

FOR LEASE

Retail

THE MARKET AT LAKE AIR
500-508 Lake Air Dr | Waco, TX

AVAILABLE
~1802 SF
SUITE 500

AVAILABLE
~1802 SF
SUITE 502

Martial Arts
of
Waco

Nail Seasons

Heart of Texas
Physical Therapy

Georgio's

Canyon West
Office Center

BRAD WETZEL
INVESTMENT SALES/LEASING

254-709-9703
BRADWETZELRE@GMAIL.COM

MIKE MEADOWS
BROKER ASSOCIATE

254-717-7234
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OFFERING SUMMARY - FOR LEASE

LEASE RATE:	\$1,750 - \$1,800/mo
LEASE TYPE:	Mod. Gross
LEASE TERM:	2 Yr Minimum
UTILITIES:	Tenant
ZONING:	C-2 Community Commercial



- 2 separate suites available
- Established retail center
- Highly visible location
- Near Valley Mills Dr @ Lake Air Dr

Suite	Size (SF)	Rent
500	+/- 1,802	\$1,800/Mo
502	+/- 1,850	\$1,750/Mo

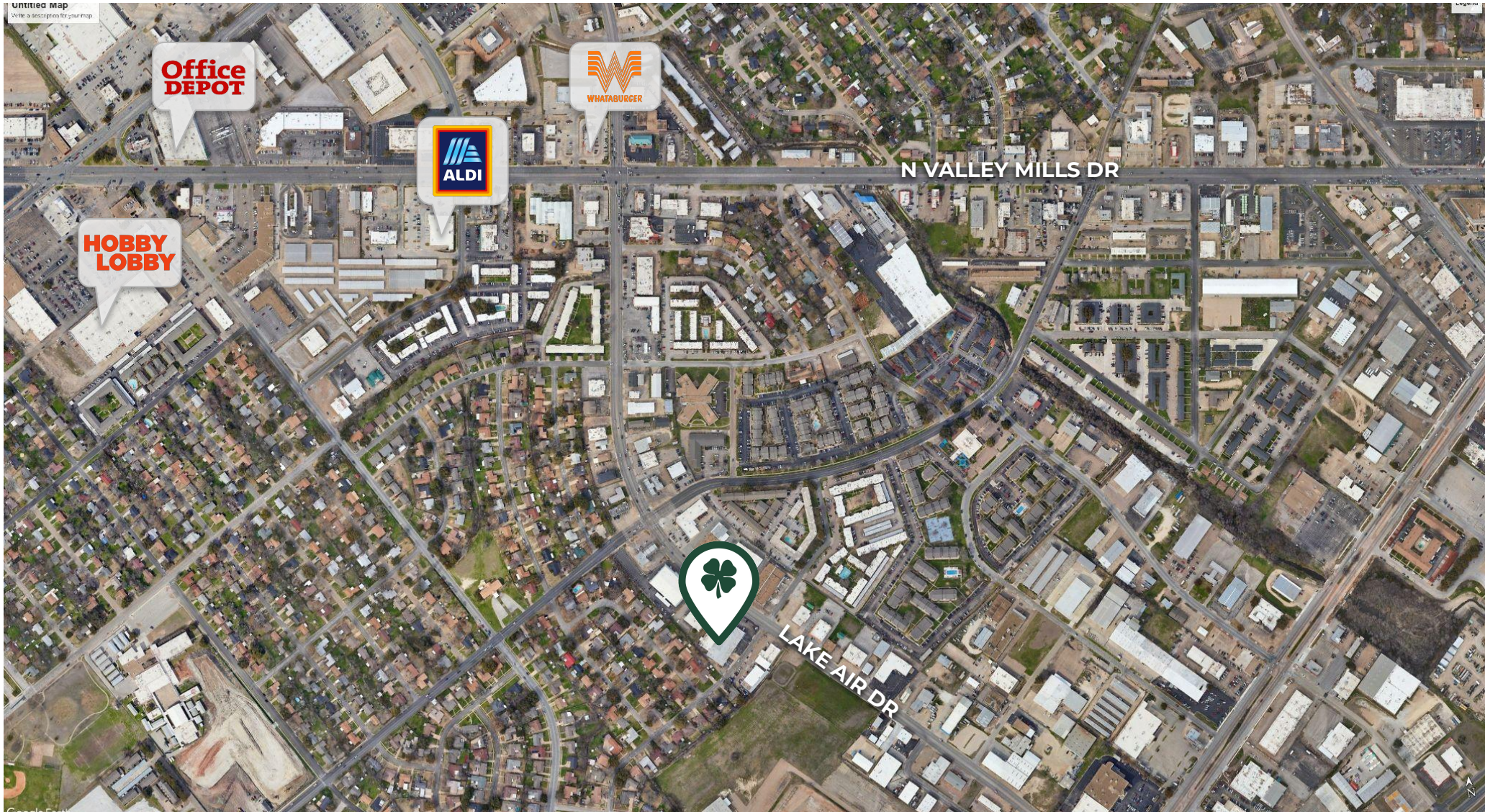
AERIALS



BUILDING EXTERIOR



AERIAL MAP - LOCAL



AREA AMENITIES & RESTAURANTS



TARGET



Window
World



Office
DEPOT



HOBBY
LOBBY



CITY OF WACO



Waco is located in central Texas and is the county seat for McLennan County. The city rests along the Brazos River with IH35 running through the city connecting Dallas and Austin. Waco and McLennan County have collaborated to offer a variety of economic development incentive programs. The community has all of the resources businesses need to thrive include an adequate water supply, available land, broadband services, air services, and rail services in our industrial park.* Waco offers great opportunities for professional development and workforce training with five higher education institutions including Baylor University, Texas Tech at Waco, Tarleton State University, McLennan Community College and Texas State Technical College.*

Residents of Waco enjoy a quality of life that is second to none, with several museums, beautiful regional and neighborhood parks, two symphonies, several theaters, and an AZA accredited zoo.* Waco is home to Baylor University; the oldest continuously operating university in Texas. The Texas Sports Hall of Fame and Museum, and the Dr. Pepper Museum. Historically, Waco's economic base has depended largely on crops and livestock. However, in recent years, it has grown its manufacturing, aerospace and service industries. Waco has also become a unique tourist destination and, due to its rich diversity, abundant natural resources, convenient location and low cost of living, an appealing place to live attracting transplants nationwide.

Source: Waco Chamber - Economic Development



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Leah Cox	509469	lcox@kellyrealtors.com	(254)741-1500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Wetzel	694170	bradwetzelre@gmail.com	(254)709-9703
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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Bradley Wetzel

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IABS 1-0 Date
Unfiled

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