



**GREGG GLIME** SIOR, CCIM

**BRANDON DAVIS**

**1201 HEWITT DR, WACO, TX 76712**

Westrock Centre

**AVAILABLE**

**CROMWELL**  
COMMERCIAL GROUP



## PROPERTY OVERVIEW

Surrounded by the growth path of Waco, the WestRock Centre has established itself as the premier retail destination of West Waco. This neighborhood center is anchored by three of Waco's most established restaurants and a strategic mix of medical, specialty, and service-oriented retailers.

- High Traffic Retail Center
- High Performing Co-Tenants
- Finish-Out Allowance Available
- Located within one of Waco's hottest growing submarkets

## PROPERTY HIGHLIGHTS

### PROPERTY

WestRock Centre

### PROPERTY TYPE

Retail

### MARKET

Waco

### SUBMARKET

Hewitt

### ZONING

C-3

### YEAR BUILT

2005

### LOT SIZE

11 Acres

### AVAILABLE SPACE

1,137 - 6,217 SF

### NNN PRICE

\$7.36/SF/YR



# Subject Property - Current Tenants

- Georges Restaurant & Bar
- Create A Cig
- Hormone's By Design
- LilDutchess
- One Thirty Five Prime
- Select Physical Therapy
- Central Texas Urgent Care
- Woof Gang Bakery
- Nails Time
- Summer Palace
- F45 Fitness
- Wingstop
- Klous Marketing
- Poppa Rollo's

**PAD SITE  
FOR LEASE**



## LEASE INFORMATION

SUITE	TENANT	SQUARE FOOTAGE	LEASE RATE
100	George's Restaurant & Bar	8,485 SF	-
102	Create A Cig	1,400 SF	-
103-103A	AVAILABLE	6,217 SF	Call for Pricing
104A	AVAILABLE	1,238 SF	Call for Pricing
104B-105B	Hormone's By Design	2,438 SF	-
106A	AVAILABLE	1,400 SF	Call for Pricing
106B	AVAILABLE	1,400 SF	Call for Pricing
107	LilDutchess	6,060 SF	-
110-200	One Thirty Five Prime	6,938 SF	-
201	AVAILABLE	1,137 SF	\$26.00/SF
202	Select Physical Therapy	1,228 SF	-
203	Central Texas Urgent Care	5,475 SF	-
204	Hormone's By Design	2,210 SF	-
205	Woof Gang Bakery	2,600 SF	-
206A/B	Nails Time	2,600 SF	-
207	Summer Palace	5,850 SF	-
209	Sports Clips	1,820 SF	-
210	F45 Fitness	2,130 SF	-
211A	Wingstop	1,733 SF	-
211B	Klous Marketing	1,300 SF	-
212A	AVAILABLE	1,300 SF	\$20.00/SF
212B-214	Poppa Rollo's	6,094 SF	-



# PHOTO GALLERY



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MIDWAY  
HIGH SCHOOL



RETAIL CENTER

DUNKIN' DONUTS AT&T



WESTROCK  
CENTRE

HEWITT DR | 30,479 VPD



Click to view property



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CENTRAL PARK  
20K+ EMPLOYEES



WESTROCK  
CENTRE

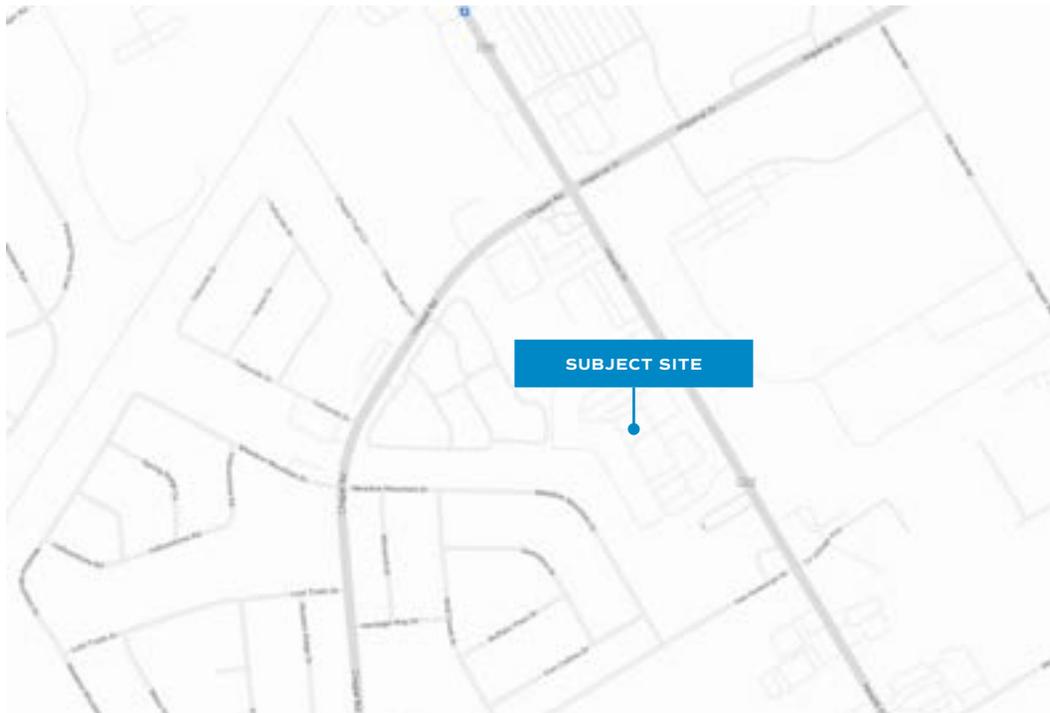
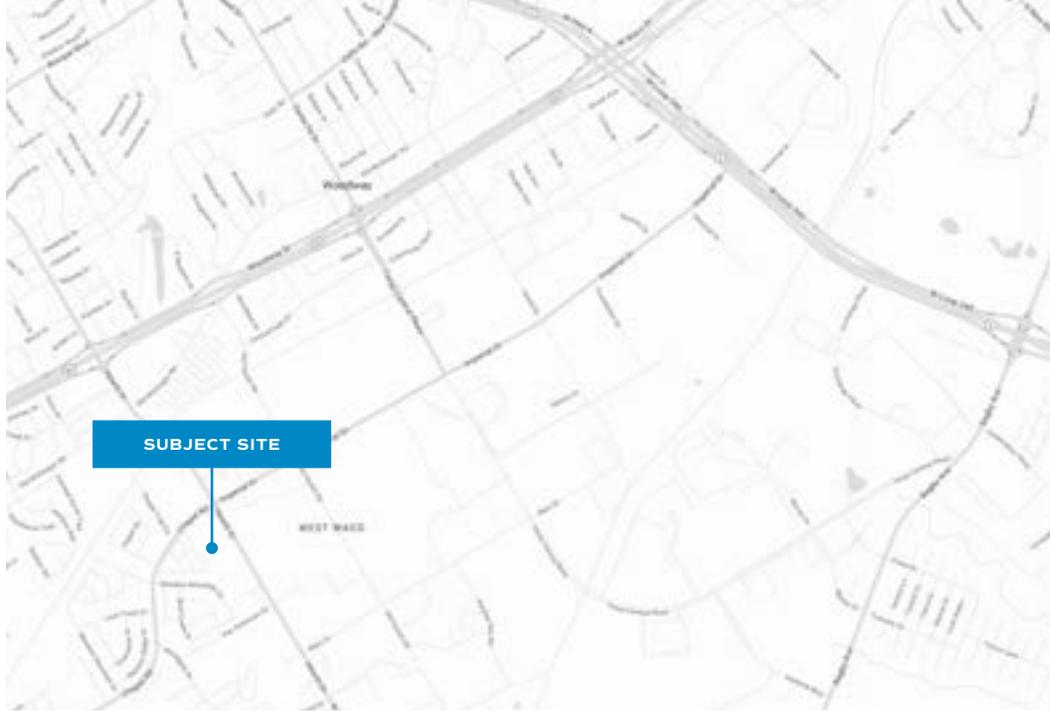
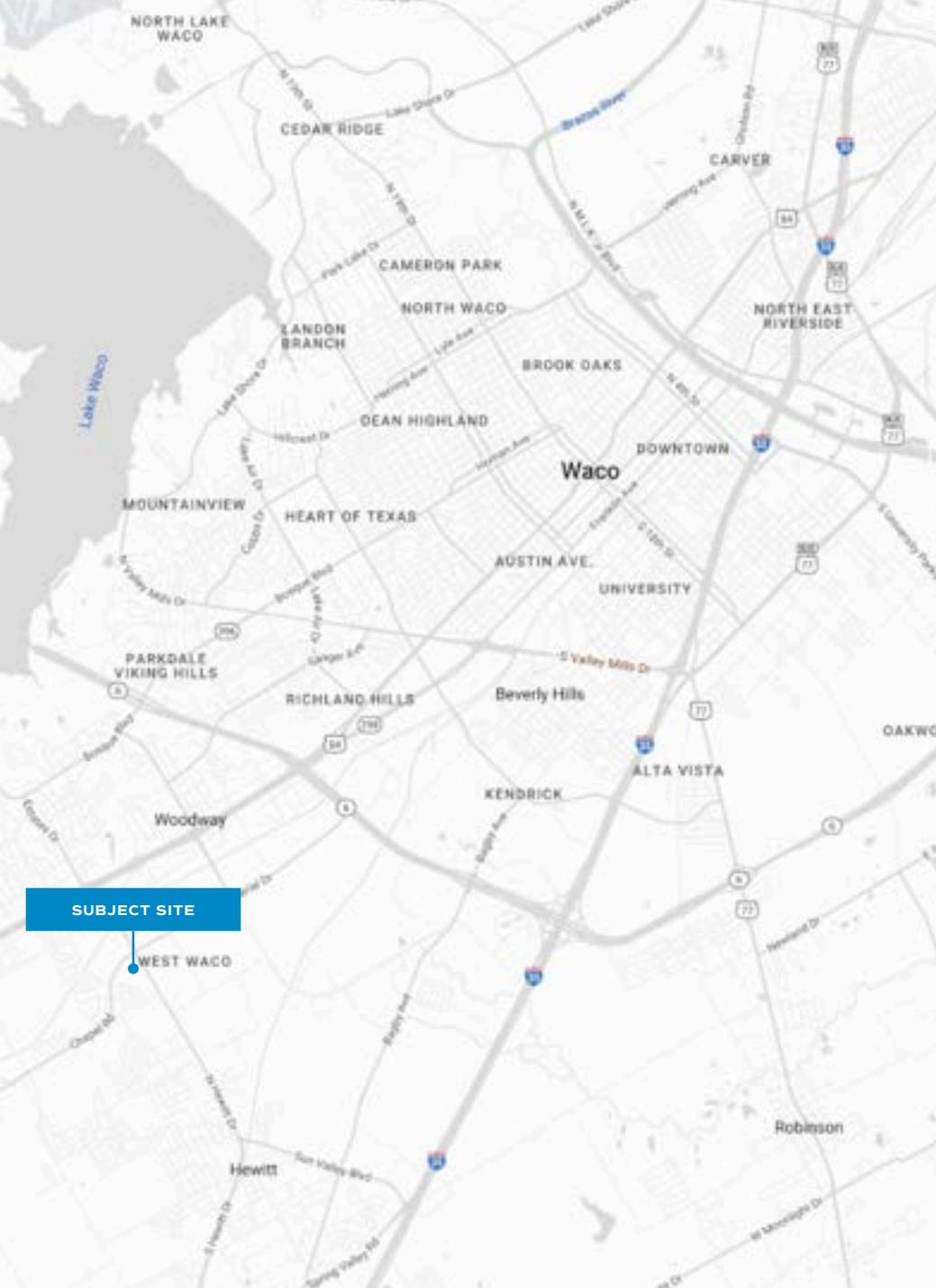


HEWITT DR | 30,479 VPD



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# CROMWELL

COMMERCIAL GROUP

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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.

### 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:
  - 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.

**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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_