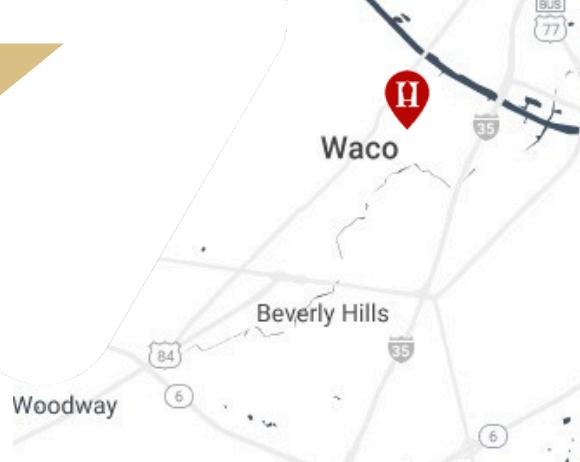


HIPPODROME

724 Austin Avenue Waco, TX 76701

30,935 SF

Retail - Dining - Entertainment



Property Description

The Hippodrome sits at the busy intersection of Austin Avenue and S. 8th Street. Austin Avenue serves as a primary corridor through the heart of the city, and S. 8th Street runs from I-35 directly through downtown Waco.

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.



Entertainment on-site.



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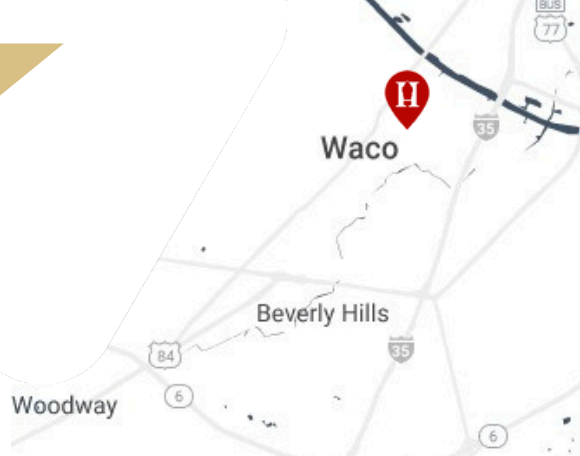
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Offering Summary

Occupancy	88.91%
Total SF	30,935 SF
Year Renovated	2015



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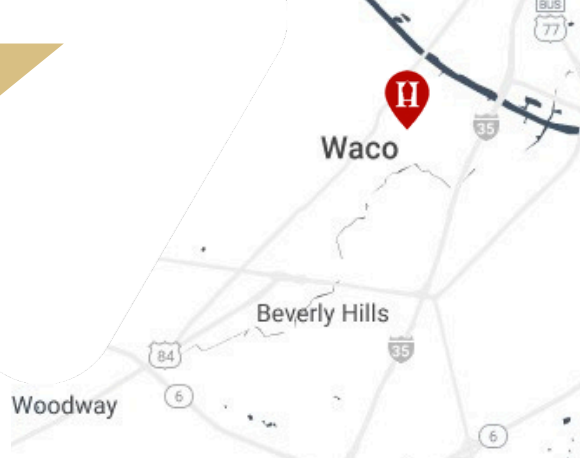
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LEASABLE SPACES DETAILS

Leasable Spaces

Main Auditorium	11,247 SF
1st Floor Restaurant & Bar	2,748 SF
1st Floor Retail - Suite 103	1,474 SF
1st Floor Retail - Suite 104	1,314 SF
1st Floor Retail - Suite 105	1,208 SF
2nd Floor Bar & Lounge	1,107 SF
2nd Floor Flex Space	1,557 SF
3rd Floor Restaurant & Bar	1,795 SF
Concessions	286 SF



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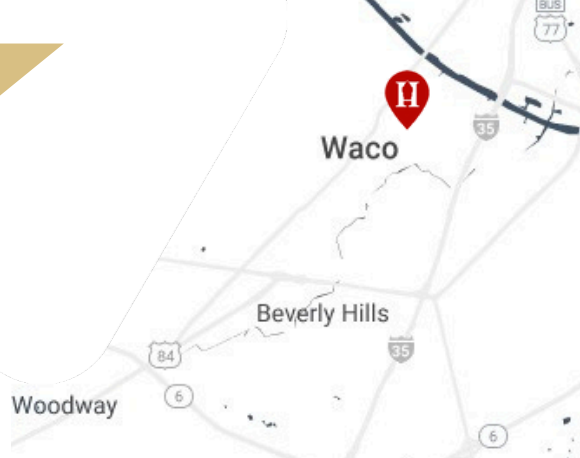
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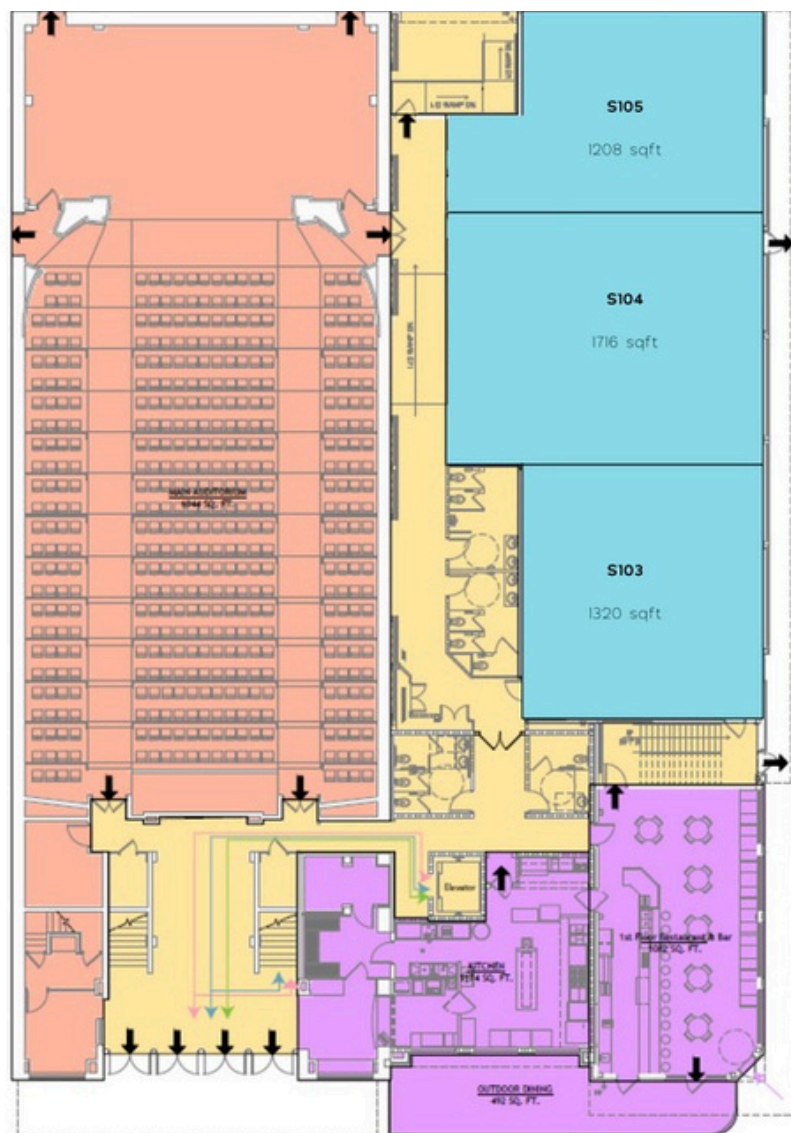
30,935 SF

Retail - Dining - Entertainment



FIRST FLOOR SPACES

Main Auditorium	11,247 SF
1st Floor Restaurant & Bar	2,748 SF
1st Floor Retail - Suite 103	1,474 SF
1st Floor Retail - Suite 104	1,314 SF
1st Floor Retail - Suite 105	1,208 SF
Concessions	286 SF



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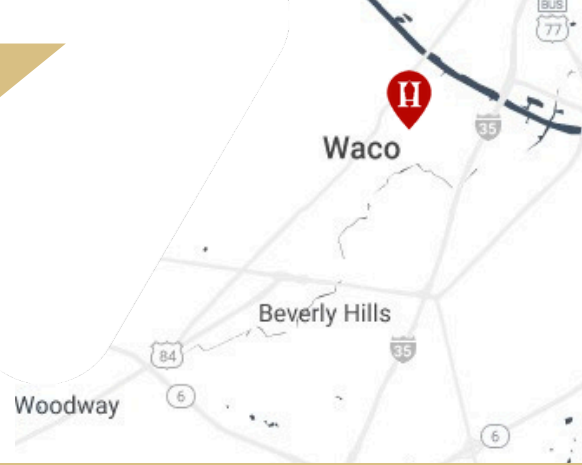
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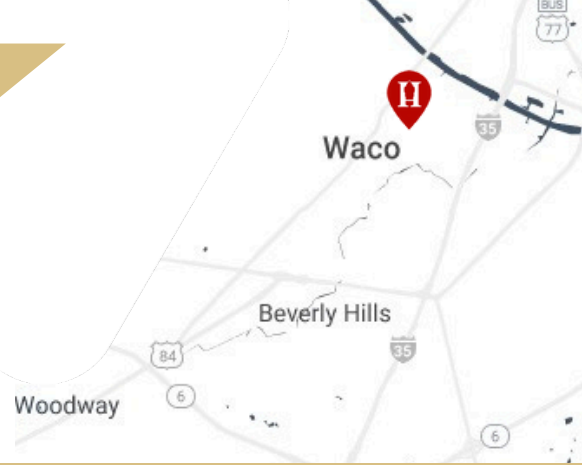
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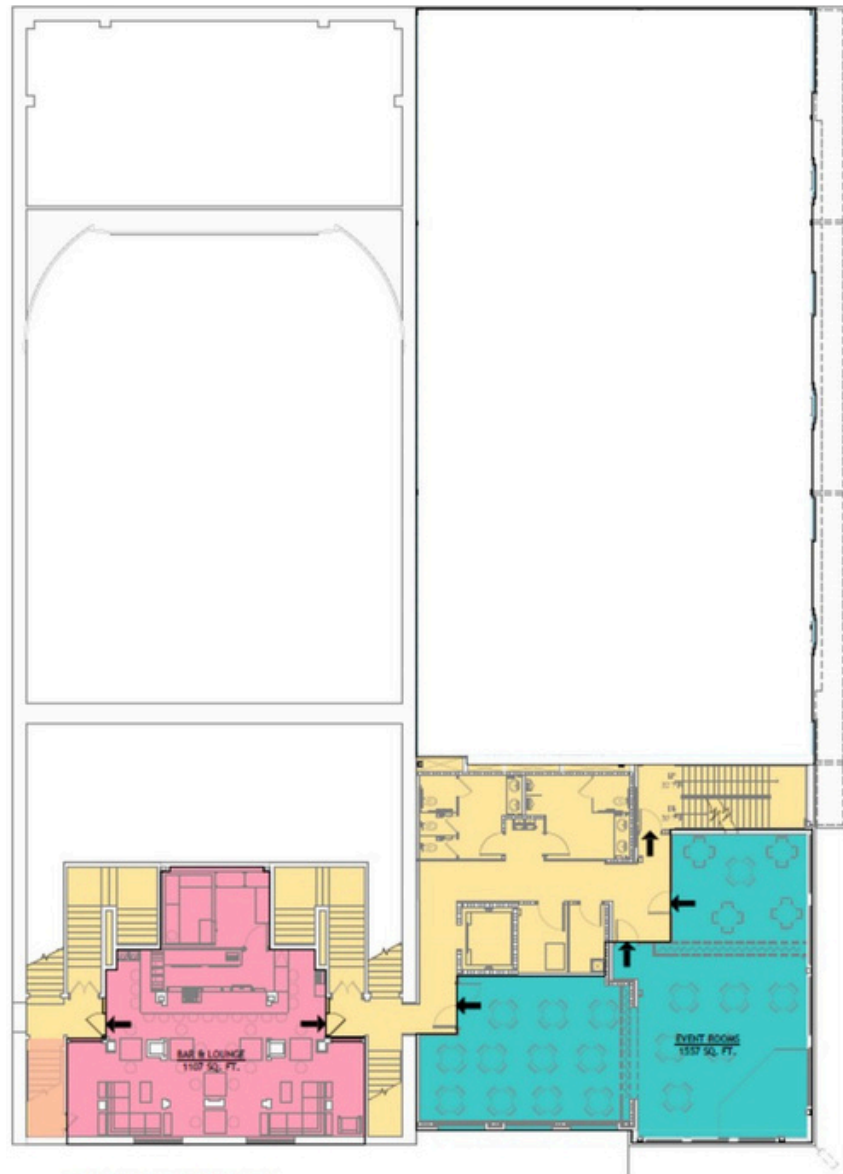


SECOND FLOOR SPACES

2nd Floor Bar & Lounge 1,107 SF

2nd Floor Flex Space 1,557 SF

2nd Floor Flex Space



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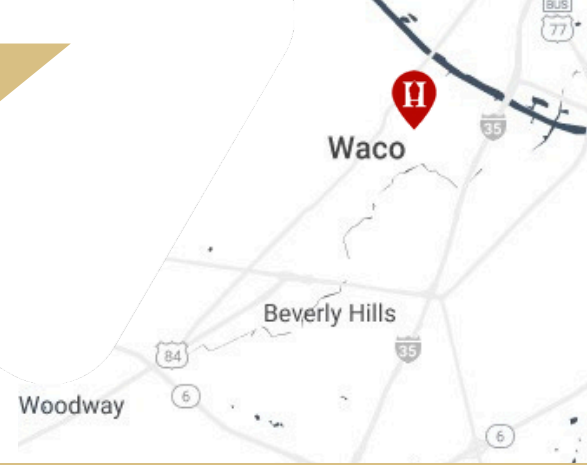
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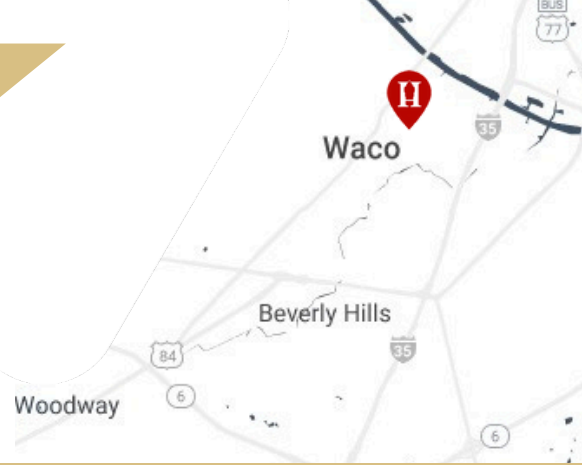
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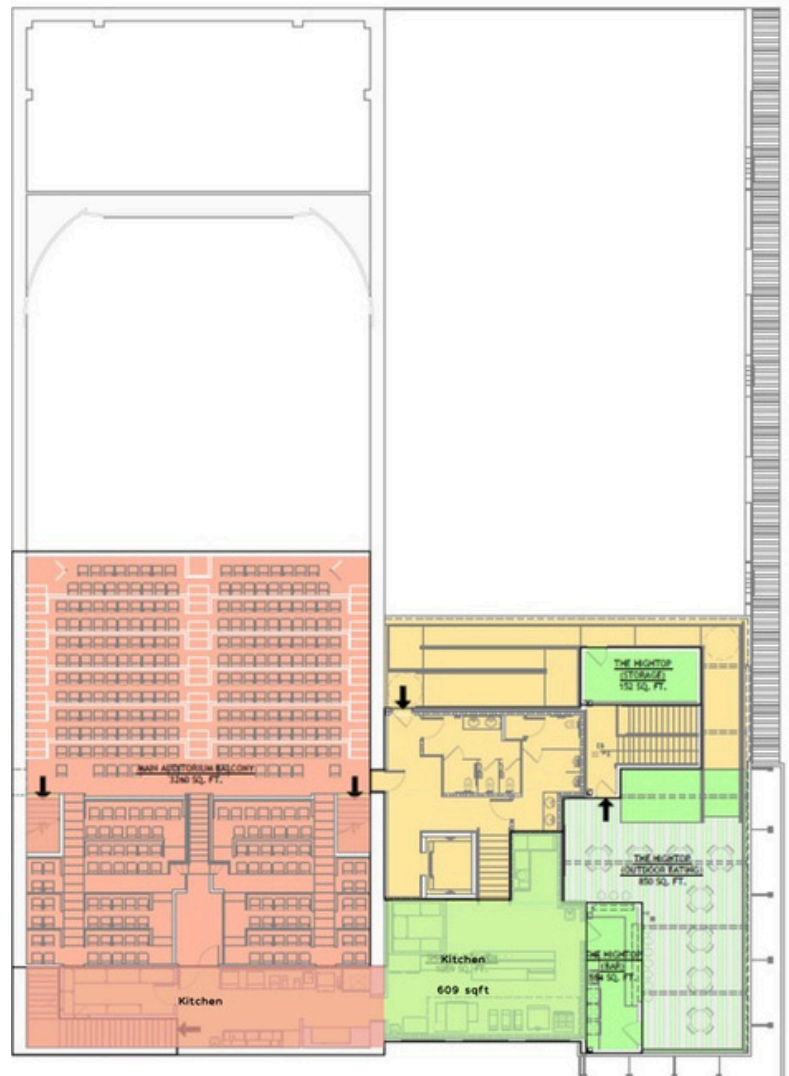
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THIRD FLOOR SPACES

3rd Floor Restaurant & Bar 1,795 SF



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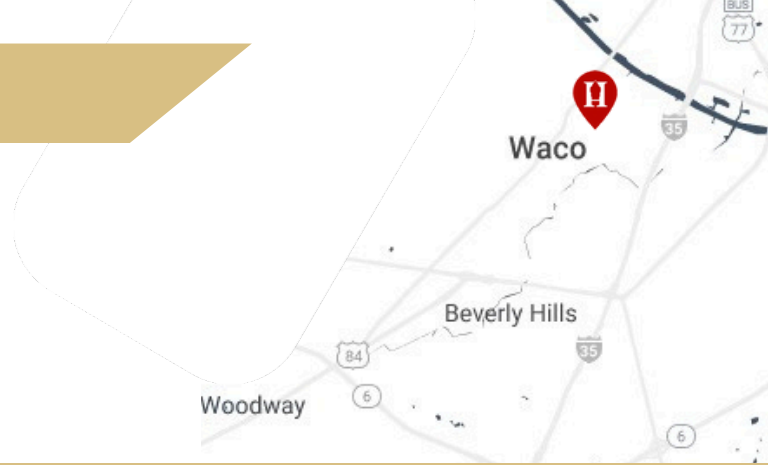
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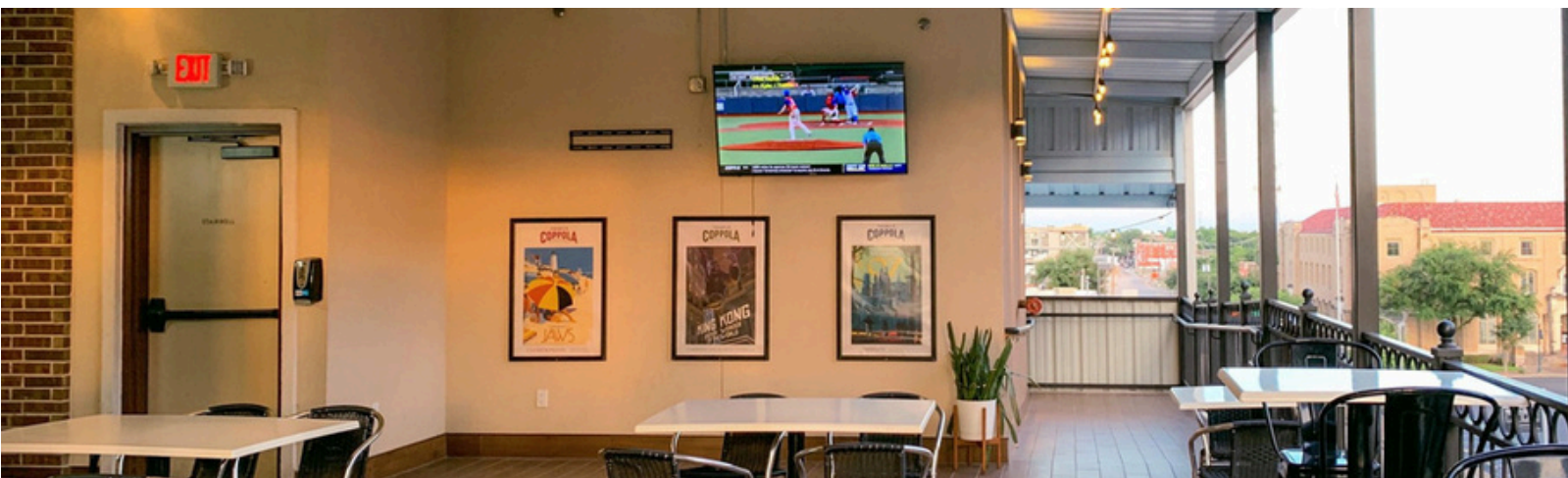
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THIRD FLOOR SPACES



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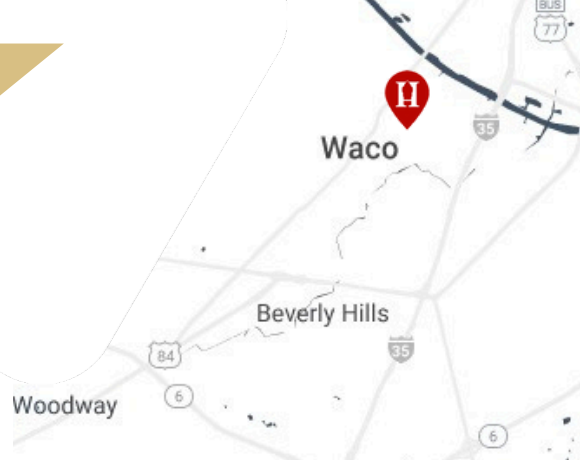
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MAJOR EMPLOYERS



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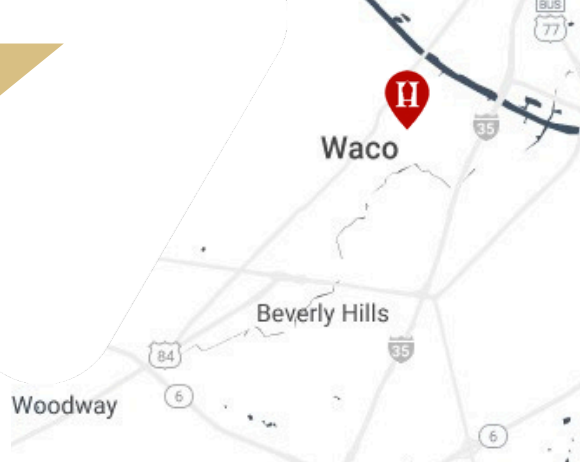
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Nearby Developments

- 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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CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Turner Brothers Real Estate and it should not be made available to any other person or entity without the written consent of Turner Brothers Real Estate. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Turner Brothers Real Estate.

Interested prospective buyers should be aware that the owner of the property is selling the property in as is, where is condition with all faults, if any, and without representations or warranties of any kind or nature, expressed or implied, written or oral, other than the special warranty of title contained in the deed. This offering memorandum has been prepared to provide summary to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Turner Brothers Real Estate makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBS or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the property and/ or to terminate discussions with any entity at any time with or without notice. The owner shall have no legal commitment or obligations to any entity reviewing the offering memorandum or making an offer to purchase the property unless a written agreement for the purchase of the property has been fully executed, delivered, and approved by the owner and its legal counsel, and any conditions to the owner's obligation thereunder have been satisfied or waived.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT YOUR TURNER BROTHERS REAL ESTATE AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>Turner Brothers Real Estate, LLC</u>	<u>9007476</u>	<u>N/A</u>	
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Turner Brothers Real Estate, LLC</u>	<u>9007476</u>	<u>N/A</u>	
Designated Broker of Firm	License No.	Email	Phone
<u>Shane Turner</u>	<u>551167</u>	<u>shane@tbretexas.com</u>	<u>(254)759-8027</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Jesse Lee III</u>	<u>831407</u>	<u>jesse@tbretexas.com</u>	<u>(512)656-3036</u>
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 1-1

TXR 2501

Turner Brothers Real Estate, L.P.O. Box 767 Waco TX 76703
Jesse Lee

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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