

*Brazos Place Shopping Center  
Waco, Texas*



For Leasing Information Contact

Randy Reid

254-753-1157

randyreid @ thereidco.com







**RENTAL RATES**

*Inline Rates \$26.00-\$24.00 sf NNN*  
*Tenant Finish out Allowance \$20.00 sf*

**TRAFFIC COUNTS 2006**

(TXDOT)

*Valley Mills Drive 30,000+ cars/day*  
*Waco Drive 40,000+ cars/day*

**POPULATION ESTIMATES**

(Loopnet)

*3 mile 77,316*  
*5 mile 131,330*

**AVERAGE HOUSEHOLD INCOME**

(Loopnet)

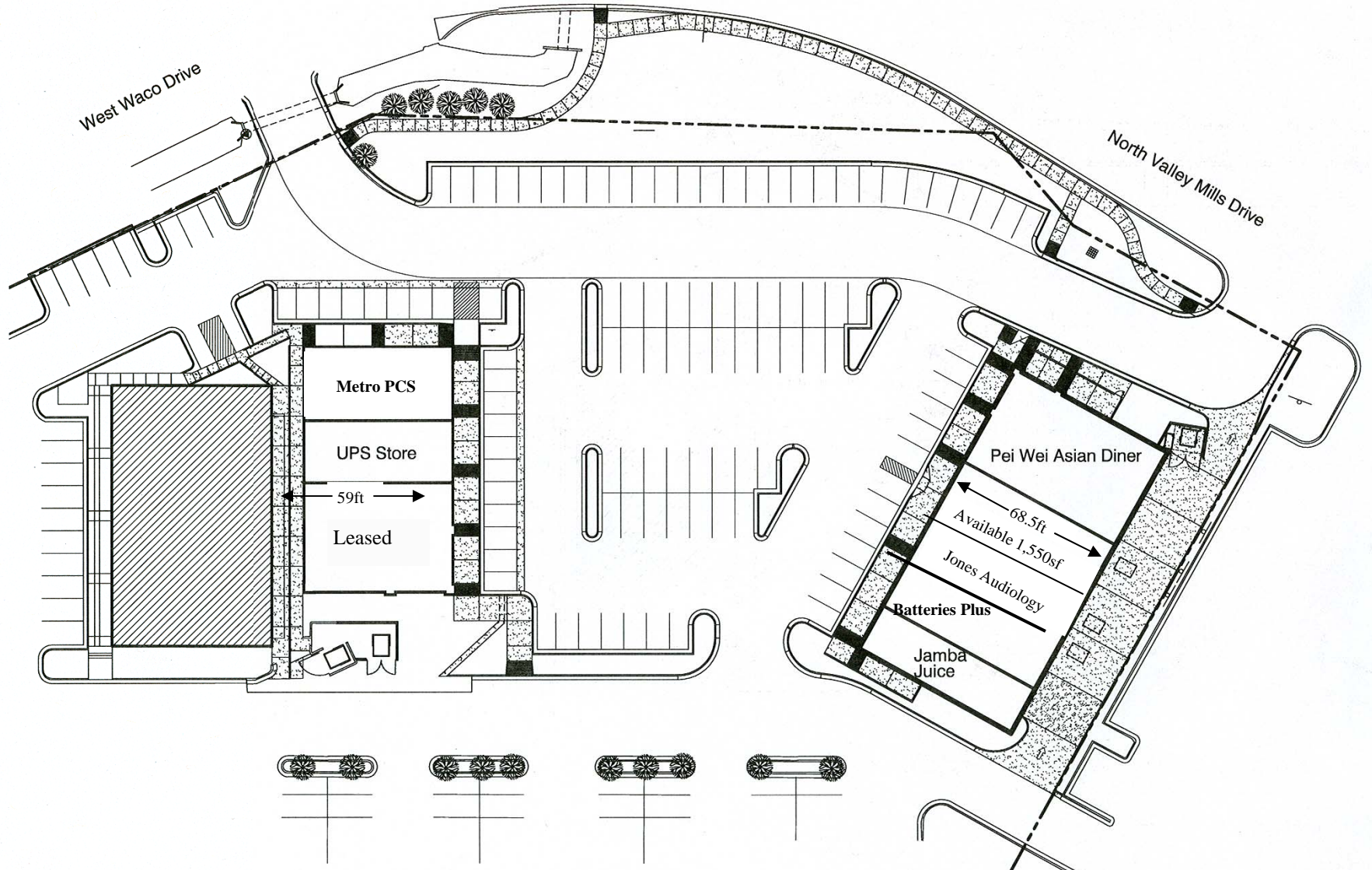
*3 mile \$52,824*  
*5 mile \$59,108*



*Contact:*  
**Randy Reid**  
**254-753-1157**  
**[randyreid@thereidco.com](mailto:randyreid@thereidco.com)**

	<p><b>100 Santa Fe suite 3</b>  <b>Waco, Texas 76712</b></p>
	<p><b><a href="http://www.thereidco.com">www.thereidco.com</a></b></p>

This information contained herein is derived from sources deemed reliable, but no warranty or representation is made or assumed for the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease or without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, national origin, physical or familial status.



Prime Retail Space  
 Brazos Place Center  
 Waco, Texas

Out Parcel



Site Plan



rbdr PLLC • Architects  
 Waco Texas



**100 Santa Fe suite 3**  
**Waco, Texas 76712**  
**www.thereidco.com**

DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

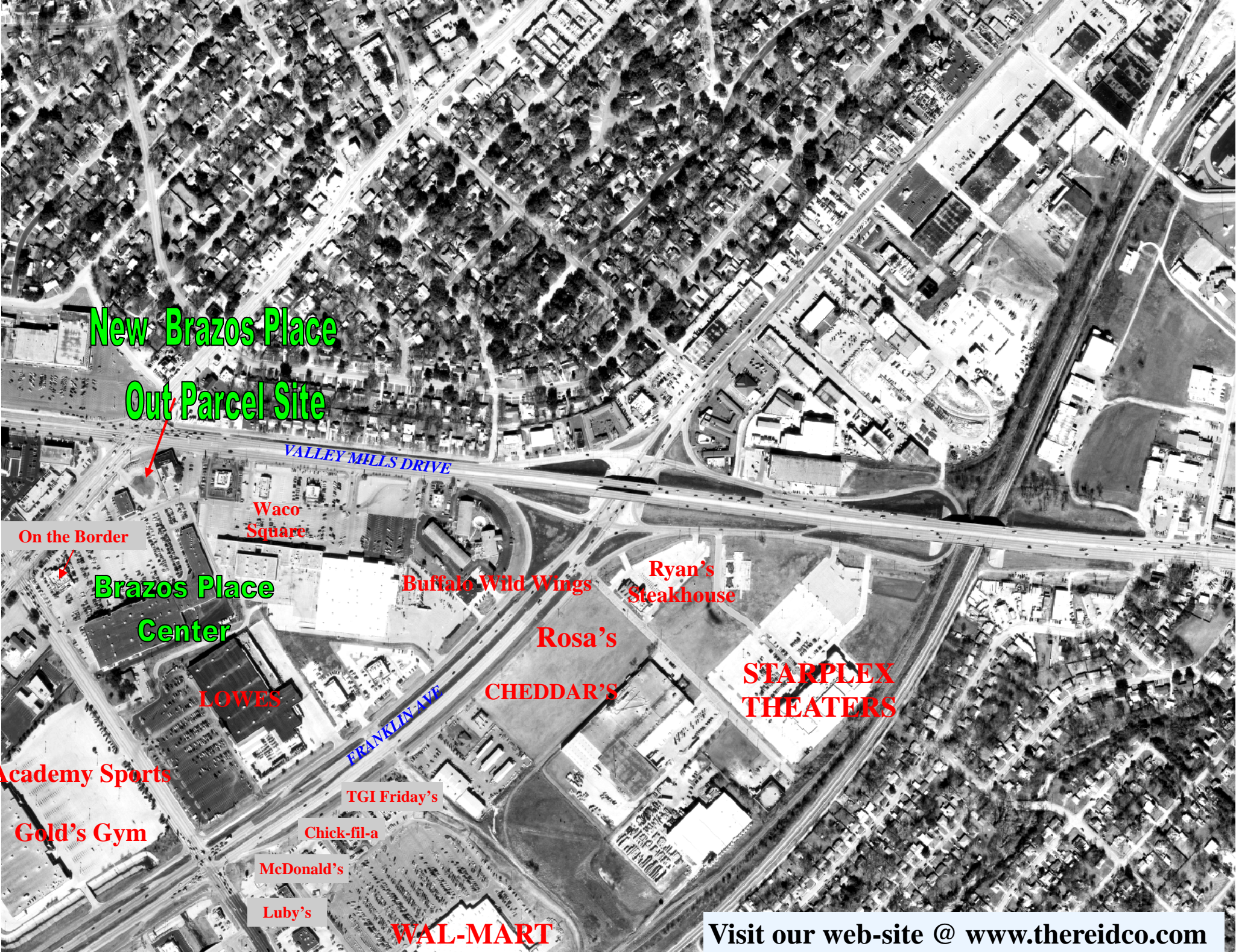
DAVID S. WRIGHT TX #15621

MEMBER









**New Brazos Place  
Out Parcel Site**

VALLEY MILLS DRIVE

On the Border

Waco Square

**Brazos Place  
Center**

Buffalo Wild Wings

Ryan's  
Steakhouse

Rosa's

**STARPLEX  
THEATERS**

LOWES

CHEDDAR'S

Academy Sports

Gold's Gym

TGI Friday's

Chick-fil-a

McDonald's

Luby's

**WAL-MART**

FRANKLIN AVE

Visit our web-site @ [www.thereidco.com](http://www.thereidco.com)