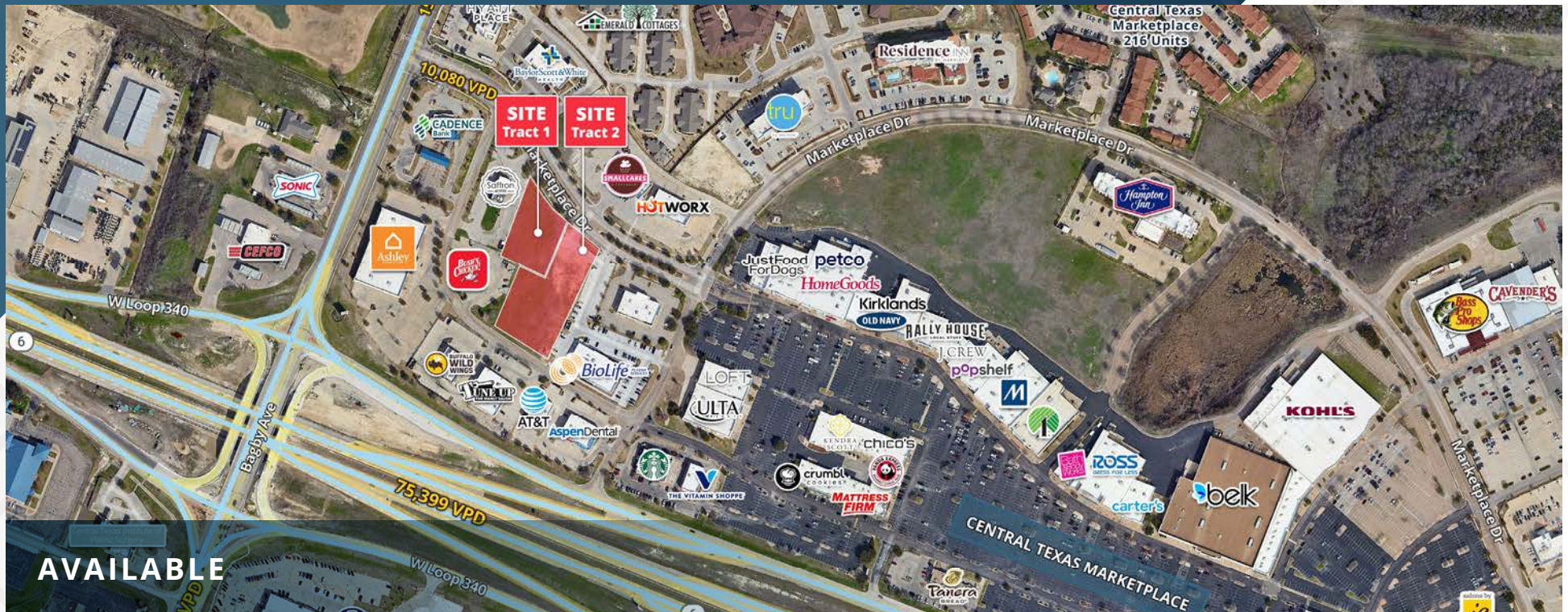


Central Texas Marketplace Outparcels

Waco, TX



AVAILABLE

ABOUT THE PROPERTY

- At the NWC of I-35 and State Hwy 6, Central Waco's dominant retail corridor
- In close proximity to the 3-way traffic light
- Excellent visibility and access from both local roads and highway frontage
- Part of Central Texas Marketplace, a fully occupied power center with over 1 million SF, anchored by Cabela's, Best Buy, Kohl's, Belk, Marshalls, Ross, and HomeGoods, averaging 7.5M visits per year

JOIN THESE NEARBY RETAILERS

Marshalls

ROSS
DRESS FOR LESS

KENDRA SCOTT

HomeGoods

petco

Cabela's

TRAFFIC COUNTS

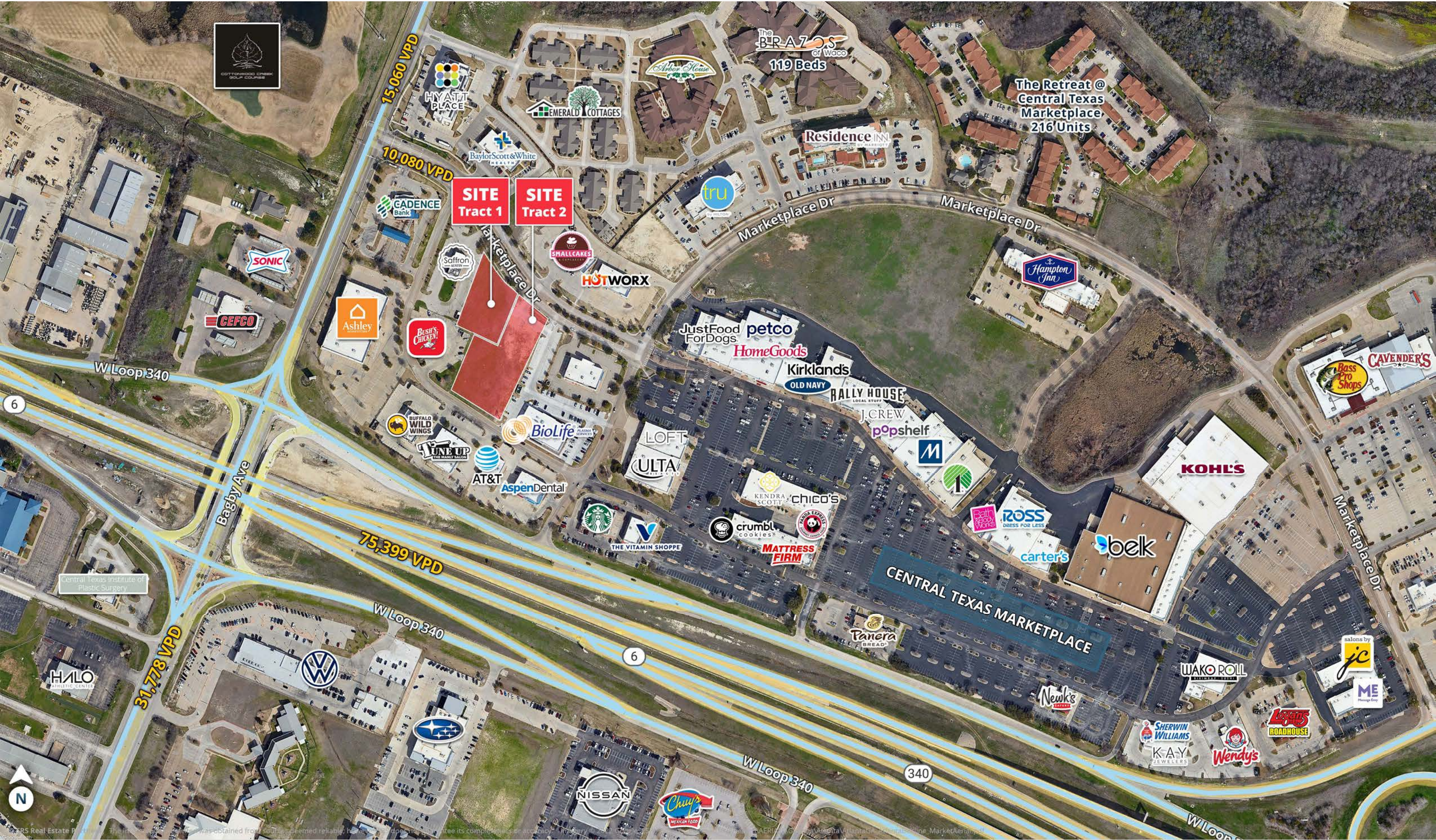
I-35
Hwy 6
Bagby Ave

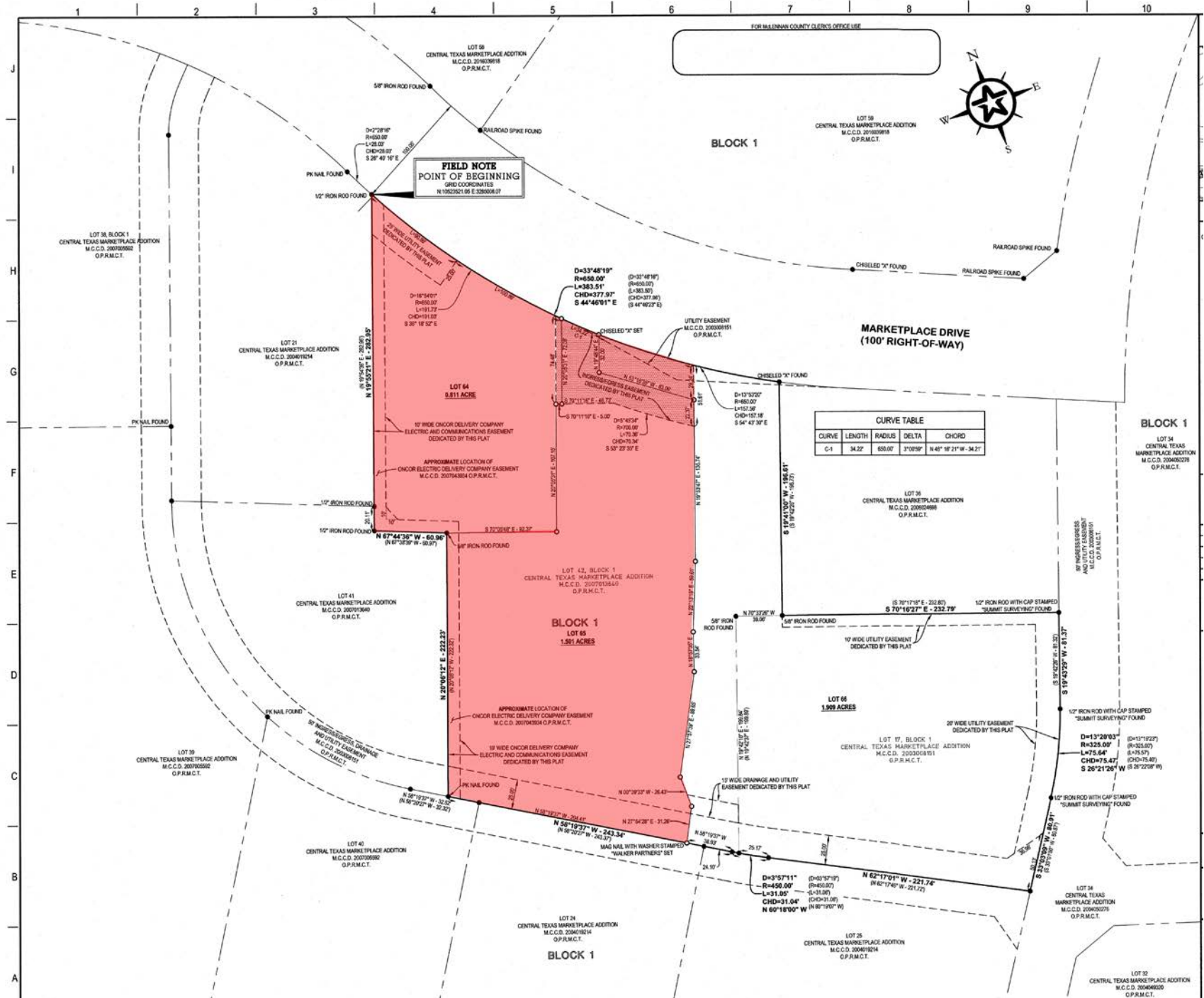
119,303 VPD
75,399 VPD
31,778 VPD

±2.31 AC
Available

Contact
Broker
Price







DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2024 Estimated Population	1,933	45,580	143,783
2029 Projected Population	2,073	47,250	147,299
Proj. Annual Growth 2024 to 2029	1.41%	0.72%	0.48%

Daytime Population

2024 Daytime Population	10,671	73,894	171,712
Workers	9,779	50,620	95,067
Residents	892	23,274	76,645

Income

2024 Est. Average Household Income	\$79,569	\$74,759	\$82,880
2024 Est. Median Household Income	\$69,716	\$57,707	\$58,907

Households & Growth

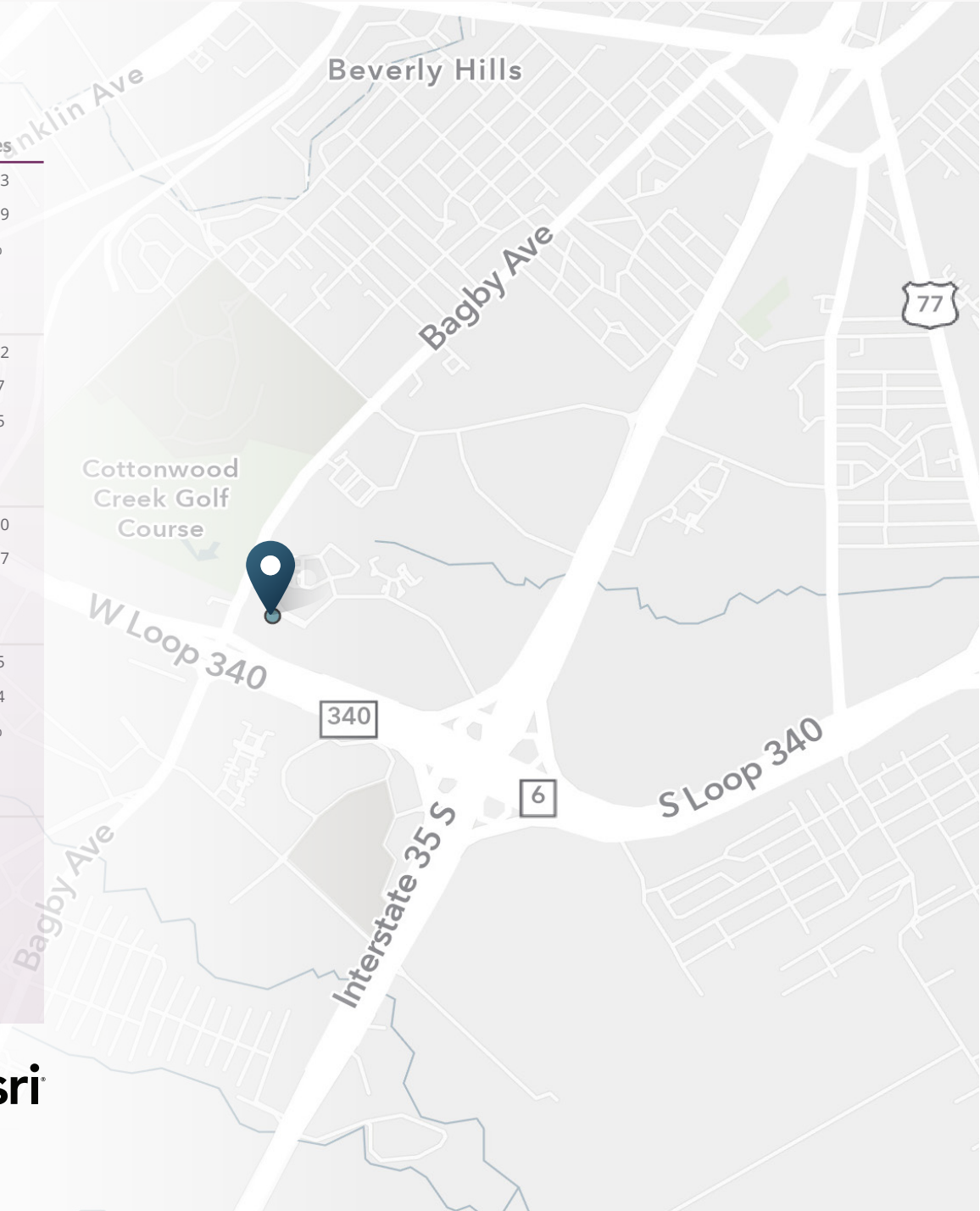
2024 Estimated Households	1,029	17,952	54,275
2029 Estimated Households	1,129	18,865	56,424
Proj. Annual Growth 2024 to 2029	1.87%	1.00%	0.78%

Race & Ethnicity

2024 Est. White	48%	47%	53%
2024 Est. Black or African American	14%	16%	15%
2024 Est. Asian or Pacific Islander	5%	2%	3%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	31%	33%	27%
2024 Est. Hispanic (Any Race)	41%	42%	33%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE 



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

SRS Real Estate Partners	9005621	ryan.johnson@srsre.com	512.236.4600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285

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 or 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.

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