrett	736690	josh@tbretexas.com	254-722-9587
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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