

HIPPODROME - RETAIL

726 Austin Avenue Waco, TX 76701

14,126 SF
Retail - Dining



Property Description

Built as an add-on to the Hippodrome in 2018, this building once housed a series of small theaters before being converted to traditional storefront retail in 2024. It is located on the best street in Waco for foot traffic, with local events on all corners pulling in local and tourist crowds alike.

Recently, Waco has witnessed immense economic and social growth. Retail spending has increased 20% year-over-year from \$280MM in April 2021 to \$338MM in April 2022. Waco's population is projected to grow nearly threefold in the next 30 years, from 145,000 to over 400,000 in 2050.

Property Features



A few blocks away from Magnolia Market and Hotel 1928.



Located on main downtown intersection.



Historic Significance.



Heart of Downtown.



One of the only rooftop bars in Waco.



Flexible C-4 Zoning.



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Lease Features

| | |
|----------------|-----------|
| occupancy | 100% |
| Total SF | 14,126 SF |
| Zoning | C-3 |
| Year Renovated | 2024 |



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AVAILABLE SPACES



1st Floor Restaurant & Bar 2,748 SF

1st Floor Retail - Suite 103 1,474 SF

1st Floor Retail - Suite 104 2,824 SF

Concessions 286 SF

2nd Floor Flex Space 1,557 SF

3rd Floor Restaurant & Bar 1,795 SF



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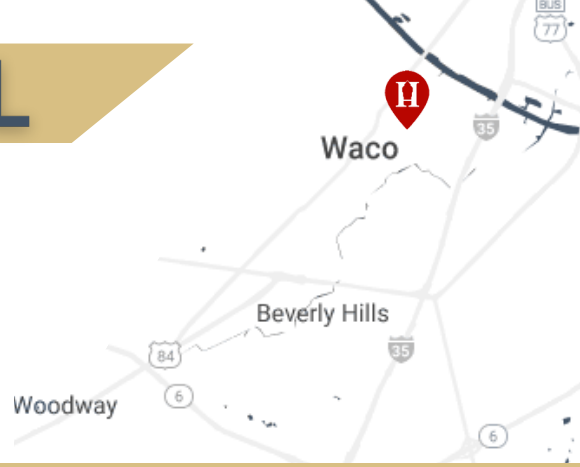
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FIRST FLOOR

1



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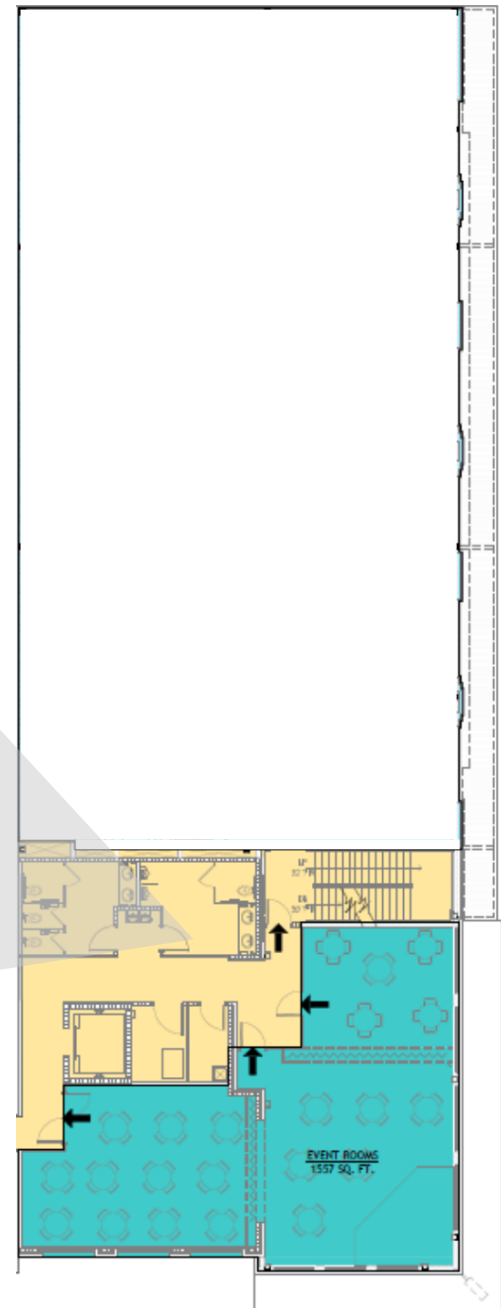
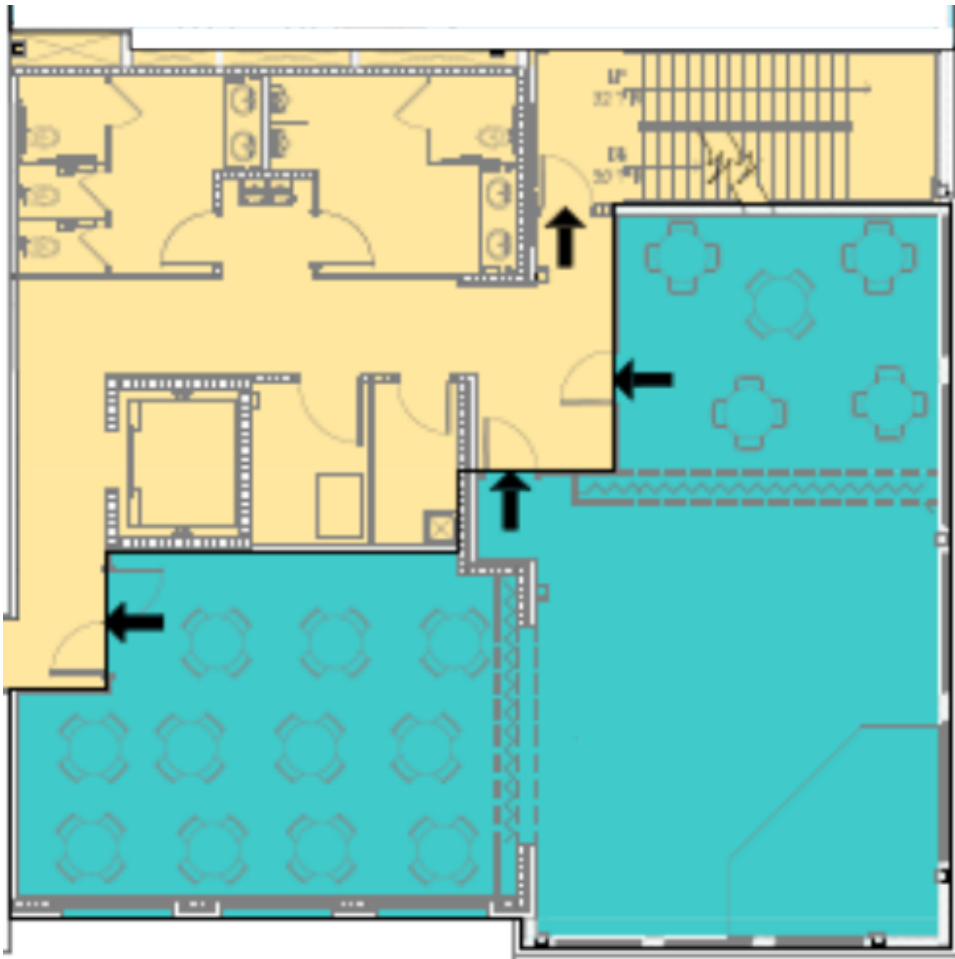
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SECOND FLOOR

2nd Floor Flex Space 1,557 SF



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SECOND FLOOR



FLEX SPACE



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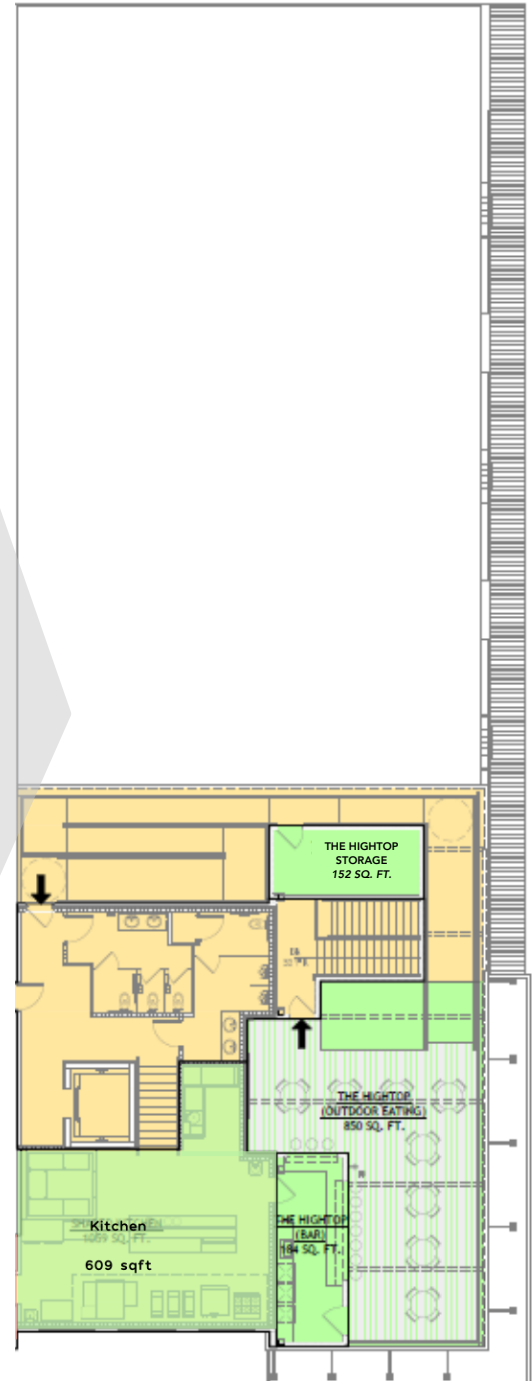
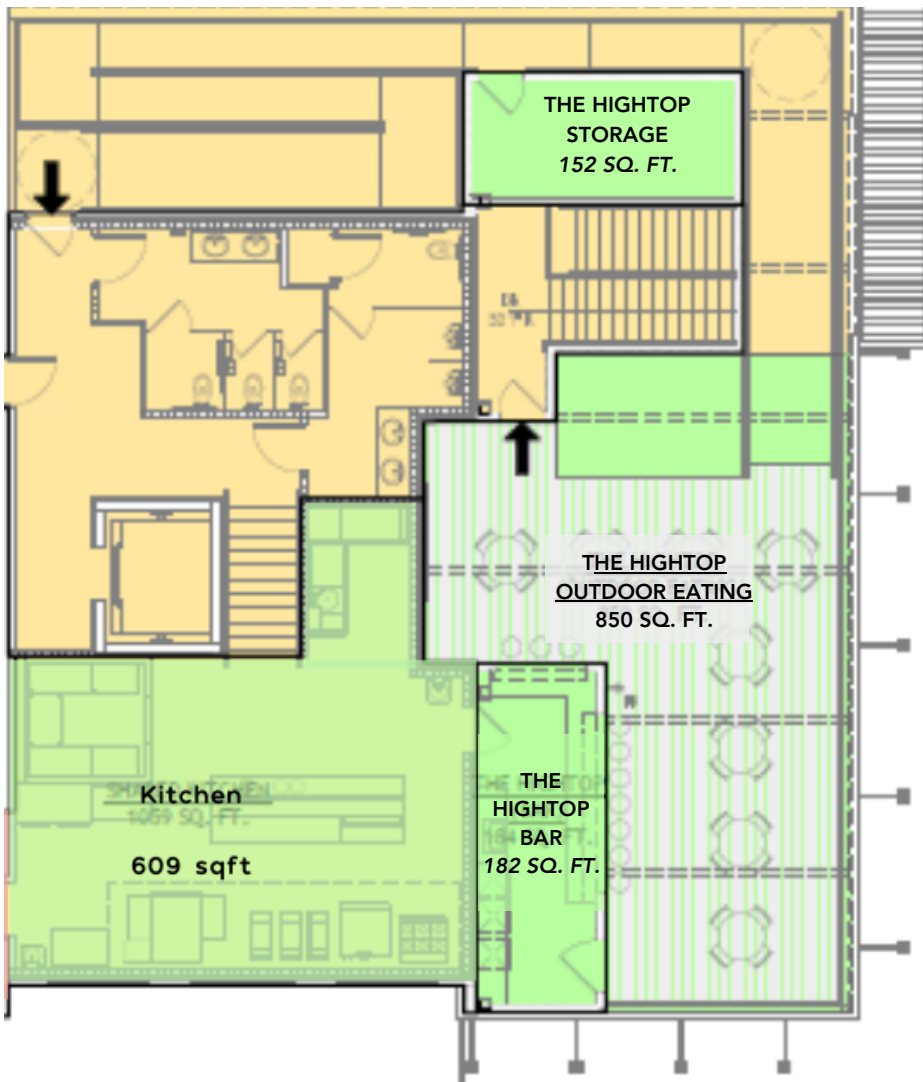
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SECOND FLOOR

3rd Floor Restaurant & Bar 1,795 SF



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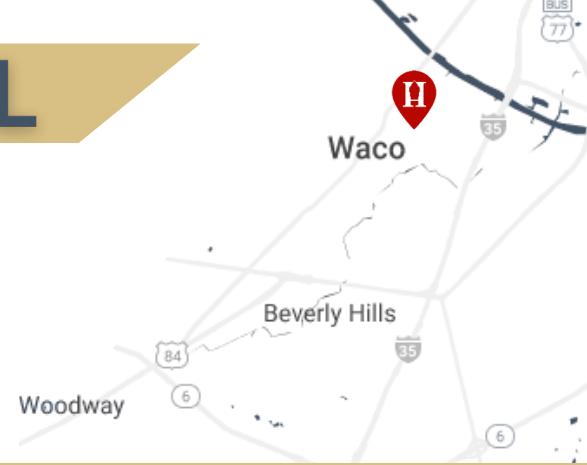
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SECOND FLOOR



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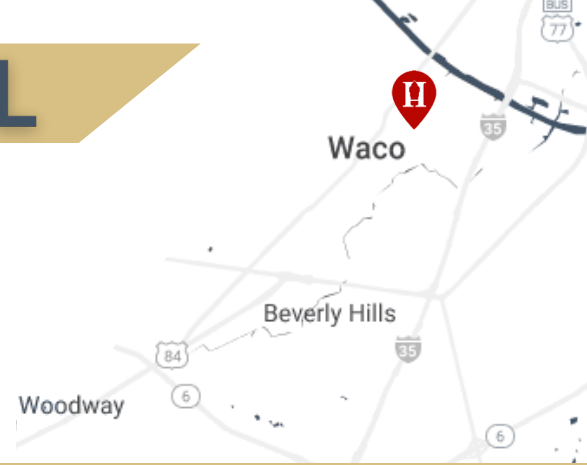
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MAJOR EMPLOYERS



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Nearby Developments

- Magnolia Silos & Headquarters
- The 1928 Hotel
- Paul and Alejandra Foster Pavilion (New Baylor Basketball Stadium)
- \$185+ Million in Riverfront Developments
- West Bay Developments
- ORANGE: 1004 Franklin Ave
- Baylor University
- Waco Hippodrome
- AC Marriott Hotel
- Various Food Chains
- Union Hall
- GREEN: The Padgett Market another project of ours



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HIPPODROME - LEASE

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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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