



GREGG GLIME SIOR, CCIM

H. BLAND CROMWELL CCIM, SIOR

325 S 6TH ST, WACO, TX 76701

AC MARRIOTT RETAIL | 6,113+/- SF

FOR LEASE

CROMWELL
COMMERCIAL GROUP



PROPERTY SUMMARY

- AC Hotel with 182 hotel rooms, 17,000 SF Executive Conference Center, Pool, Restaurant, Lounge and Parking Garage
- 10,000 SF AC Skyline Ballroom on 2nd Floor directly above available space
- Neighbors the Magnolia Silos Development
- High foot and vehicle traffic along 6th Street

PROPERTY HIGHLIGHTS

PROPERTY

AC Marriott Retail

LOCATION

325 S 6th Street, Waco, TX 76701

PROPERTY TYPE

Retail | Restaurant

MARKET

Downtown Waco

YEAR BUILT

2023

AVAILABLE SPACE

Space 1C - 3,214 SF

Space 1D - 2,899 SF

LEASE RATE

\$30.00/SF + NNN

TI ALLOWANCE

Negotiable





PROPERTY OVERVIEW

AC Hotels by Marriott are designed to create a comfortable, elevated and unobtrusive experience for guests. The Hotels famously feature the AC Lounge, which invites locals and travelers alike to collaborate in style, and Downtown Waco is lucky enough to have a brand new one.

AC Hotels have secured a prime space at Mary Avenue and 6th Street, right next to the densely trafficked Magnolia Silos development. The AC Marriott location will feature a high-end hotel, pool, restaurant and lounge, along with prime retail and restaurant storefronts on 6th Street that will easily accessible and capture all the downtown traffic.

Be sure to reserve your space now!

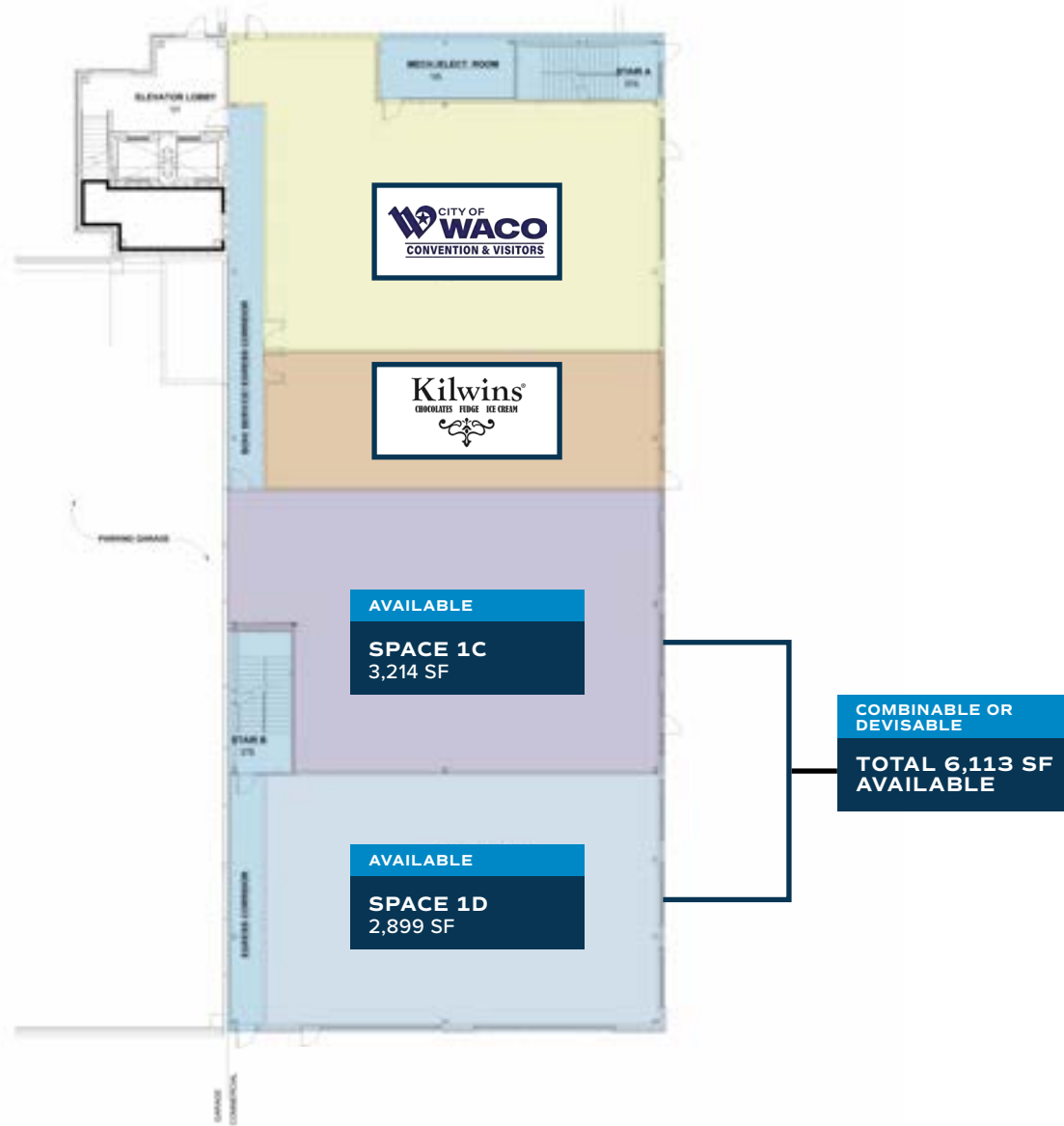


PHOTO GALLERY



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WACO AC RETAIL
9.28.23
1" = 20'-0"





INTERSTATE
35

MAGNOLIA
MARKET

BaCKyArD

MAGNOLIA
Press
COFFEE
CO.

PIVOVAR

Webster

BALCONES

MILQ

HEADQUARTERS



Opals

AC PARKING
GARAGE

RETAIL SPACE
AVAILABLE

AC SKYLINE
BALLROOM

Kilwins

CITY OF
WACO
CONVENTION & VISITORS

AC
HOTELS
MARRIOTT

AC EXECUTIVE
CONFERENCE CENTER

MARY AVE

S 6TH STREET

Click to view property



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BAYLOR UNIVERSITY

RETAIL CENTER

INTERSTATE 35 | 120,000 VPD



LIVE OAK CLASSICAL SCHOOL



RETAIL SPACE AVAILABLE

AC SKYLINE BALLROOM

AC PARKING GARAGE

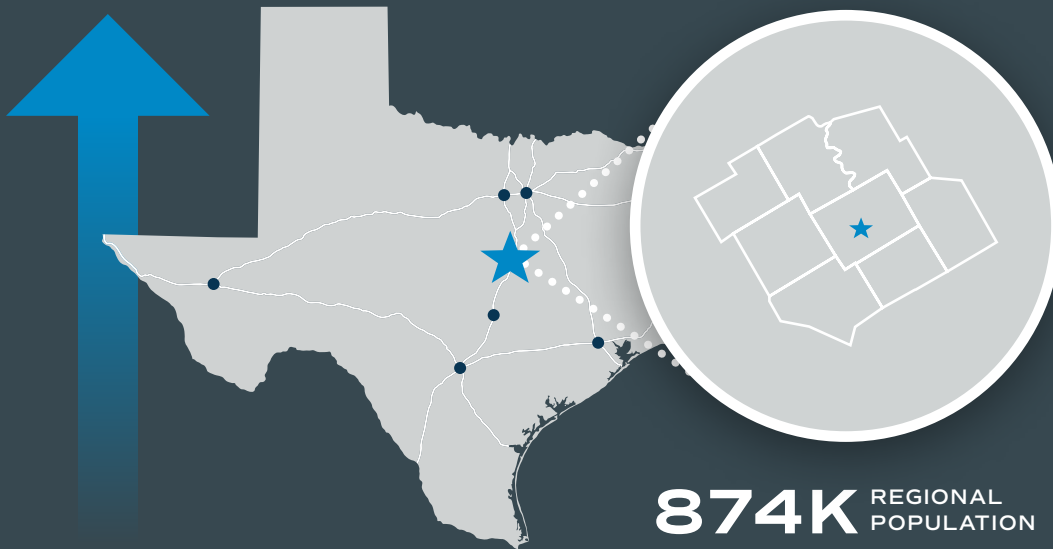


AC EXECUTIVE CONFERENCE CENTER



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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

2023 Visits

825 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

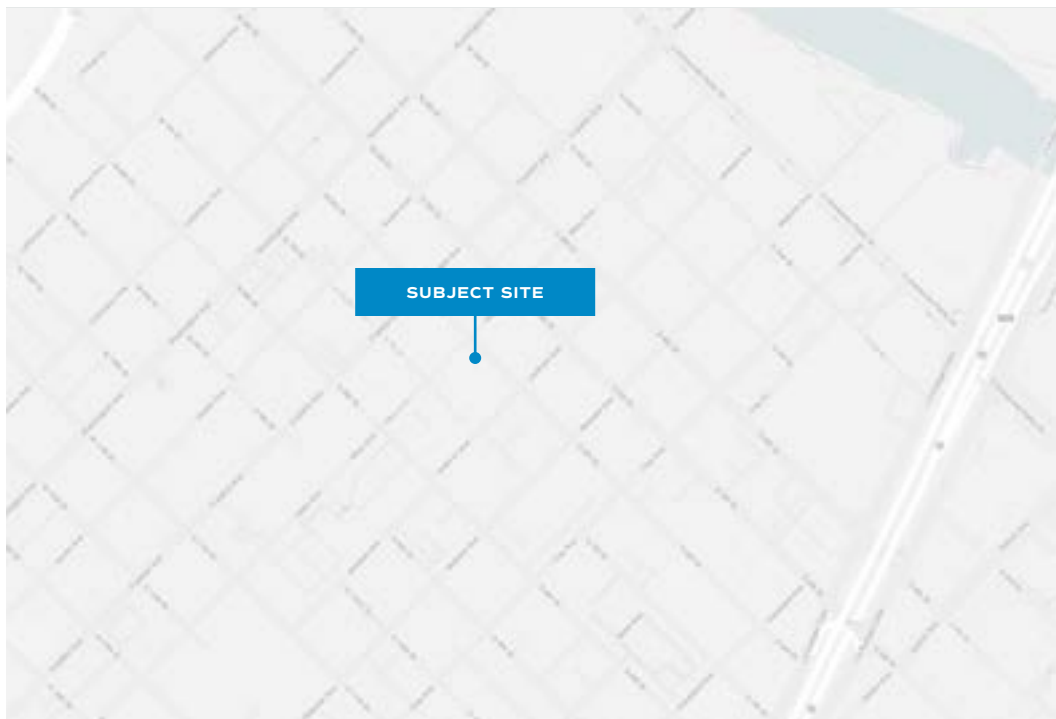
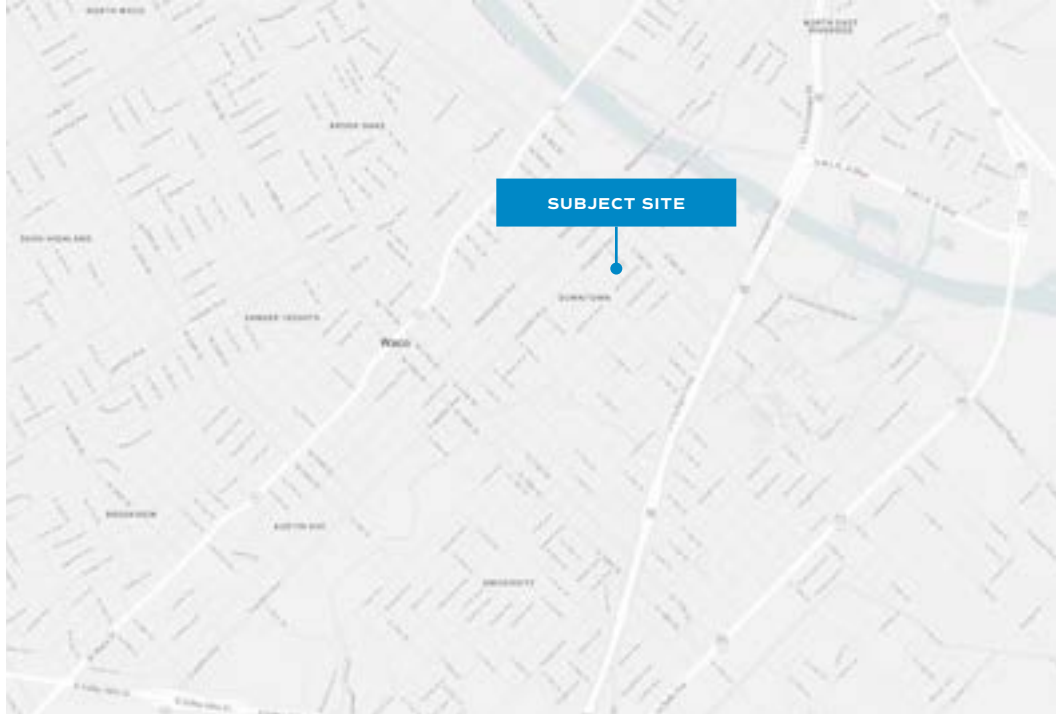
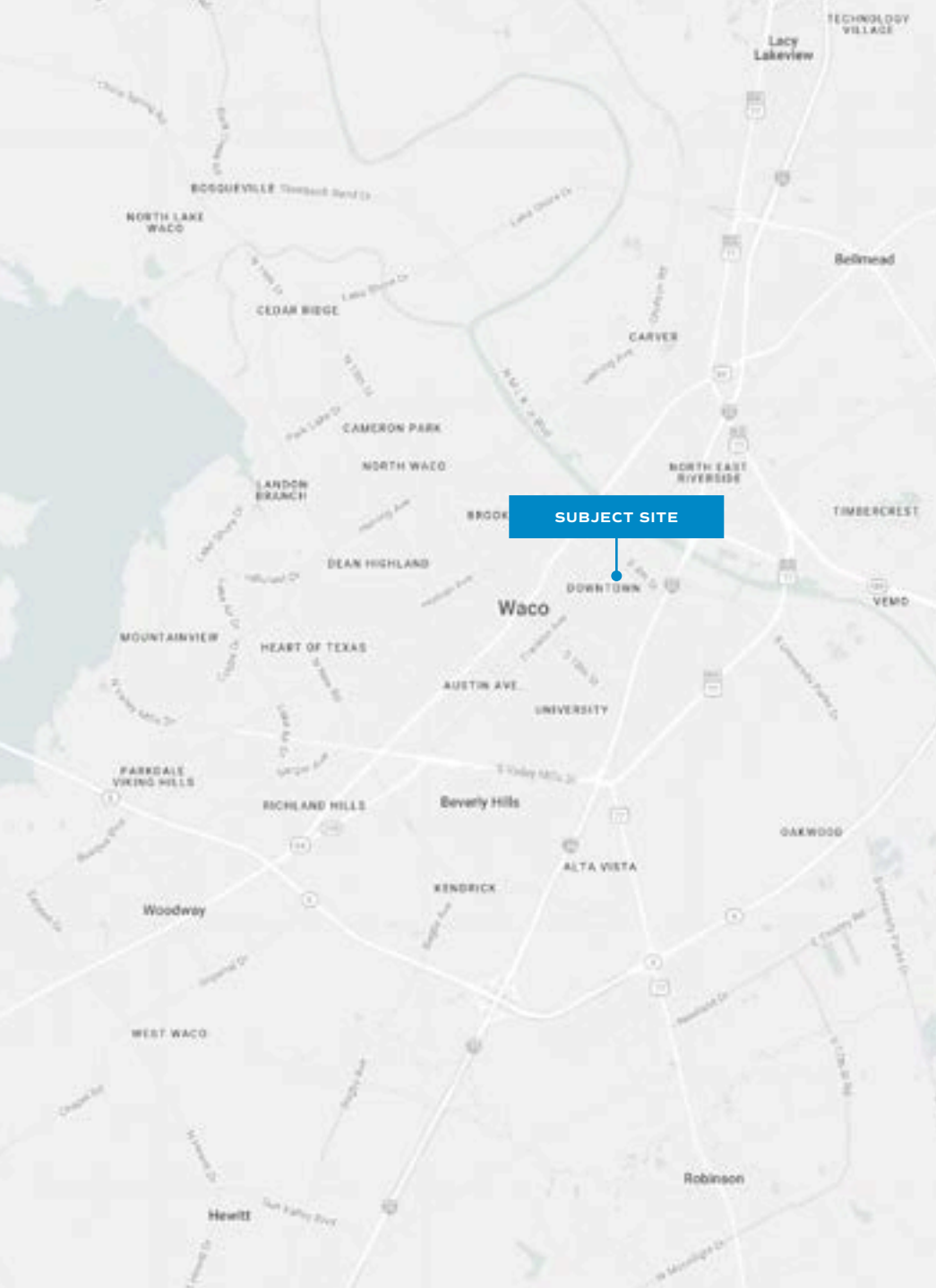
101

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



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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 _____