

922 & 1011 S 10TH ST, WACO, TX 76706

WEST BAY I & 2

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WEST BAY



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WEST BAY
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SUMMARY

HIGHLIGHTS

- EXCELLENT VISIBILITY
- CONSISTENT DAYTIME TRAFFIC
- EASY ACCESS
- MULTIPLE POINTS OF INGRESS / EGRESS
- NEW CONSTRUCTION

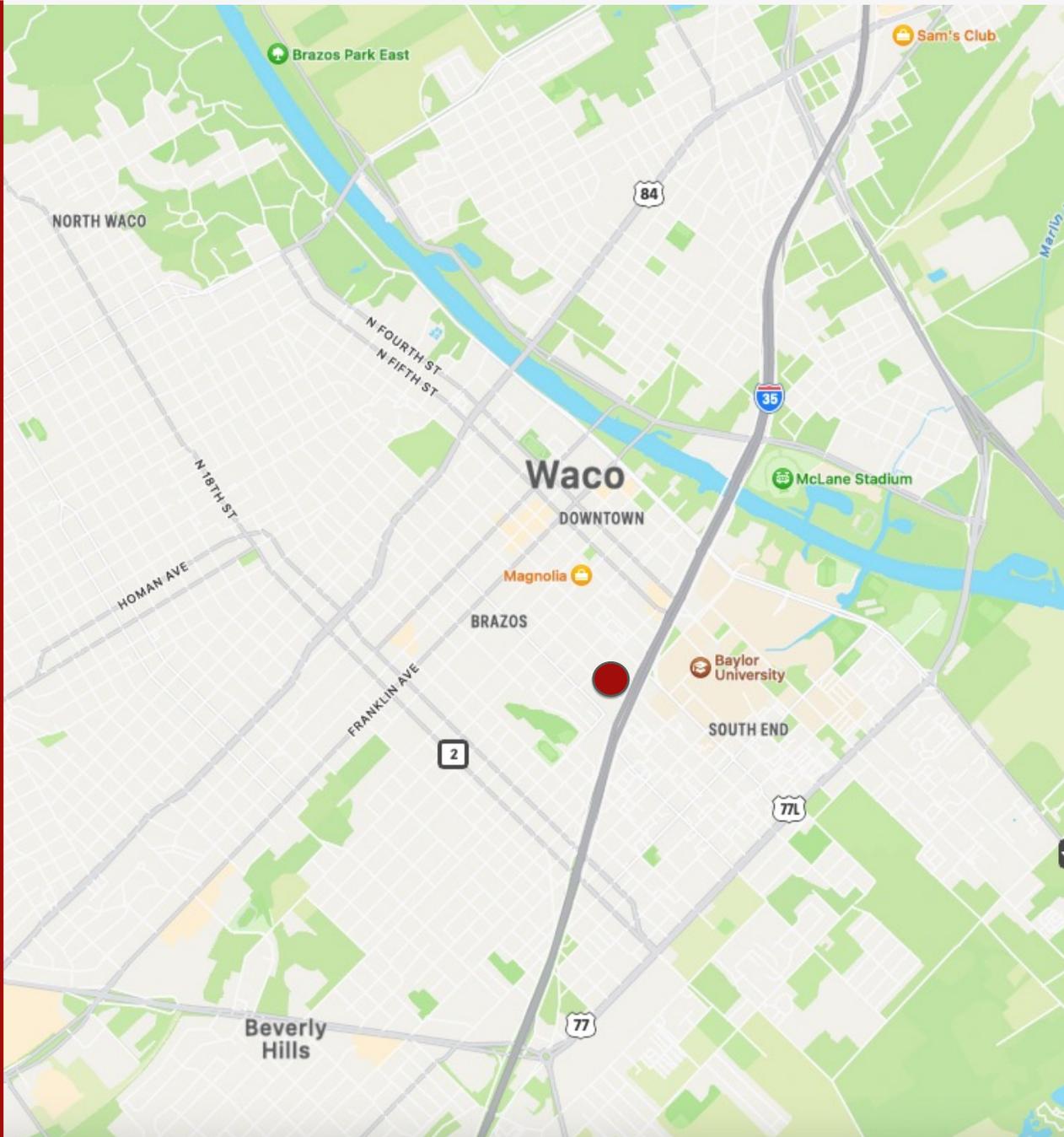
DESCRIPTION

SIZE	WEST BAY 1: 7,031 SF RETAIL CENTER ON 36,590 SF LAND WEST BAY 2: 12,578 SF RETAIL CENTER ON 74,052 SF LAND
BUILT	WEST BAY 1: 2019; WEST BAY 2: 2018
PARKING	WEST BAY 1: 4.12 SPACES/1,000 SF; WEST BAY 2: 7.31 SPACES/1,000

NOTABLE CO-TENANTS & FOOT TRAFFIC DRIVERS

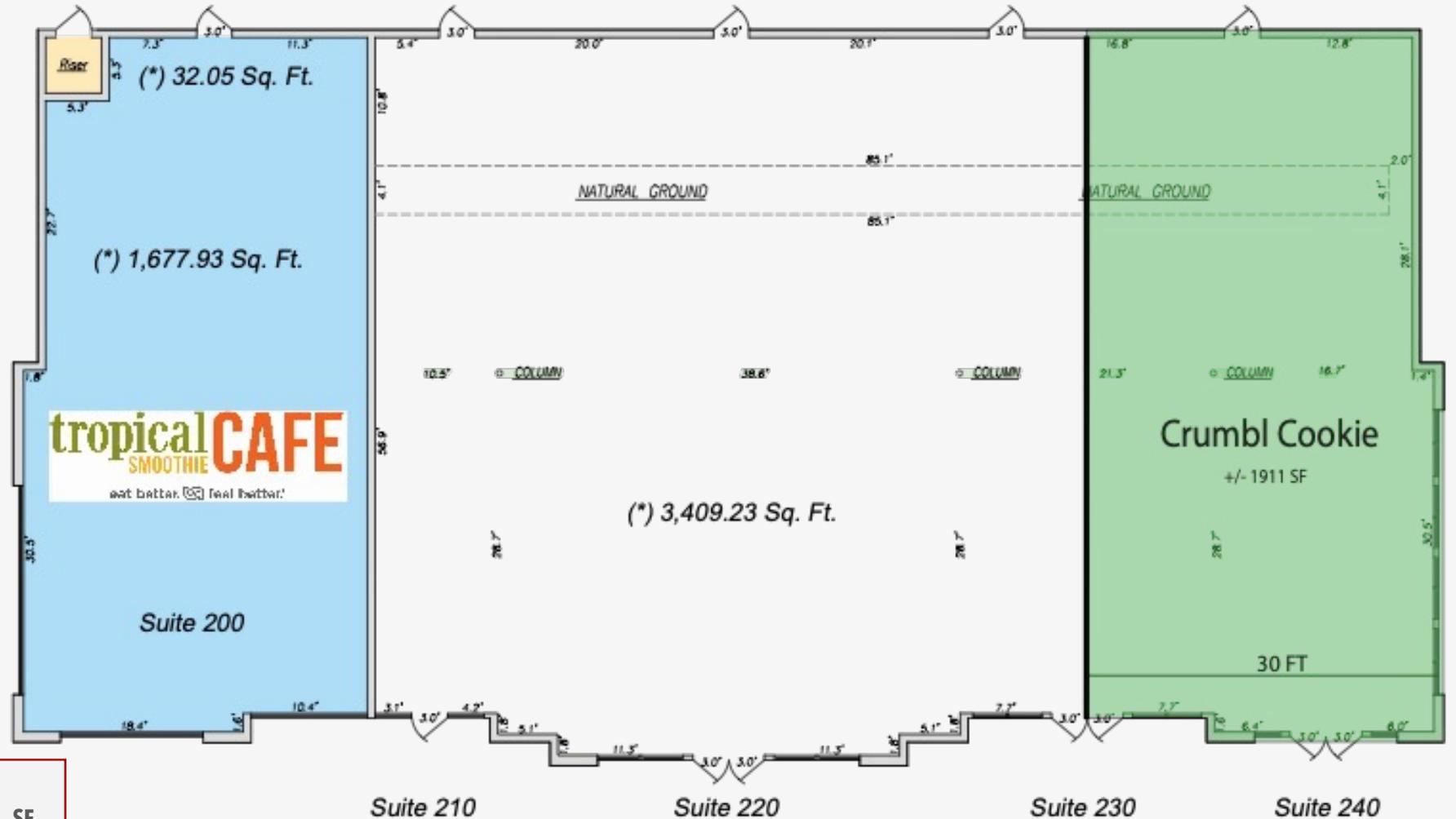


MAGNOLIA MARKET





SITE PLAN: 922 S 10TH ST



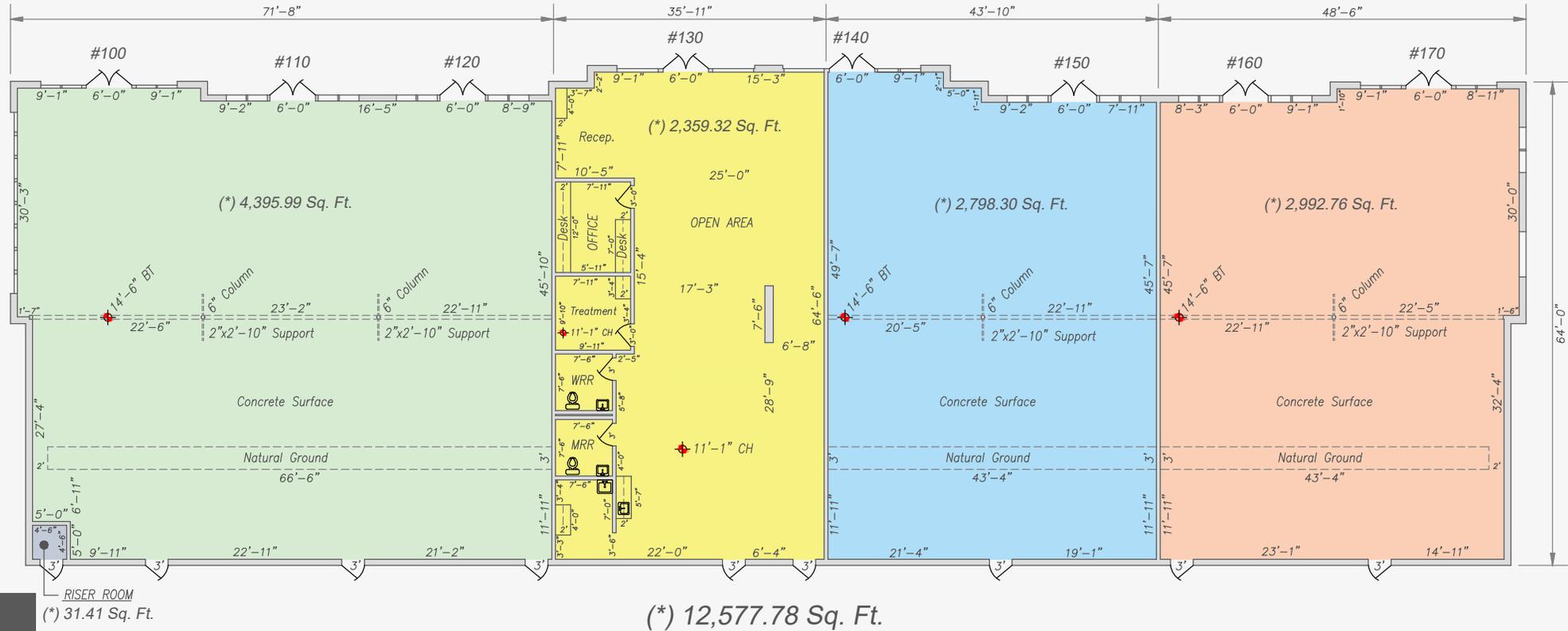
TENANT KEY

#	Tenant	SF
200	Tropical Smoothie	1,678
TBD	AVAILABLE	3,481
230-240	Crumbl Cookies	1,911

922 S. 10th Street, Waco, Texas

SITE PLAN: 1011 S 10TH ST

1011 South 10th Street, Waco, Texas



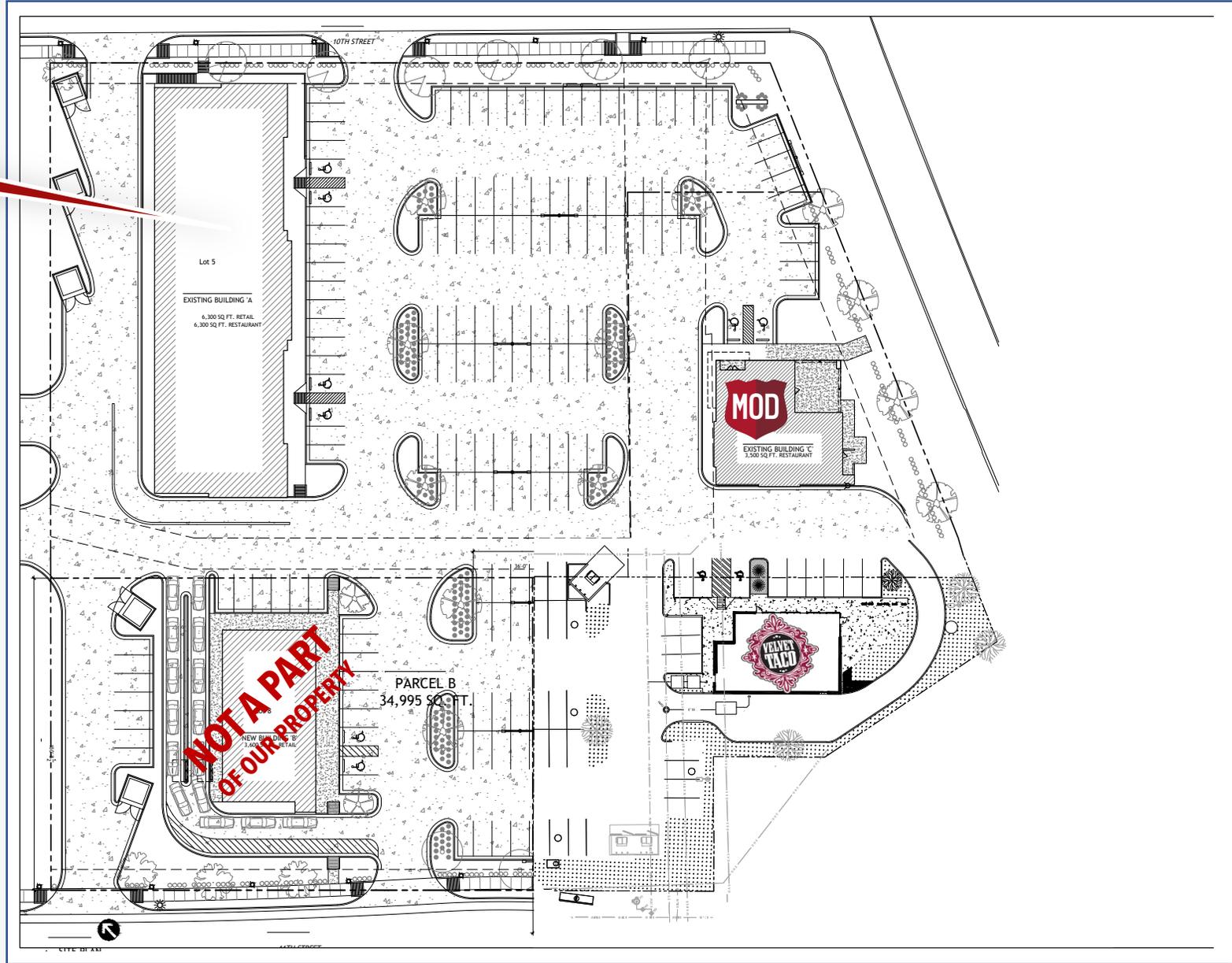
TENANT KEY

#	Tenant	SF
100-120	AVAILABLE	4,526
130-140	Physical Therapy	2,359
140-150	Firewater	2,700
160-170	Lavish Slumbers	2,993

Disclaimer: (*) Every attempt has been made to ensure the accuracy of this drawing, however it is only to be used for presentation purposes only. Square footages shown are estimated and should be verified with a licensed appraiser/architect.

SITE PLAN: 1011 S 10TH ST

1011 S 10th St



DEMOGRAPHICS

Population	1 MI	3 MI	5 MI
2022 Population	17,994	78,628	134,378
2027 Population	19,293	84,515	144,438
Est. 5yr Growth	1.4%	1.5%	1.5%
Average Age	27.4	29.4	31.6

2019 Population by Race

White	13,889	53,957	96,517
Black	2,330	19,833	30,002
Am. Indian & Alaskan	295	1,206	1,919
Asian	1,047	1,670	2,524
Hawaiian & Pacific Island	9	73	175
Hispanic Origin	6,265	34,209	50,868

Households

2022 Total Households	5,933	27,284	49,862
HH Growth 2022-2027	1.6%	1.6%	1.5%
Median Household Inc	\$17,400	\$30,755	\$38,180
Avg Household Inc	\$28,910	\$42,654	\$52,828
Avg Household Size	2.3	2.7	2.6
Avg Household Vehicles	2.00	2.00	2.00

Housing

Median Home Value	\$65,365	\$77,772	\$109,848
Median Year Built	1977	1963	1967

Employment

Daytime Employment	15,072	34,301	78,402
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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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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Buyer/Tenant/Seller/Landlord Initials	Date		



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INFORMATION PRESENTED

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