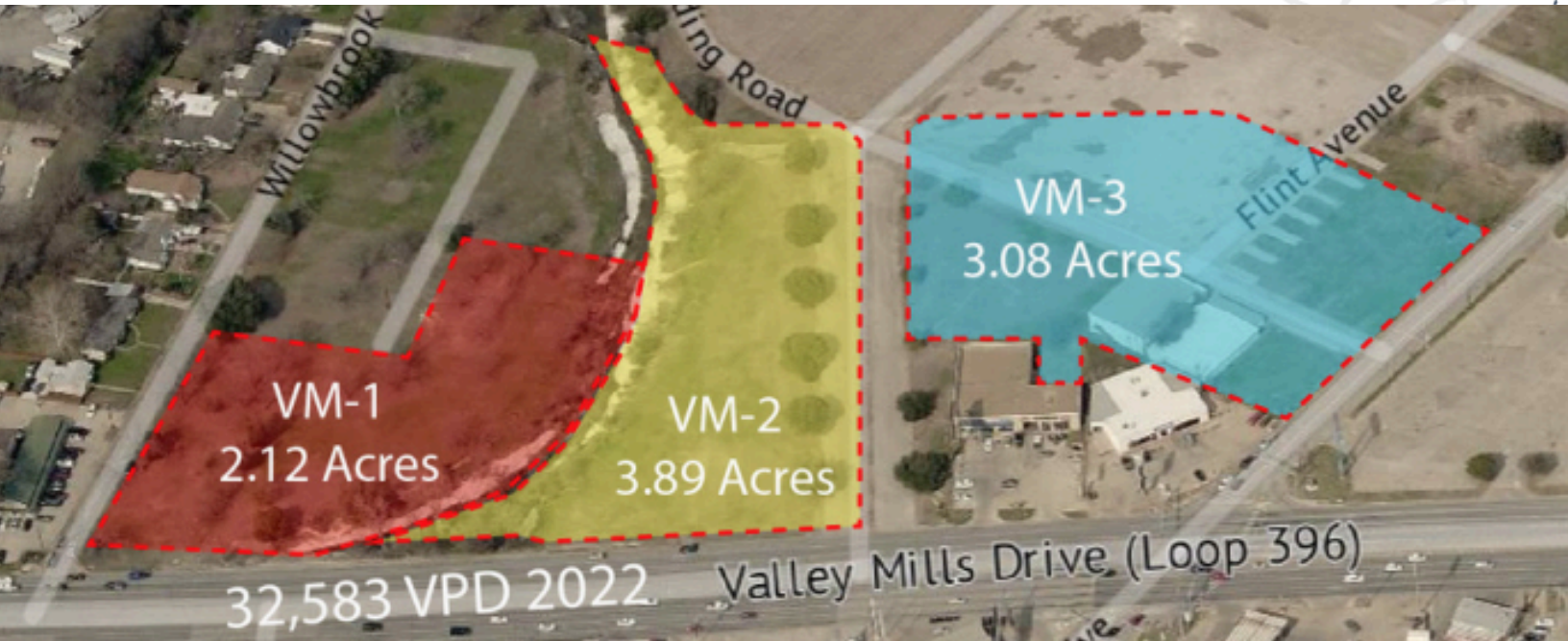
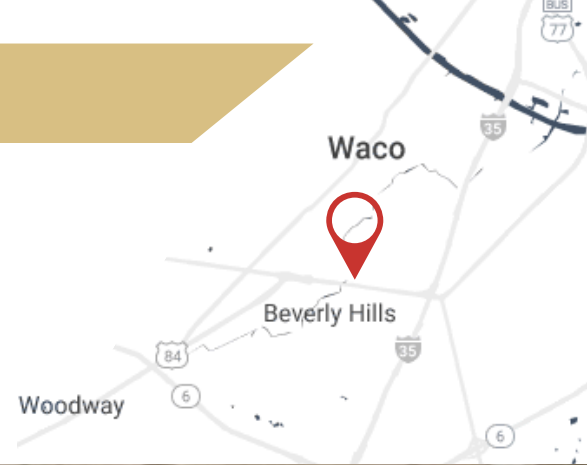


VALLEY MILLS

914 S VALLEY MILLS DR WACO, TX - 76711 *

.78 - 3.89 Acres Commercial Pad Sites For Sale



*Address approximate

Property Description

This highly visible location offers direct frontage on one of Waco's busiest corridors, with an impressive 32,582 vehicles per day (VPD) as of 2022, ensuring excellent exposure for businesses.

Situated in a dynamic and growing area, the site is ideal for retail, dining, or service-oriented establishments. The property benefits from high visibility, easy accessibility, and proximity to both major retailers and popular destinations, making it a strategic location for businesses looking to tap into a vibrant local market.

Property Features



On-site Parking Lots



Residential and Multifamily Living Adjacent



Local Significance



Heart of Waco's Commercial District



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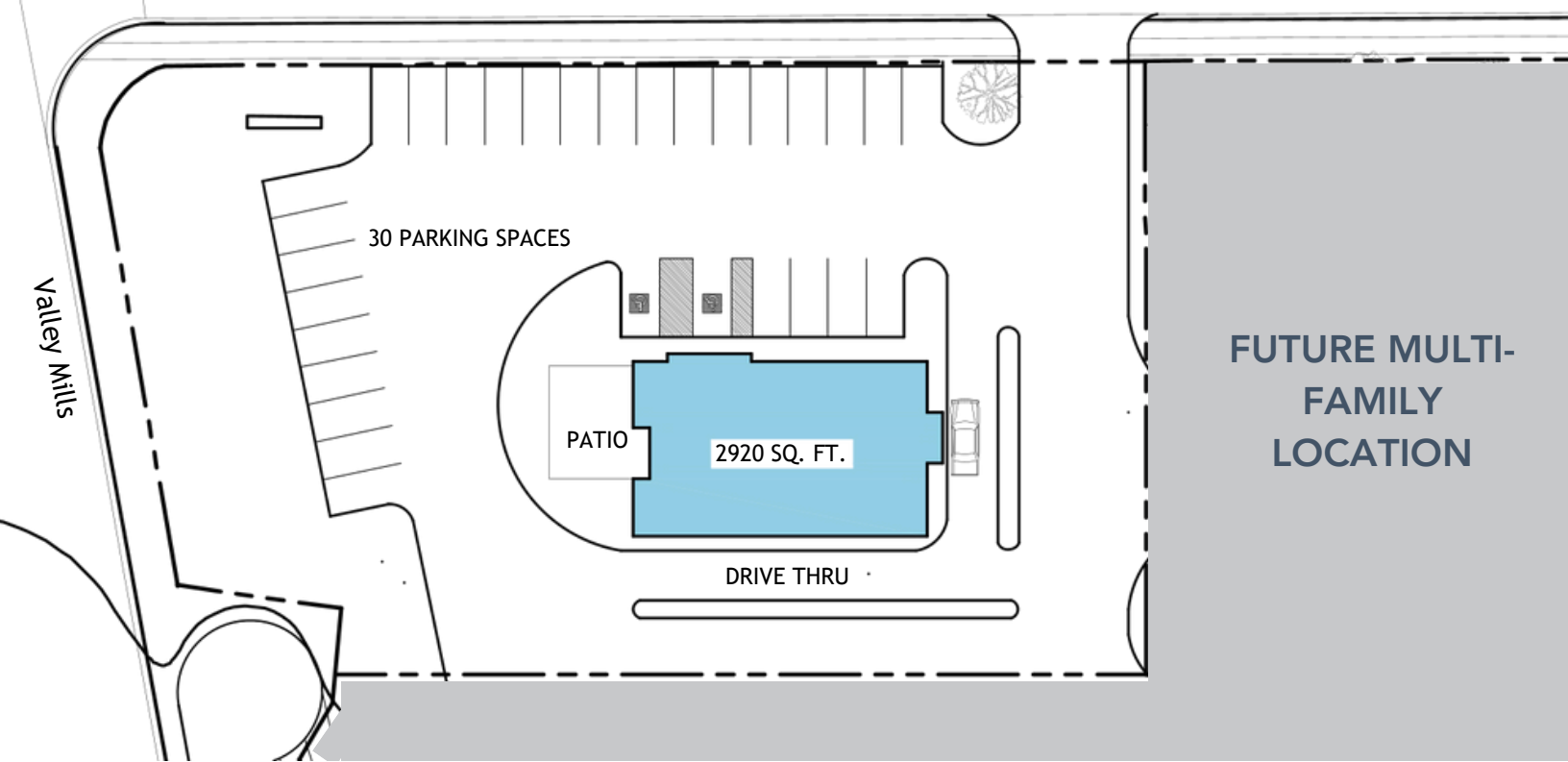
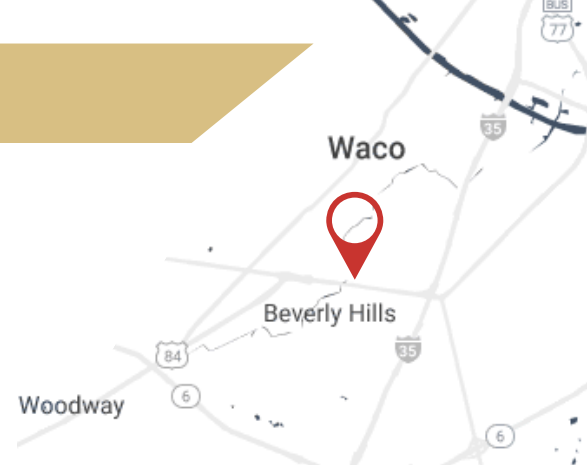
SHANE TURNER
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VALLEY MILLS - 1A

914 S VALLEY MILLS DR WACO, TX - 76711

.78 Acre Commercial Pad Site For Sale



For illustrative purposes only

Sale Features

| | |
|-----------------|------------|
| Rate | \$21 SF/YR |
| Size | .78 Acres |
| 32,583 VPD 2022 | |

S Valley Mills Frontage



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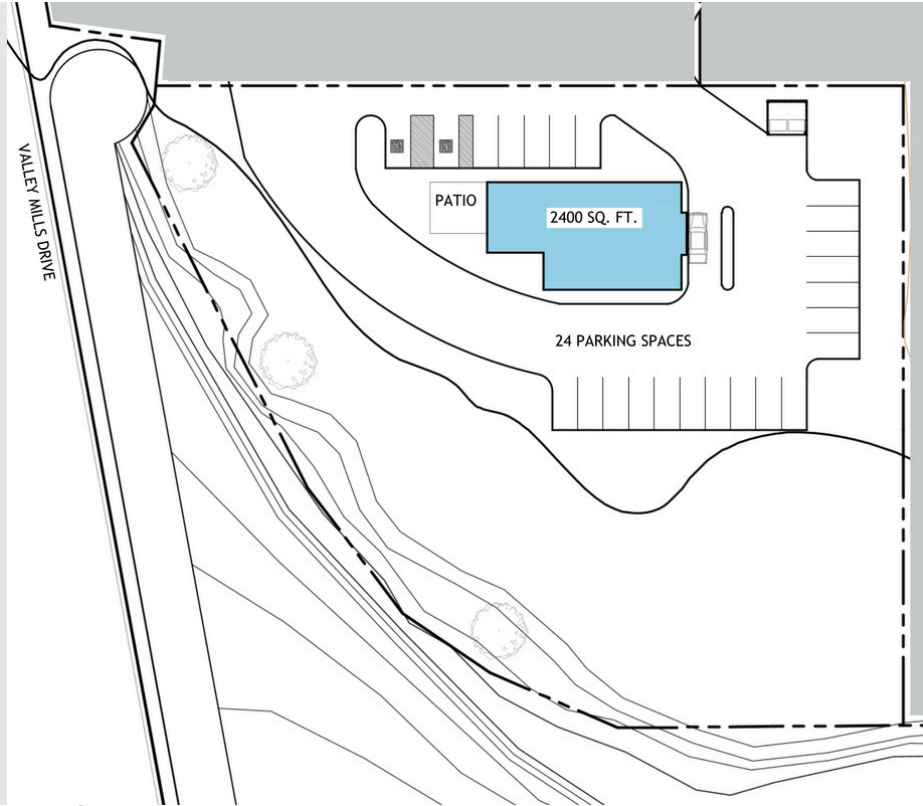
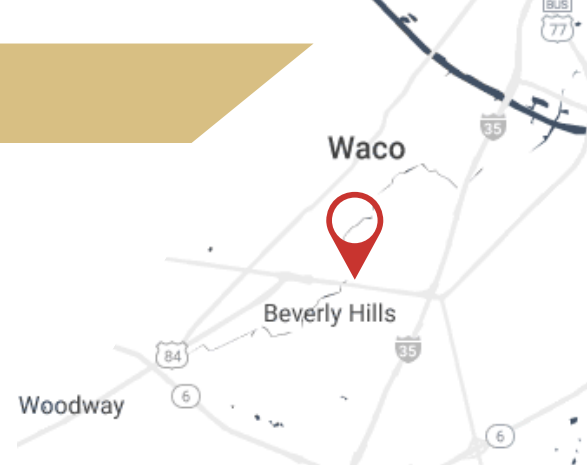
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VALLEY MILLS - 1B

914 S VALLEY MILLS DR WACO, TX - 76711

.98 Acre Commercial Pad Site For Sale



For illustrative purposes only

Sale Features

Rate

\$18 SF/YR

Size

.98 Acre

32,583 VPD 2022

S Valley Mills Frontage



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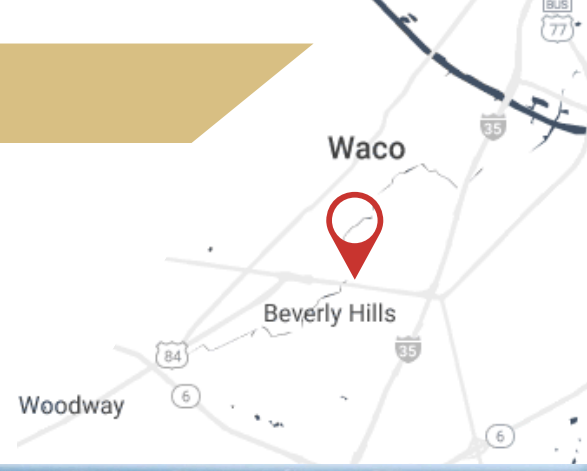
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VALLEY MILLS - 2

914 S VALLEY MILLS DR WACO, TX - 76711

3.89 Acres Commercial Pad Site For Sale



For illustrative purposes only

Sale Features

Rate

\$10 - \$15 SF/YR

Size

3.89 Acres

32,583 VPD 2022

S Valley Mills Frontage



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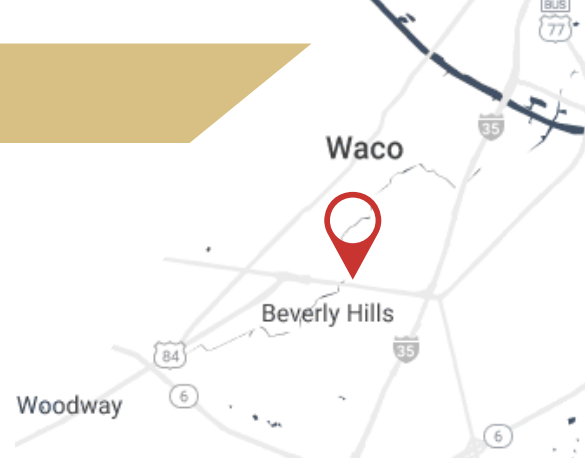
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VALLEY MILLS - 3

914 S VALLEY MILLS DR WACO, TX - 76711

3.08 Acres

Commercial Pad Site For Sale



For illustrative purposes only

Sale Features

Rate

\$10 - \$15 SF/YR

Size

3.08 Acres

32,583 VPD 2022



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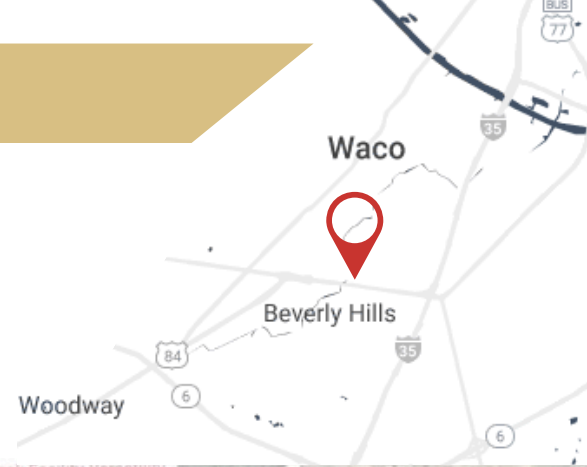
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VALLEY MILLS

914 S VALLEY MILLS DR WACO, TX - 76711

.78 - 3.89 Acres Commercial Pad Sites For Sale



| LOT TYPE | DIMENSION (feet) | LOT AREA (sf) | MIN. LOT WIDTH (feet) | ALLEY LOADED | FRONT LOADED | TOTAL UNITS |
|----------------------|-------------------|-----------------|-----------------------|--------------|--------------|-------------|
| Brownstones | 22.5' x 70' - 90' | 1,575 - 2,500 | 22.5' | 76 | 0 | 76 |
| Zero Lot Line | 35' x 70' | 2,450 - 3,500 | 26.0' | 54 | 0 | 54 |
| Cottages | 65' x 90' | 5,850 - 6,500 | 50.0' | 17 | 16 | 33 |
| Urban Residential 1 | varies | 6,500-7,500 | 60.0' | 27 | 0 | 27 |
| Urban Residential 2 | varies | 8,000-11,000 | 60.0' | 10 | 44 | 54 |
| Landmark Residential | 150' x 150' | 13,000 - 15,000 | 70.0' | 5 | 5 | 10 |
| Heritage Residential | varies | 17,000-20,000 | 100.0' | 1 | 4 | 5 |
| TOTAL | | | | 190 | 69 | 259 |

LEGEND

- STREET TREES = 508
- EXISTING TREES
- LANDSCAPE TREES
- SIDEWALK
- TOTAL SIDEWALK LF = 35, 785



For illustrative purposes only

- Minimum 20,000 Retail & Commercial
- 150,000 Mixed-Use & Multi-Family
- 259 Single Family Homes

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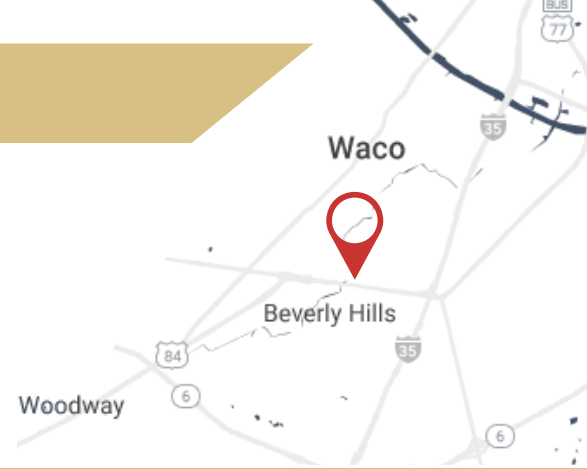
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VALLEY MILLS

914 S VALLEY MILLS DR WACO, TX - 76711

Park Design Proposed by the City of Waco



VISION PLAN



1.26 MILES MAJOR TRAIL **1.24 MILES SECONDARY TRAIL** **850 SPACES PARKING**

- Plaza
- Skate Park
- Gathering Area
- Playground
- Overflow Parking
- Lawn
- Native Planting
- Restored Riparian/Woodland
- Stormwater Retention Pond
- Creek
- Wetland
- Water Play
- Building
- Parking
- Driveway
- Sport Field
- Main Trail
- - - Secondary Trail
- Driveway
- ✱ Gateway

FRAMEWORK



- Parking Lot
- Bus Parking Lot
- Track and Field
- Athlete Entry, Ticketing
- Proposed Concessions, Visitor Entry
- Existing Athletic Center
- Overflow Parking
- Pedestrian Bridge
- Stormwater Retention Pond
- Boardwalks
- Water Play Restroom and Pavilion
- Tennis/Pickle Ball Court
- Existing Athletic Center
- Main Entrance
- Main Gathering Plaza
- Food Trucks
- Baseball Restroom and Gathering Space
- All Abilities Playground
- Arrival Plaza and Water Play
- Promenade
- Gathering Pavilion and Plaza
- Great Lawn
- Enhanced Practice Baseball Field
- Low Water Crossing
- Trails
- Creek Restoration and Wetlands
- Native Open Fields
- On Street Parking
- Raised Intersection
- Flex Lawn
- Stormwater Wetland
- Buffer
- Maintenance Entrance
- Skate Park



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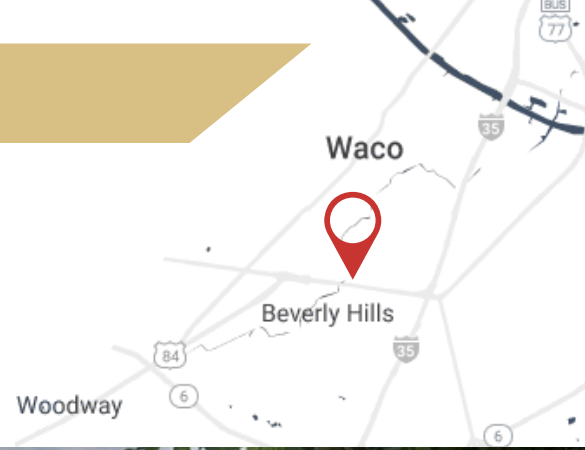
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VALLEY MILLS

914 S VALLEY MILLS DR WACO, TX - 76711

Park Renderings Proposed by the City of Waco



Floyd Casey Park The Pond



Floyd Casey Park Great Lawn



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VALLEY MILLS

914 S VALLEY MILLS DR WACO, TX - 76711



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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