



CLAY FULLER

LUKE HOLLER

1200 RICHLAND DRIVE, WACO, TX 76710

250 - 12,000+/- SF | 16.28+/- Acres

FOR LEASE

CROMWELL
COMMERCIAL GROUP

Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Coldwell Banker, its agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice.

COLDWELL BANKER APEX, REALTORS



PROPERTY OVERVIEW

Parkdale Shopping Center is a well-positioned retail destination located at 1200 Richland Drive in the heart of Waco, Texas. The center sits at a major intersection surrounded by over 50 national and regional retailers, creating a consistent draw and strong customer traffic. With suites ranging from 250+/- SF to 12,000+/- SF, the property accommodates a wide variety of retail, service, and restaurant users. Anchored by major tenants like Drug Emporium, Hobby Lobby, and dd's Discounts, Parkdale benefits from excellent visibility and steady foot traffic. Its strategic location just five miles from Baylor University further enhances the property's long-term visibility for tenant success.

- Prime Waco location at a high-traffic retail intersection
- Surrounded by 50+ national and regional tenants
- Multiple strong anchor tenants including Hobby Lobby, dd's Discounts, and Drug Emporium
- Suites available from 250+/- SF to 12,000+/- SF
- Strong demographics with over 130,000 residents within a 5-mile radius
- Ample parking with 4.60/1,000 SF ratio
- Only five miles from Baylor University, driving consistent customer activity

PROPERTY HIGHLIGHTS

PROPERTY

Parkdale Commons Shopping Center

LOCATION

1200 Richland Drive, Waco, TX 76710

PROPERTY TYPE

Retail

MARKET

Waco

ZONING

C-3

LOT SIZE

16.28+/- Acres

LEASE RATE

\$12 - \$15 PSF + NNN

NNN PRICE

\$3.72



Clay Fuller

clay@cromwellcommercialgroup.com

Luke Holler

luke@cromwellcommercialgroup.com

PHOTO GALLERY



Clay Fuller
clay@cromwellcommercialgroup.com

Luke Holler
luke@cromwellcommercialgroup.com

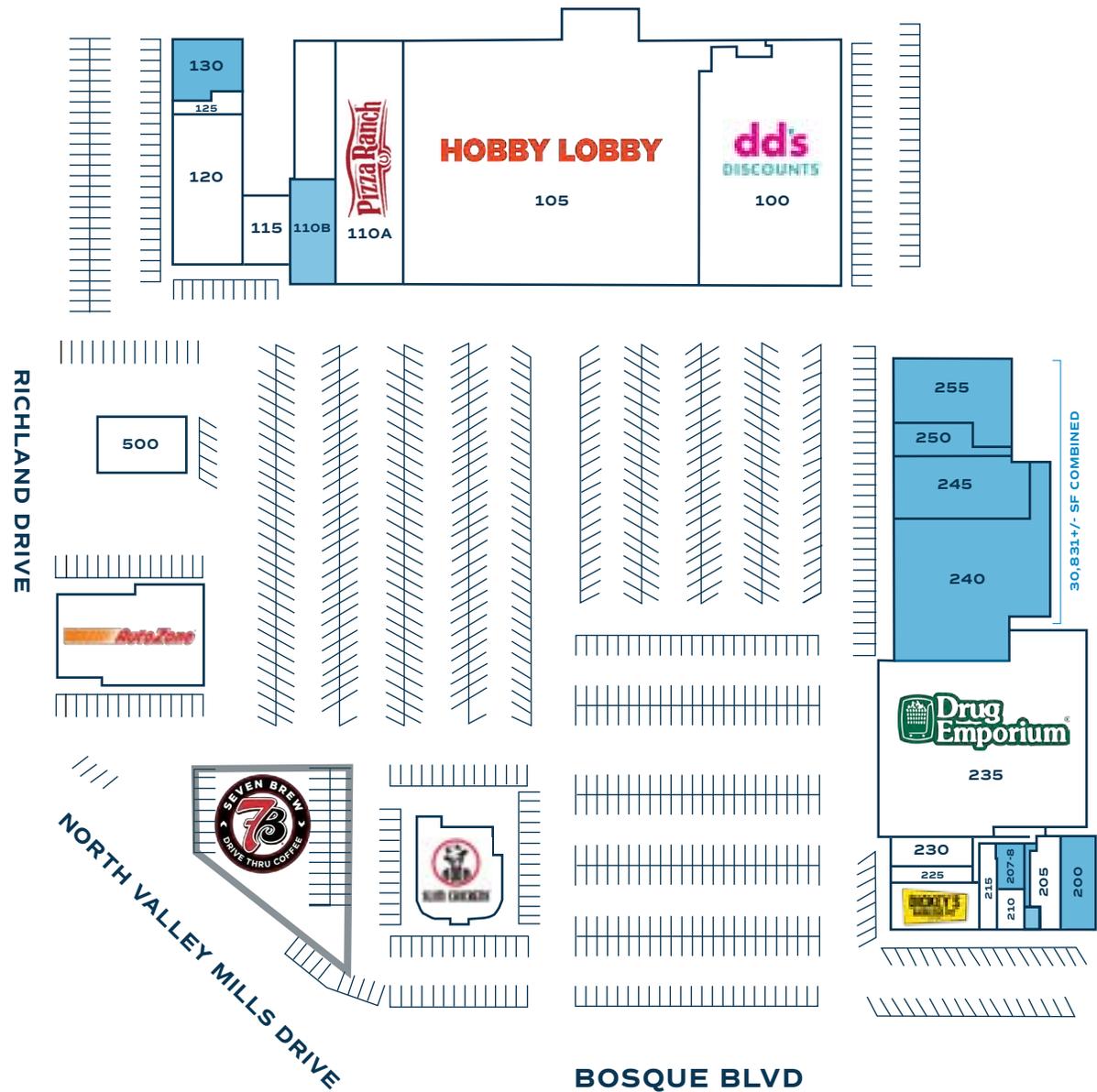
PHOTO GALLERY

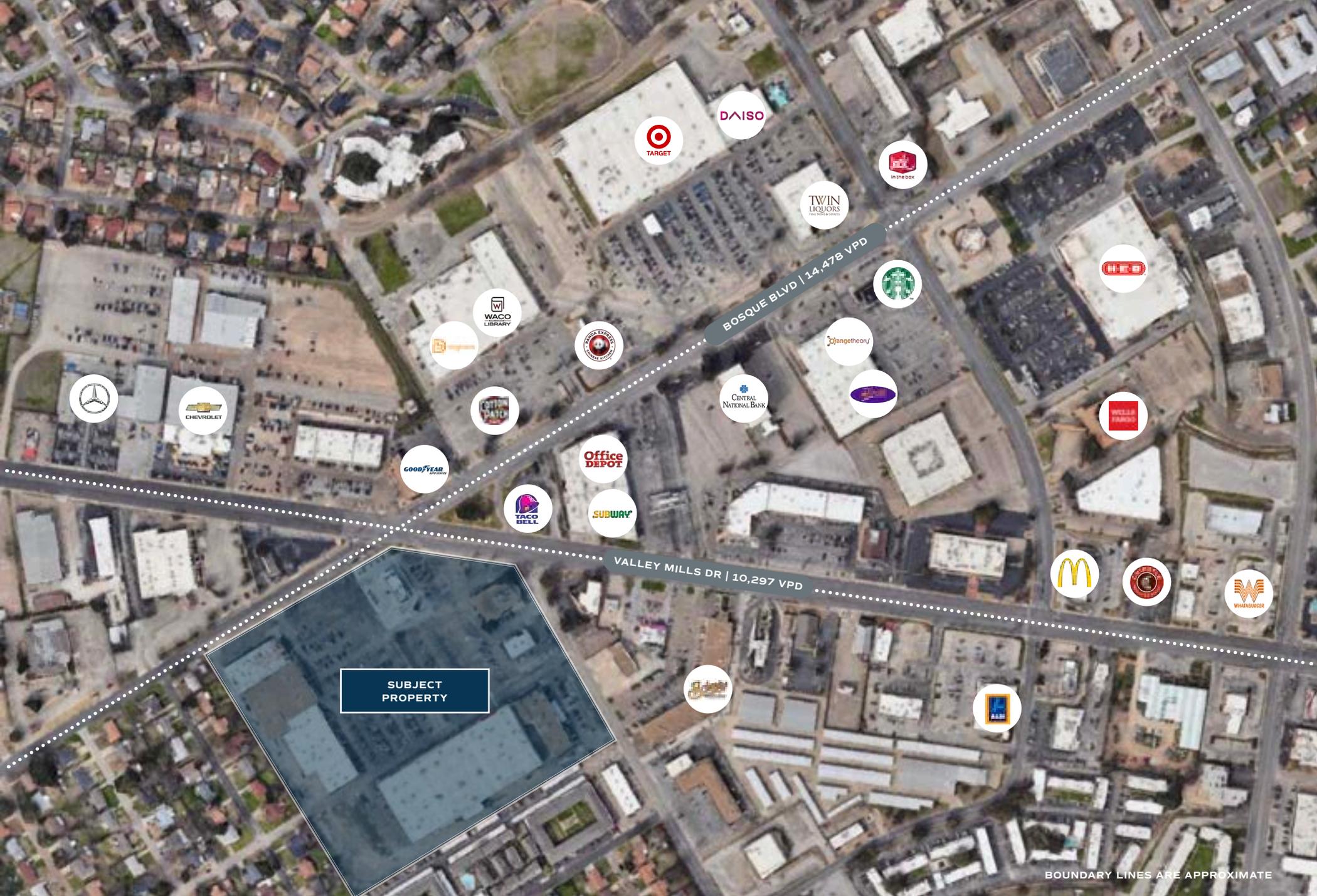


Clay Fuller
clay@cromwellcommercialgroup.com

Luke Holler
luke@cromwellcommercialgroup.com

UNIT	TENANT	SQUARE FEET
100	DD'S DISCOUNTS	24,770
105	HOBBY LOBBY	57,246
110A	PIZZA RANCH	11,893
110B	VACANT	3,631
115	H2 ADMIN, LLC	2,400
120	CLICKS	7,680
125	SMOKE AND ASH	1,000
130	VACANT	2,920
200	VACANT	2,317
205	ACTION JACKS	1,810
207-8	VACANT	1,615
210	PARKDALE BARBER	800
215	STEPSTONE PARTNERS 1	1,180
220	DICKEY'S BBQ	3,400
225	A TO Z PREPAID, LLC	1,108
230	NAIL & SPA C/O JIMMY JV	2,040
235	DRUG EMPORIUM	27,730
240	VACANT	16,000
245	VACANT	6,503
250	VACANT	2,053
255	VACANT	6,275
500	LA MICHOACANA	3,600





SUBJECT PROPERTY

BOSQUE BLVD | 14,478 VPD

VALLEY MILLS DR | 10,297 VPD

BOUNDARY LINES ARE APPROXIMATE



Clay Fuller
clay@cromwellcommercialgroup.com

Luke Holler
luke@cromwellcommercialgroup.com



VALLEY MILLS DR | 10,297 VPD

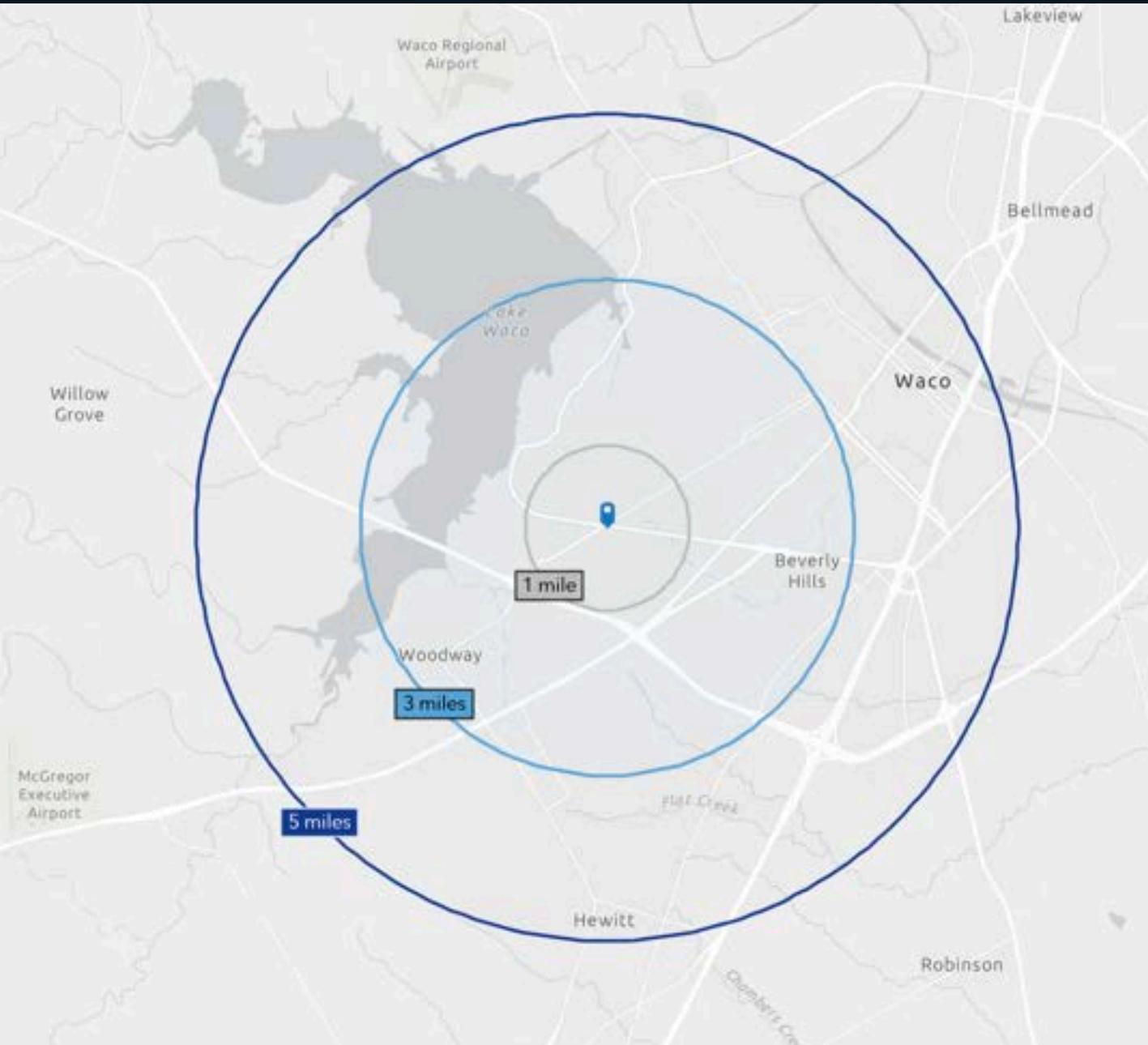
BOSQUE BLVD | 14,478 VPD



Clay Fuller
clay@cromwellcommercialgroup.com

Luke Holler
luke@cromwellcommercialgroup.com

DEMOGRAPHICS



DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	10,736	55,508	118,678
2020 Population	11,989	57,869	128,118
2025 Population	12,137	57,883	129,249



Median Age
37.7

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	4,798	21,903	44,474
2020 Households	5,219	22,574	48,317
2025 Households	5,420	23,251	50,402

MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$53,601	\$58,421	\$55,506

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$74,037	\$82,046	\$76,774



DEMOGRAPHICS



< 45 MIN TO HILLSBORO, TEMPLE,
GATESVILLE, BELTON & KILLEEN



< 30 MIN TO CRAWFORD, VALLEY
MILLS, MCGREGOR, CHINA SPRING,
ELM MOTT

Cor

Hamilton

Corsicana

Richland
Chamber
Reservoir

45 minutes

15 minutes

Waco

30 minutes

Belton
Lake

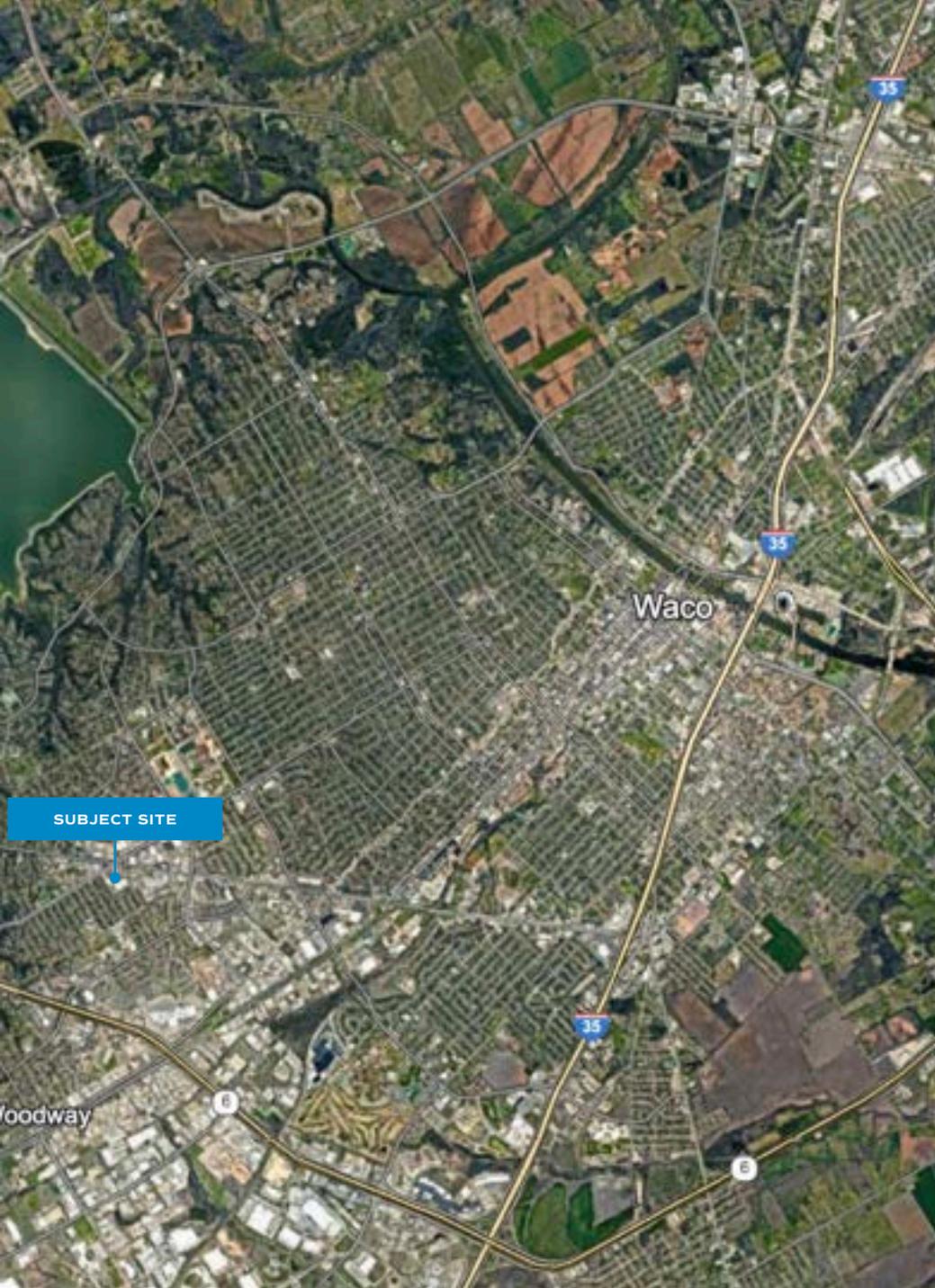
Killeen

Temple



Clay Fuller
clay@cromwellcommercialgroup.com

Luke Holler
luke@cromwellcommercialgroup.com



CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



CLAY FULLER

C: 512.774.9701

O: 254.313.0000

E: clay@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



LUKE HOLLER

C: 714.423.6540

O: 254.313.0000

E: luke@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Coldwell Banker Apex, Realtors	590914-BB	lori@cbapex.com	254-313-0000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Lori Arnold	323729-B	lori@cbapex.com	254-313-0000
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Kathy Schroeder	269763-B	kathy@cbapex.com	254-776-0000
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Clay Fuller	666232-SA	clay@cromwellcommercialgroup.com	254-313-0000
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date