

FOR LEASE

RETAIL / RESTAURANT / OFFICE

AVAILABLE
APPROX. 3,360 SF
(SUITE 1912)

AVAILABLE
APPROX. 2,880 SF
(SUITE 1914)



1912 - 1914 Park Lake Dr | Waco, TX 76708

BRAD WETZEL
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 **KELLYCOMMERCIAL**
REAL ESTATE

Offering Summary - For Lease

LEASE RATE:	\$10 SF/YR
LEASE TYPE:	NNN
LEASE TERM:	2-5 years
JANITORIAL:	Tenant
UTILITIES:	Tenant
TENANT IMPROVEMENT ALLOWANCE:	Negotiable
ZONING:	C-2 - Office, Restaurants, Retail Sales, and more...



Property Highlights

- 2 separate suites available (2,880 - 3,360 sf)
- Densely populated market area (SFR, Apartment Communities)
- Less than 1 mile from McLennan Community College campus.
- Approx. 13,780 - 17,830 Vehicles/Day (TxDOT - N 19th)
- Ample Customer Parking (33 parking spaces)
- Surrounded by complementary retail & restaurants

Large, inline retail/restaurant spaces available in strip center across from H-E-B. Located in a high-growth area in close proximity to major area traffic generators such as McLennan Community College, Camp Fimfo camping resort, Hawaiian Falls water park and more. The local, neighborhood market consists of dense population of single family homes and apartment communities with more residential development planned in the immediate area.

Location Map



RIVERBEND BALLPARK

Waco Regional Tennis & Fitness

HAWAIIAN FALLS WATERPARKS

NEW RESIDENTIAL DEVELOPMENT
152 SINGLE FAMILY HOMES
(PROPOSED)

SITE

Smiley
Dental & Orthodontics

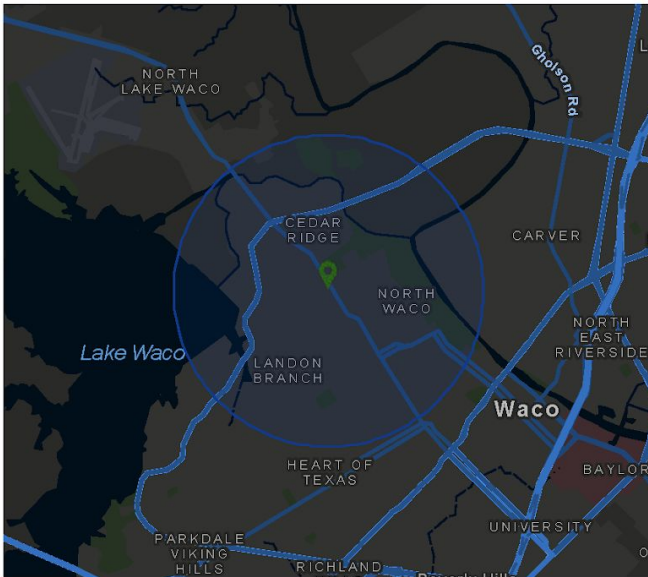
H-E-B **DOLLAR GENERAL**

SUBWAY **SONIC**
America's Drive Thru

DQ **MCDONALD'S**

BUSH'S CHICKEN! **GOLDEN CHICK** **Dominos Pizza**

Local Demographics - 2 Mile Radius



POPULATION TRENDS AND KEY INDICATORS

1910 Park Lake Dr, Waco, Texas, 76708

Ring of 2 miles

25,987	10,063	2.53	33.8	\$42,510	\$157,986	54	97	86
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$7,302

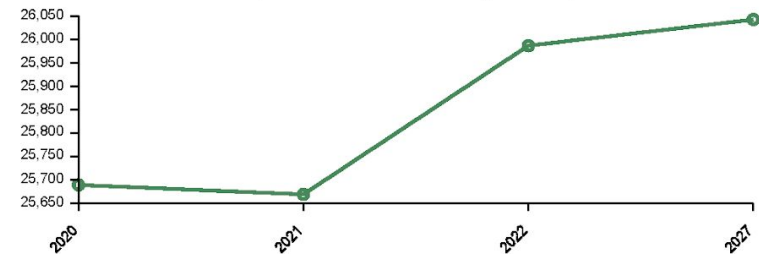
Avg Spent on Mortgage & Basics



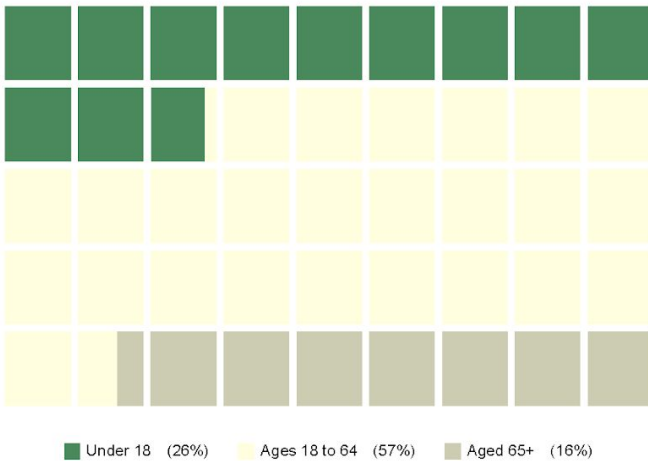
22.3%

Percent of Income for Mortgage

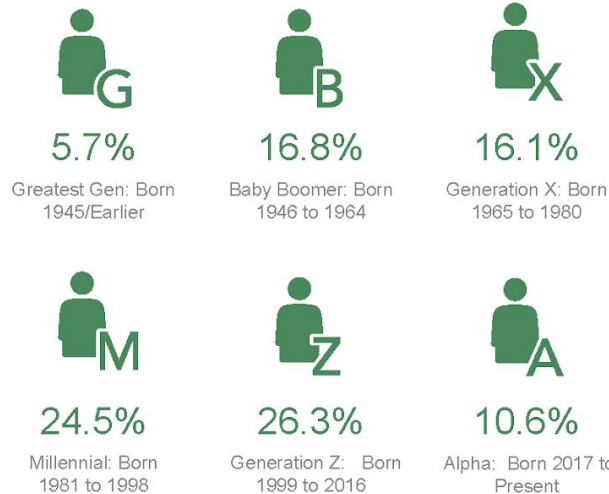
Historical Trends: Population



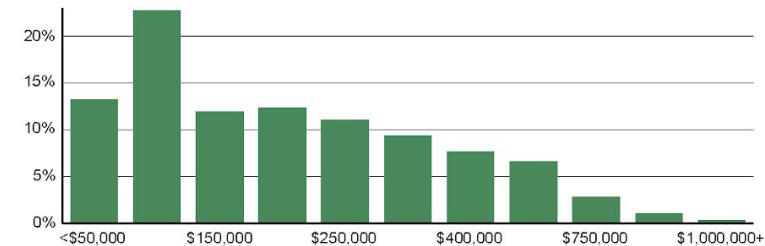
POPULATION BY AGE



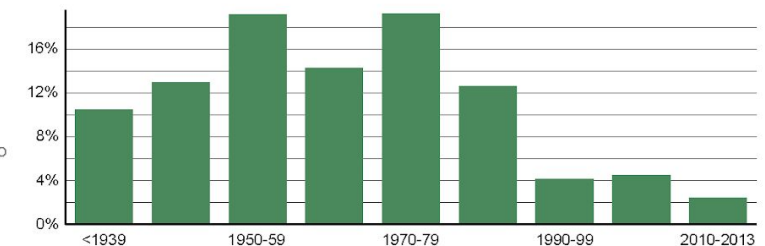
POPULATION BY GENERATION



Home Value



Housing: Year Built



This infographic contains data provided by Esri, Esri-U.S. BLS, ACS
The vintage of the data is 2023, 2028, 2017-2021 © 2024 Esri

Local Demographics - Waco MSA



POPULATION TRENDS AND KEY INDICATORS

Waco, TX Metropolitan Statistical Area
Geography: CBSA

285,529	106,033	2.58	35.9	\$58,884	\$203,872	81	105	76
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$10,139

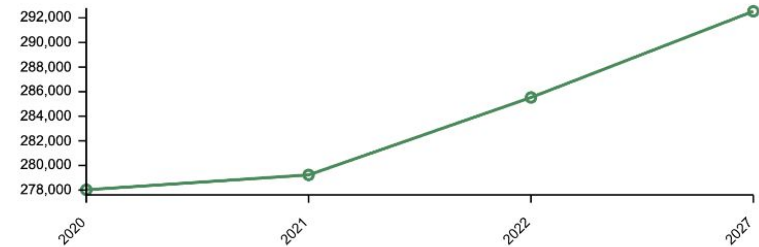
Avg Spent on Mortgage & Basics



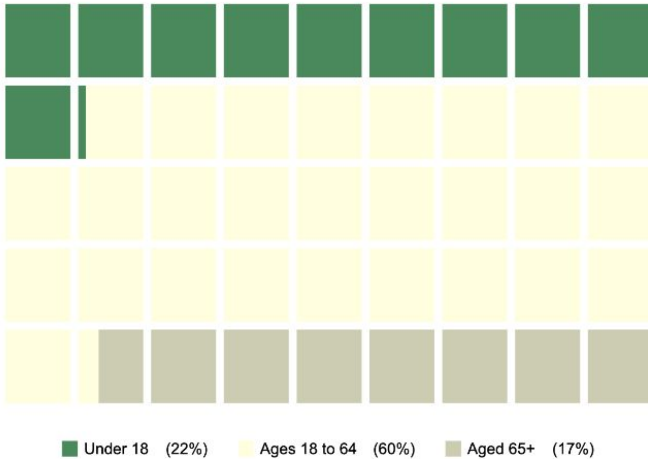
20.8%

Percent of Income for Mortgage

Historical Trends: Population



POPULATION BY AGE



POPULATION BY GENERATION



5.3%

Greatest Gen:
Born 1945/Earlier



18.8%

Baby Boomer:
Born 1946 to 1964



17.2%

Generation X:
Born 1965 to 1980



23.7%

Millennial:
Born 1981 to 1998



26.4%

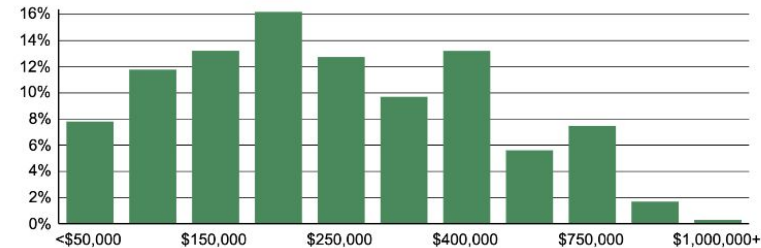
Generation Z:
Born 1999 to 2016



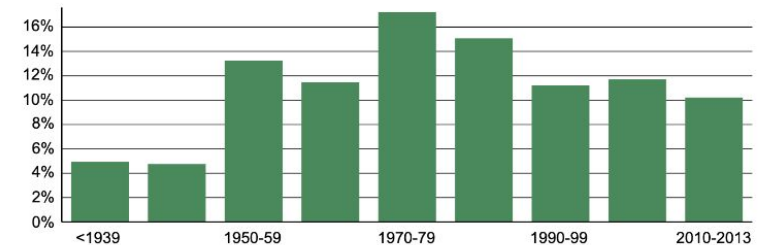
8.7%

Alpha: Born
2017 to Present

Home Value

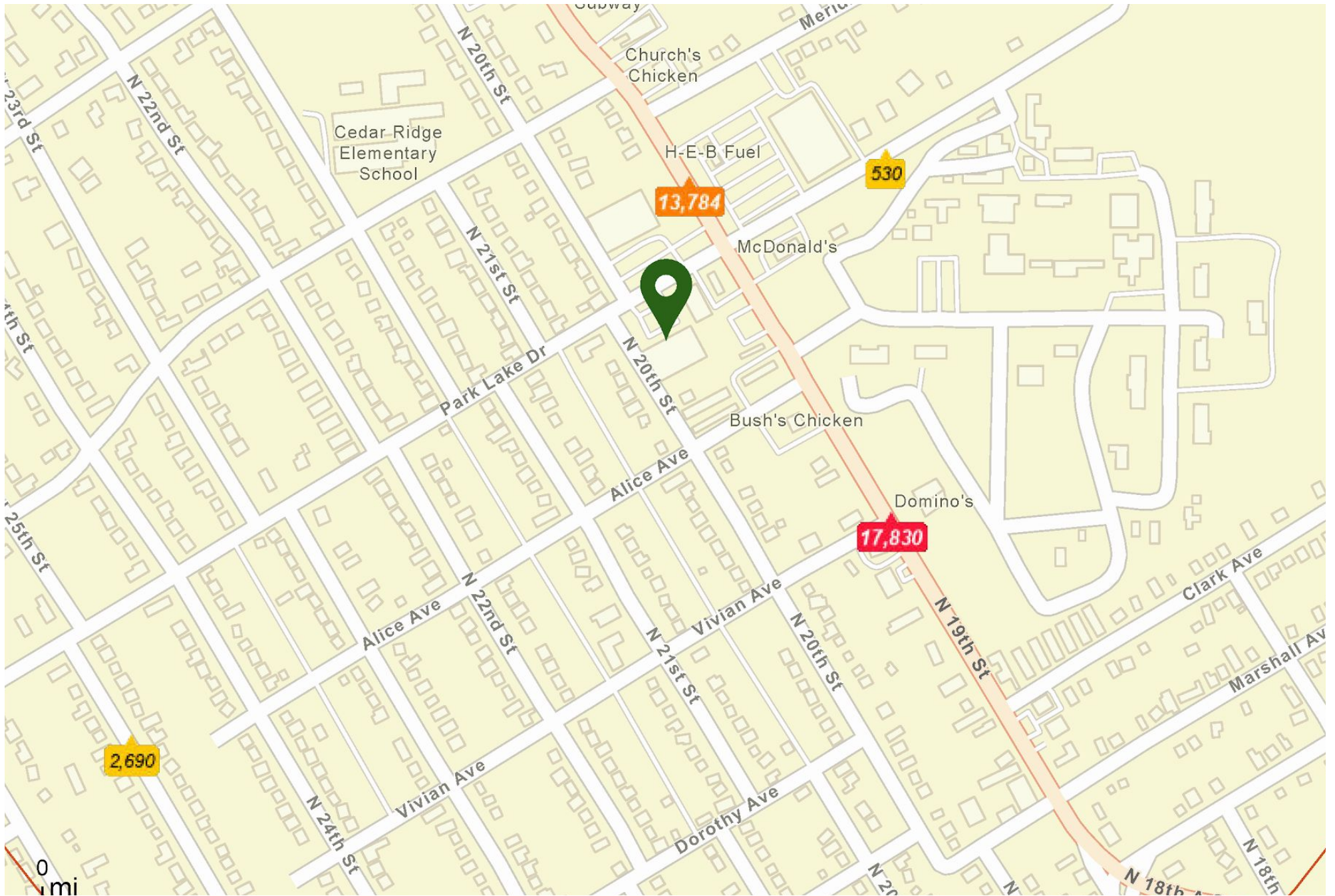


Housing: Year Built



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Traffic Counts



Market Traffic Drivers & Attractions



Image from [McLennan Community College website](#)

Approximately 8,500 students attend McLennan Community College each semester. MCC is located on 275-acre campus with just a 2 minute drive from Park Lake Dr. [MCC website link](#)

Waco's "Most desired water park". Newly renovated on over 10 acres of fun for families! 5 minute drivetime from Park Lake Dr. [Hawaiian Falls website link](#)



Image from [Stay in Waco, TX website](#)

"A unique retreat in the Heart of Texas", top-rated Texas campground. 2024 is bringing new cabins, improved RV sites, Bosque River rentals, and several other new amenities with only a 3 minute drivetime from Park Lake Dr. [Camp Fimfo Waco website link](#)



Image from [Camp Fimfo Waco website](#)

Only a 4 minute drivetime from Park Lake Dr.! Softball and baseball facility featuring 8 fields. Riverbend Bend Ballpark hosts adult softball leagues on weeknights and the weekends are bustling with hundreds of players from young to "young at heart". [Riverbend Ballpark website link](#)



Image from [Waco Chamber of Commerce website](#)

Luxury fitness and tennis center serving the greater Central Texas area with a 5 minute drivetime to Park Lake Dr. Waco Regional Tennis & Fitness is home to 16 outdoor hard courts, 8 outdoor pickleball courts, as well as an 1100-seat stadium court hosting more than 50 tournaments a year. [Waco Regional Tennis & Fitness website link](#)



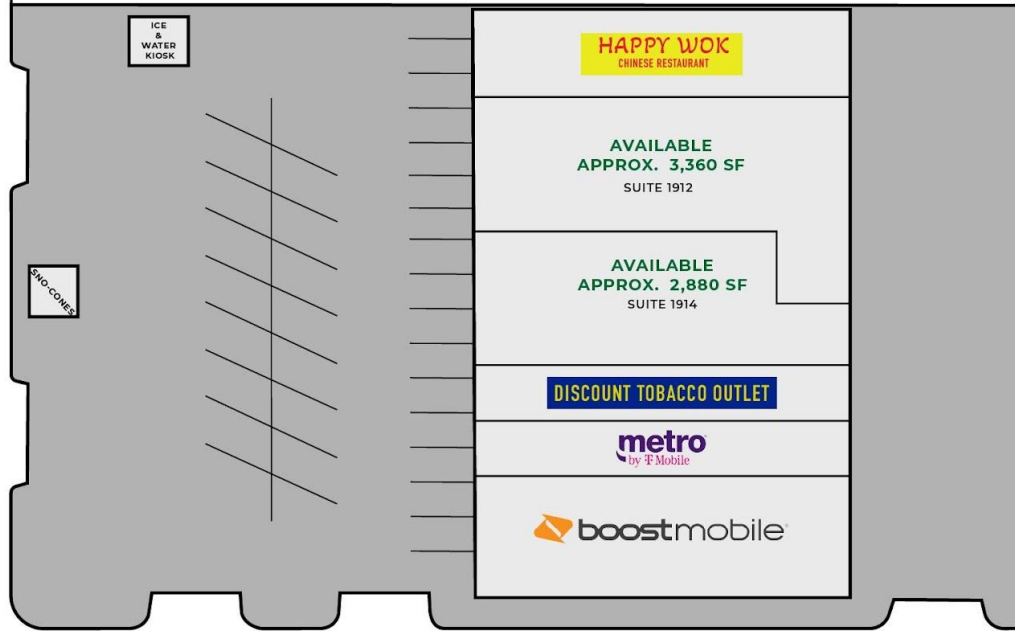
Image from [Destination Waco website](#)

Available Units



Available Units - Site Map

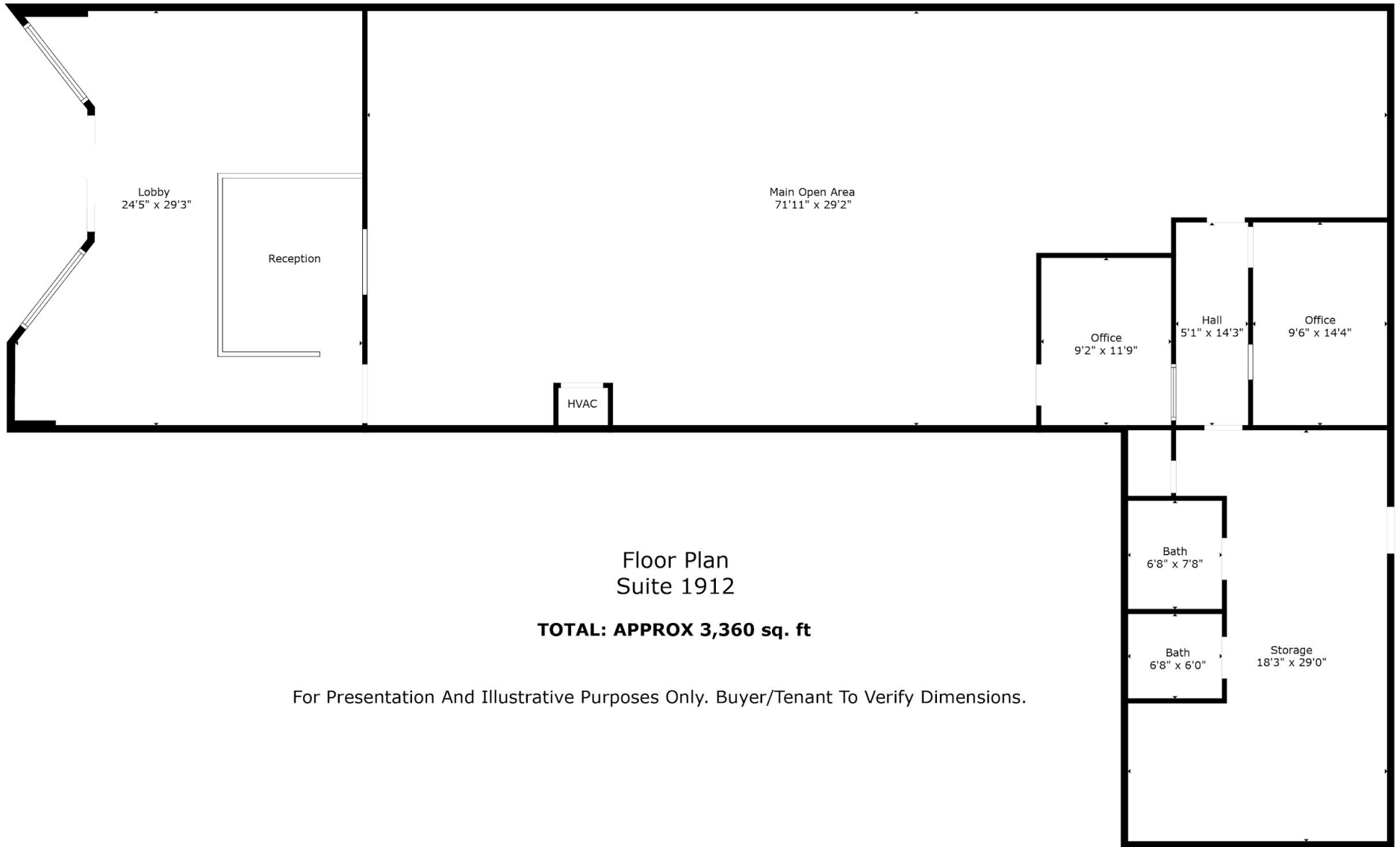
PARK LAKE DR



N 20TH ST

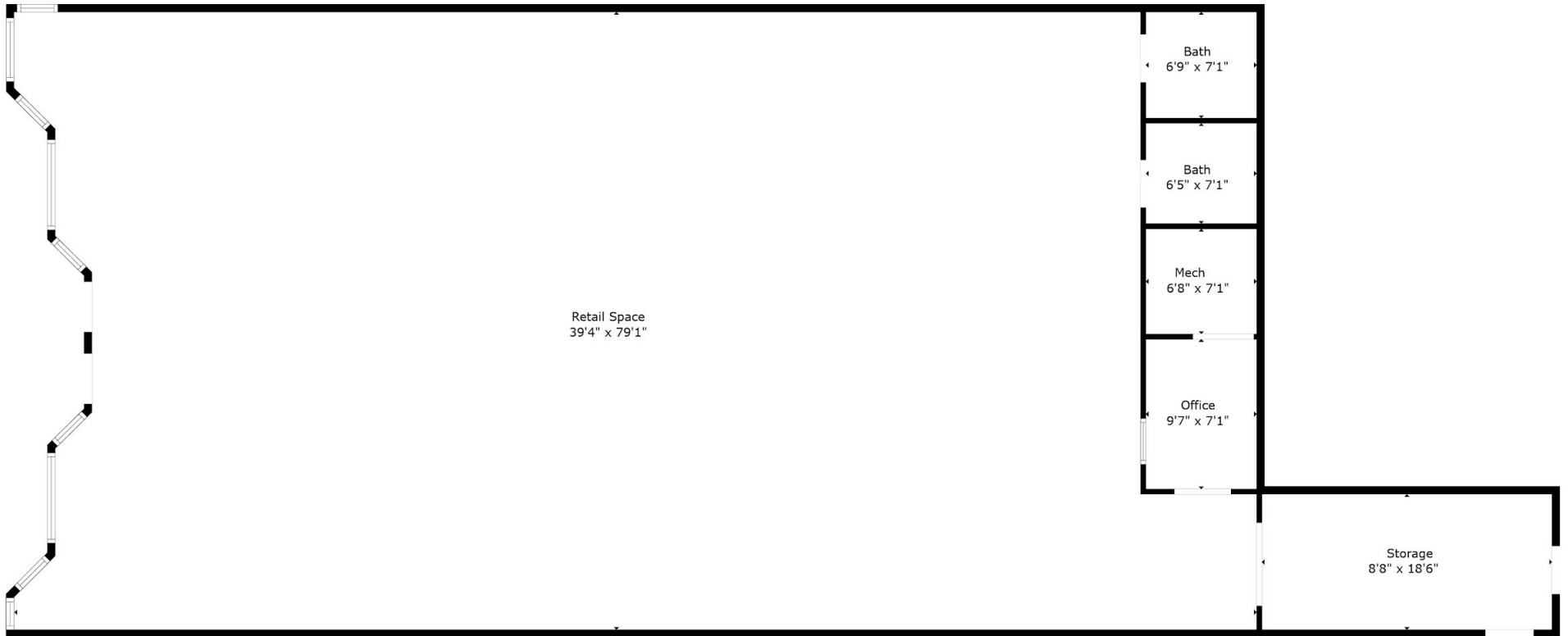
Boundary lines are approximate

Available Unit - Suite 1912



For Presentation And Illustrative Purposes Only. Buyer/Tenant To Verify Dimensions.

Available Unit - Suite 1914



Floor Plan
Suite 1914

TOTAL: APPROX 2,880 sq. ft

For Presentation And Illustrative Purposes Only. Buyer/Tenant To Verify Dimensions.

Aerial View



Aerial View

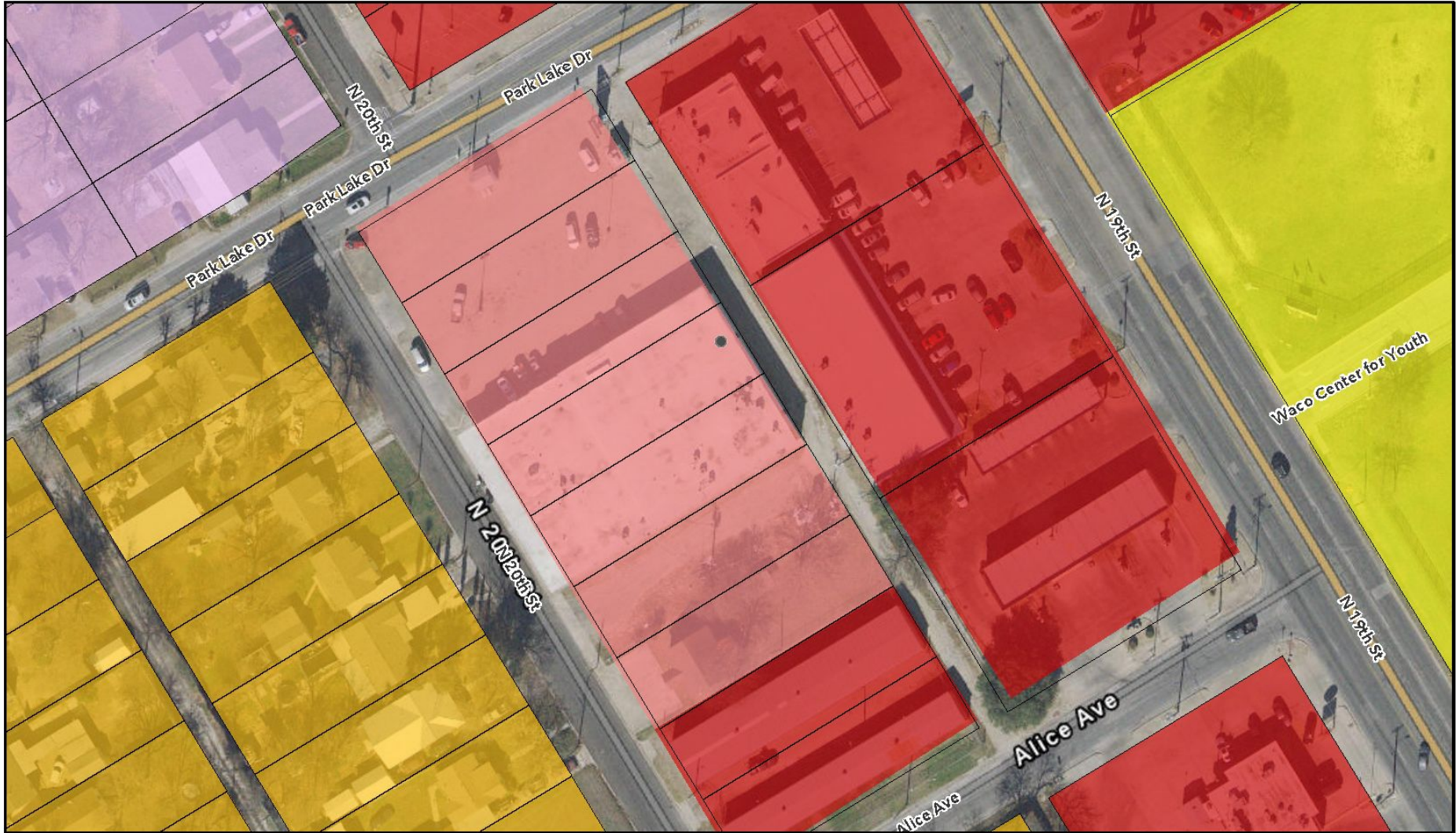


Building Exterior



Zoning Map - City of Waco

1910-1922 Park Lake - Zoning



4/5/2024, 9:03:03 AM

Zoning

R-1B SINGLE-FAMILY RESIDENCE 6.22 u/a

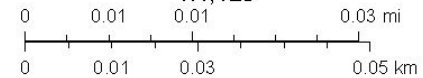
R-2 TWO-FAMILY & ATTACHED SINGLE FAMILY 14.52 u/a

O-2 OFFICE-RESIDENCE 40 u/a

C-2 COMMUNITY COMMERCIAL 25.03 u/a

C-3 GENERAL COMMERCIAL

1:1,128



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, © OpenStreetMap, Microsoft

ArcGIS Web AppBuilder

Waco Overview



Waco is a city that offers convenience, located just 90 minutes from both Austin and Dallas and only 185 miles from Houston and San Antonio. Additionally, Waco is situated within three hours of 85% of the Texas population. The city boasts a strong workforce, with five local colleges and universities, 75,000 students within a 60-minute drive, and advanced education high school programs. With a population of over 140,000, it is the 22nd largest city in the state and has a growing job market, ranked second in Texas and seventh nationally in job growth.

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.

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 a diverse economy, with major employers in industries such as healthcare, education, manufacturing, and retail. The city is also known for its vibrant arts and culture scene, with many theaters, music venues, and art galleries.

Waco and McLennan County have collaborated to offer a variety of economic development incentive programs and has experienced significant growth in recent years, particularly in the downtown area, which has undergone extensive redevelopment. The city and county have invested heavily in new infrastructure to support the growing population and to prepare for future growth.

Waco has become an appealing place to live attracting transplants nationwide due to its rich diversity, abundant natural resources, convenient location, and low cost of living. The community has the resources businesses need to thrive including an adequate water supply, available land, broadband and fiber optic services, and transportation infrastructure including ground, air, and rail.

The city has thriving tourism industry, which includes popular attractions like the Magnolia Market at the Silos, the Dr. Pepper Museum, The Texas Sports Hall of Fame, the Texas Ranger Hall of Fame and Museum, Cameron Park Zoo, and more. As a top-ranked Texas travel destination, Waco attracted 1.7 million tourists in 2021, experiencing over 45% tourism growth, with over 1 million hotel rooms booked annually and the second-ranked hotel occupancy rate in Texas.

Source: City of Waco- Economic Development



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EXCLUSIVELY LISTED



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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.

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.

Stewart R Kelly Real Estate Inc (dba Kelly Commercial)	485811	License No.	(254)741-1500	Phone
Licensed Broker /Broker Firm Name or Primary Assumed Business Name				
Leah Cox	509469	License No.	(254)741-1500	Phone
Designated Broker of Firm				
Leah Cox	509469	License No.	(254)741-1500	Phone
Licensed Supervisor of Sales Agent/ Associate				
Brad Wetzel	694170	License No.	(254)709-9703	Phone
Sales Agent/Associate's Name				

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date
CRE Listing -