



PROPERTY DESCRIPTION

Situated at the intersection of Waco Drive, this property benefits from excellent accessibility and exposure. Its prominent position ensures maximum visibility to both pedestrian and vehicular traffic, making it an ideal location for retail, dining, or service-oriented businesses. With co-tenants including Mardel, On the Border, Jason's Deli, Half Price Books and Guitar Center, Brazos Place is a convenient, centrally located shopping destination in the heart of Waco, TX.

PROPERTY HIGHLIGHTS

- Over 90,000 combined Vehicles Per Day along frontage
- Anchors include Mardels, Jason's Deli, On the Border, and Guitar Center
- Visibility from 2 signaled intersections
- Attractive, well maintained and managed property
- Good tenant mix and traffic generators

OFFERING SUMMARY

Lease Rate:	\$10.00 - 26.00 SF/yr (NNN)
Available SF:	1,370 - 23,500 SF
Building Size:	157,800 SF

SPACES	LEASE RATE	SPACE SIZE
Former Radio Shack	\$25.00 SF/yr	2,970 SF
Former Weight Watchers	\$25.00 SF/yr	1,710 SF
Former Five Guys	\$26.00 SF/yr	2,566 SF
Former Morrisons	\$16.00 SF/yr	1,370 SF
Shell Space	\$16.00 SF/yr	5,000 SF
Former Office Max	\$10.00 SF/yr	23,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,037	32,366	57,375
Total Population	8,750	76,242	137,667
Average HH Income	\$46,222	\$49,666	\$53,301



FOR LEASE

LOCATION MAP

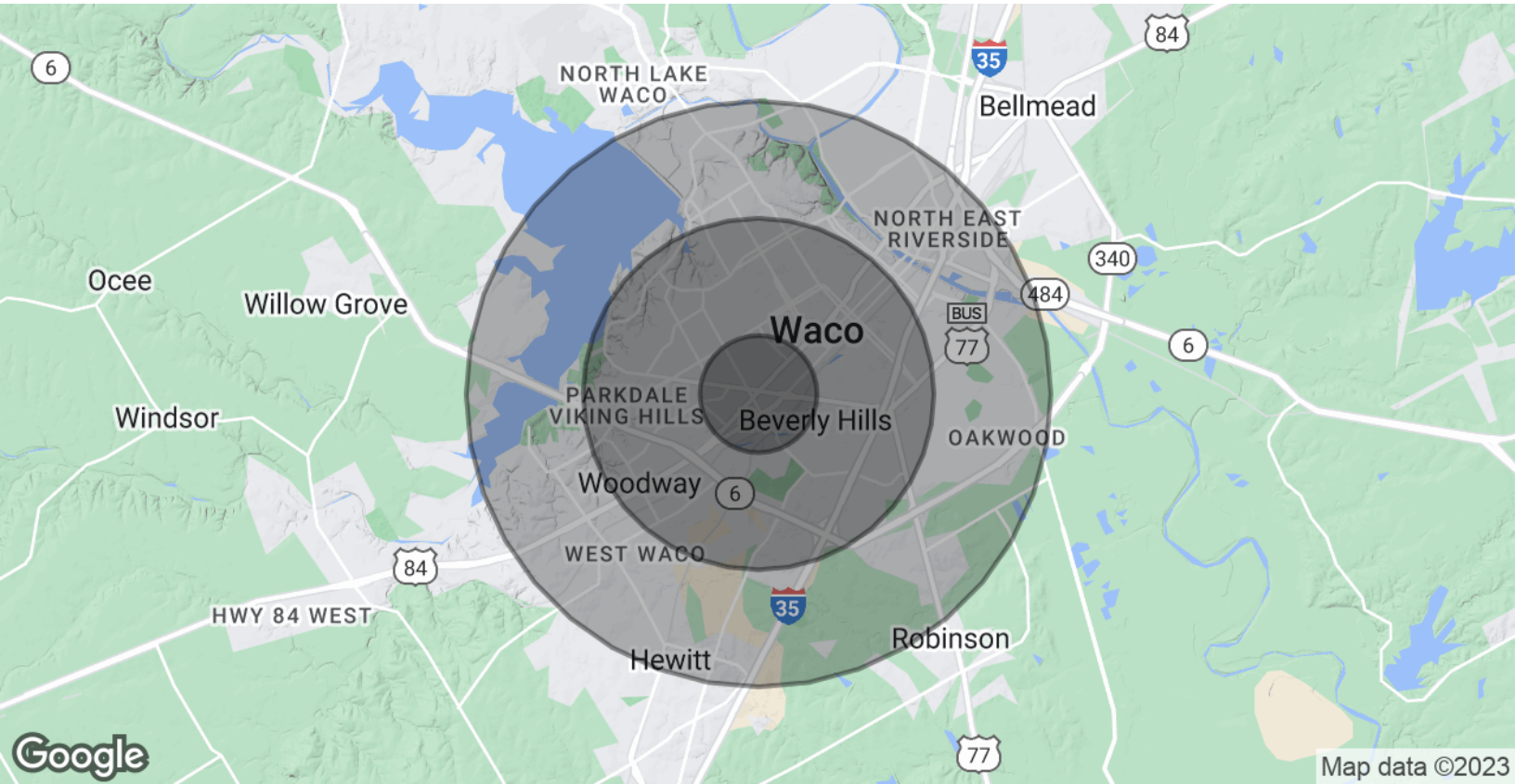
Brazos Place | 4300 W Waco Dr, Waco, TX 76710



Map data ©2023

PAT FARRAR
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,750	76,242	137,667
Average Age	34.1	33.6	33.4
Average Age (Male)	35.2	31.8	31.6
Average Age (Female)	32.4	35.5	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,037	32,366	57,375
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$46,222	\$49,666	\$53,301
Average House Value	\$90,253	\$103,677	\$123,719

* Demographic data derived from 2020 ACS - US Census



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,370 - 23,500 SF	Lease Rate:	\$10.00 - \$26.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Former Radio Shack	Available	2,970 SF	NNN	\$25.00 SF/yr	-
Former Weight Watchers	Available	1,710 SF	NNN	\$25.00 SF/yr	-
Former Five Guys	Available	2,566 SF	NNN	\$26.00 SF/yr	-
Former Morrisons	Available	1,370 SF	NNN	\$16.00 SF/yr	-
Shell Space	Available	5,000 SF	NNN	\$16.00 SF/yr	-
Former Office Max	Available	23,500 SF	NNN	\$10.00 SF/yr	-



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ADDITIONAL PHOTOS



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RETAILER MAP



Google

Imagery ©2023 Maxar Technologies, USDA/FPAC/GEO

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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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Randy Reid	333073	randy@reidpeevey.com	(254) 752-9500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Patrick Farrar	547422	pat@reidpeevey.com	(254) 749-0613
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

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