



RAYNOR CAMPBELL SIOR

JORDAN BEARD

VILLAGE CENTER AT KINGS ROW

5317 Speegleville Rd, Waco, TX 76712

FOR LEASE

CROMWELL
COMMERCIAL GROUP



PROPERTY OVERVIEW

This is a new office/retail development with projected renderings and plans to be an elevated experience and location for all future tenants. Potential tenants could include the likes of medical and other high end office users.

The complex will be a total of 20,000 SF consisting of four 5,000 SF buildings, including one building to include a drive-thru to be utilized by a pharmacy, retail concept or something similar.

Phase 1 will start will start Q3 2024.

PROPERTY HIGHLIGHTS

PROPERTY

Village Center at Kings Row

LOCATION

5317 Speegleville Rd, Waco, TX 76712

PROPERTY TYPE

Office | Retail

ZONING

PUD

AVAILABLE SPACE

1,600 - 5,000 SF

LEASE RATE

Call for Pricing

NNN

TBD



PHOTO GALLERY



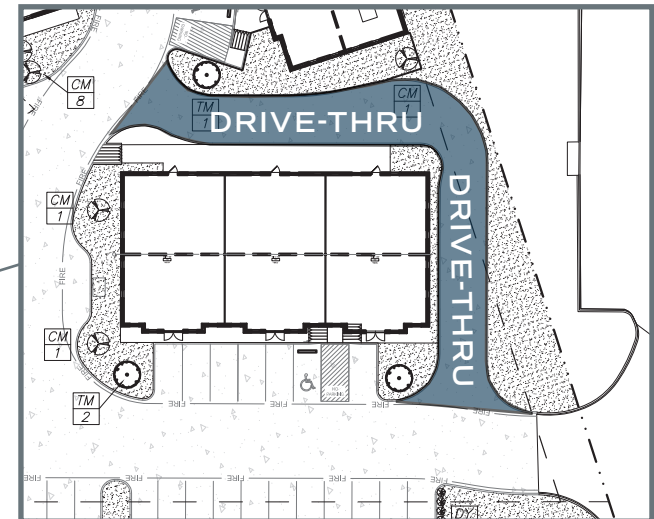
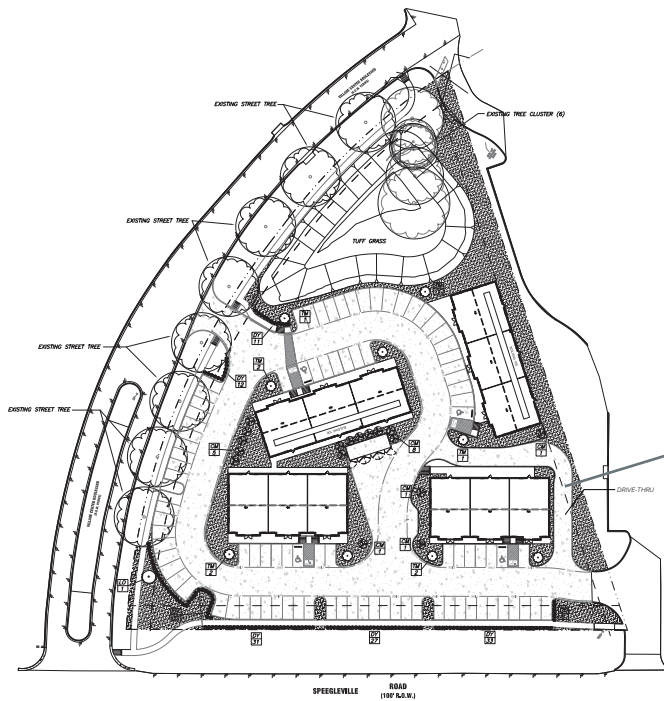
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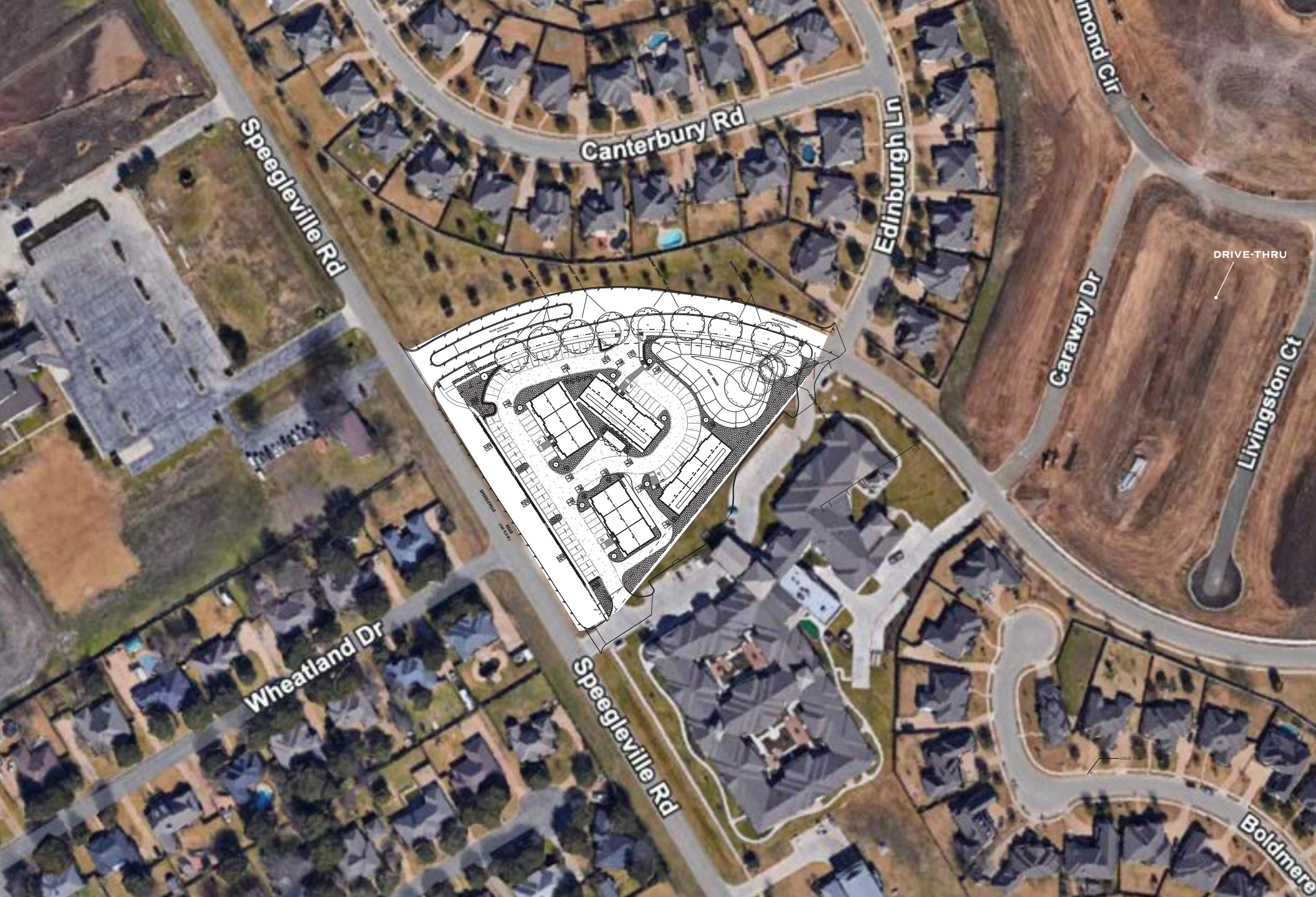
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Site Plan

- 20,000 SF total
- Four 5,000 SF buildings
- Ample parking
- 1 Drive-thru







RIVERSIDE

DEAR RUN
NEW DEVELOPMENT

HIDDEN VALLEY

SUBJECT
PROPERTY

TWIN RIVERS

WEST END

HWY 84 | 27,403 VPD

CORYELL MEMORIAL
HEALTH

FUTURE MULTI-USE
DEVELOPMENT

STONE CREEK

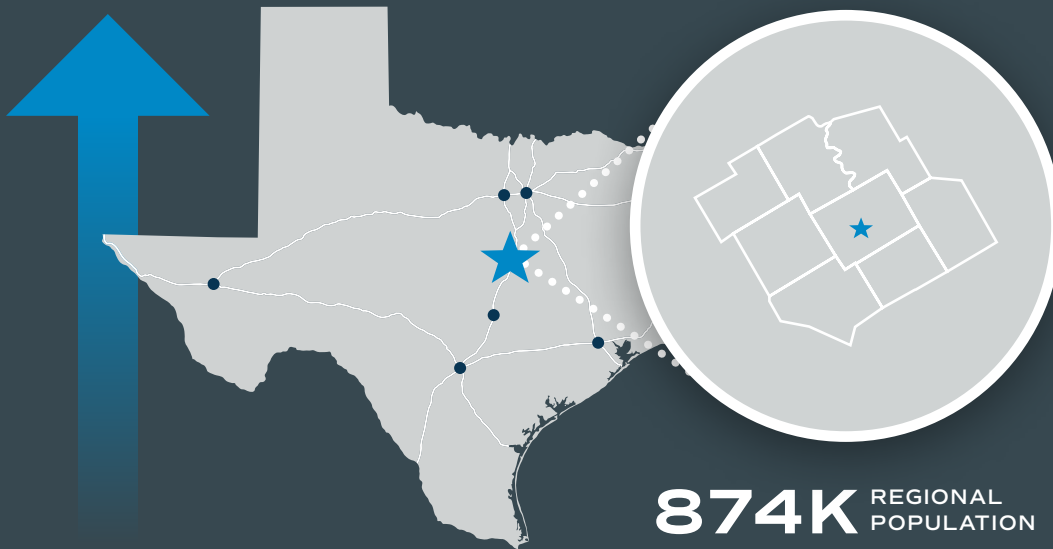
HARRIS CREEK

 [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

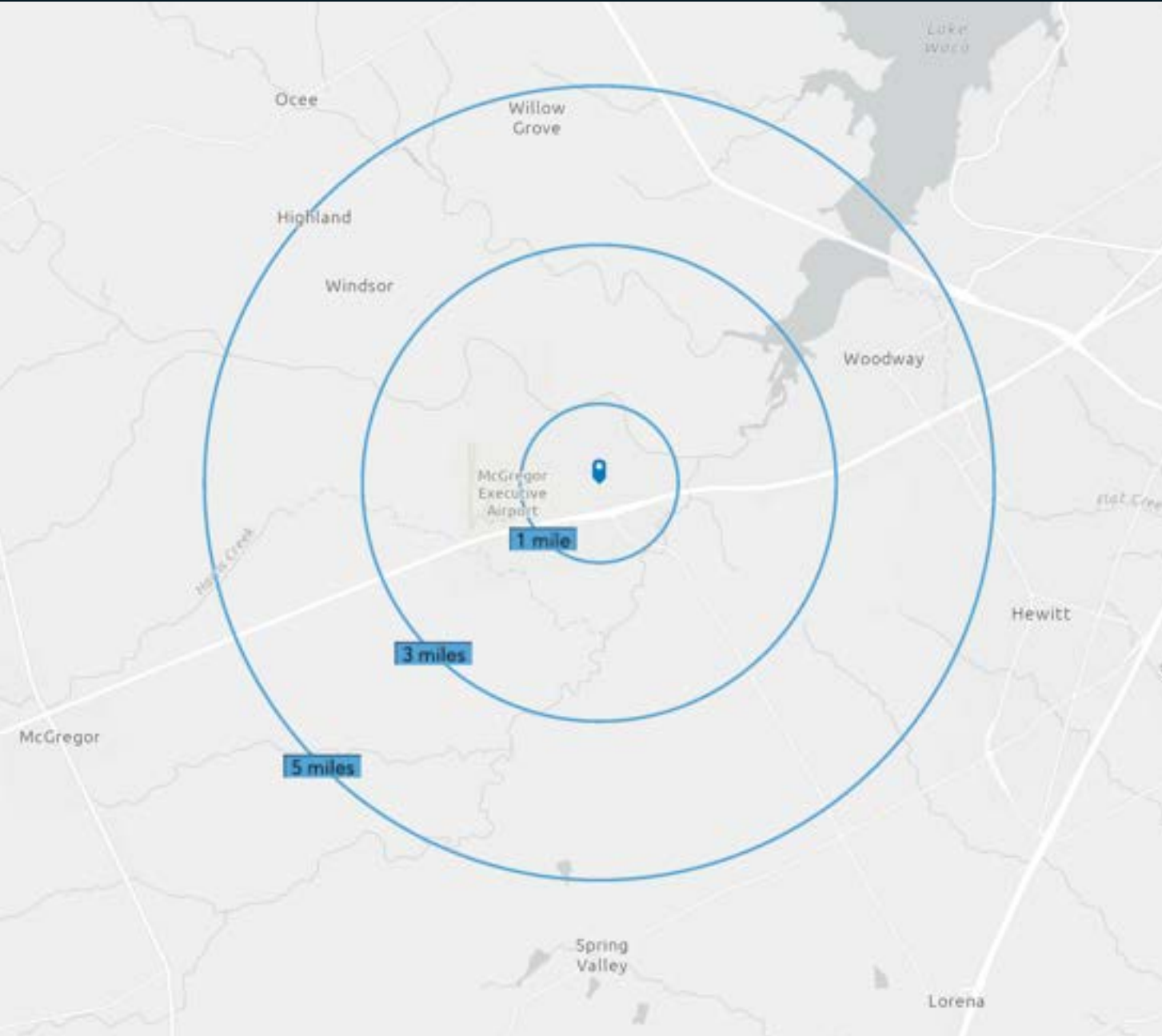
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"Earning...**\$35,000** in Waco [is] equivalent [to] **\$44,132** in Dallas or \$45,652 in Austin."



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DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	1,951	6,478	25,908
2020 Population	2,716	8,775	32,300
2023 Population	2,888	9,219	34,050

Median Age
43

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	717	2,300	10,010
2020 Households	1,050	3,140	11,853
2023 Households	1,124	3,319	12,528

MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	\$153,632	\$153,000	\$99,923

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	\$213,280	\$194,190	\$138,100



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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.

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 _____