



**COLDWELL  
BANKER  
COMMERCIAL**

JIM STEWART, REALTORS®

EXCLUSIVELY OFFERED BY:

**GREGG GLIME**  
SIOR, CCIM

## **THE OUTLOOK BUILDING 6**

### **ADDRESS**

The Outlook at Bosque Ridge Bldg 6  
13701 W Woodway Dr., Woodway, TX 76712

### **AVAILABLE SPACE**

1st Floor: 1,125 SF and 1,593 SF  
2nd Floor: 1,390 SF and 400-13,000 SF

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VIRTUAL  
TOUR LINK

## PROPERTY OVERVIEW

This master-planned mixed-use development offers strategic positioning along Highway 84 - Waco's primary commuting corridor. The location of this development offers convenient access from both directions on Highway 84 and is located at the intersection of Ritchie Road which is seeing thousands of rooftops under construction. This development is geared toward experiential shopping and retail, offering an on-site amphitheater, wooded walking trails, and water features.

## PROPERTY HIGHLIGHTS

- Outdoor Amphitheater & Entertainment areas
- Ample parking - 446 parking spaces
- Large outdoor patios and landscaping areas
- Great views overlooking the Bosque River Valley
- Walking trails, water features, scenic terrain
- High visibility / good accessibility Highway 84
- Good ingress and egress on all sides
- New Ascension Providence Hospital under construction within the development

## OFFERING SUMMARY

### AVAILABLE SF 1ST FLOOR

1,125 SF and 1,593 SF

### AVAILABLE SF 2ND FLOOR

1,390 SF and 400-13,000 SF

### LEASE RATE 1ST FLOOR:

\$28/SF  
TI \$30

### LEASE RATE 2ND FLOOR:

\$30 / SF  
TI Negotiable

### BUILDING SIZE:

26,800 SF





# PHOTO GALLERY









# RETAILER & NEIGHBORHOOD MAP





# PHOTO GALLERY



# 2ND FLOOR



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 611	WaCo Work	1,390 SF	Full Service	LEASED
Suite 624	Mortgage Solutions of CO	658 SF	Full Service	LEASED
<b>Suite 601-623</b>	<b>AVAILABLE</b>	<b>400-13,000 SF</b>	<b>Full Service</b>	<b>\$30-35/SF</b>





# TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

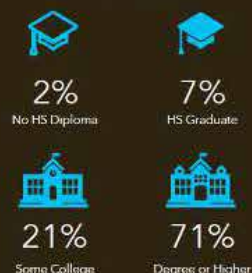
## Tapestry LifeMode

	Households	HHs %	% US HHs	Index
<b>Affluent Estates (L1)</b>	1,097	99.19%	9.9%	1,000
<b>Upscale Avenues (L2)</b>	0	0.00%	5.7%	0
<b>Uptown Individuals (L3)</b>	0	0.00%	3.8%	0
<b>Family Landscapes (L4)</b>	0	0.00%	7.5%	0
<b>GenXurban (L5)</b>	9	0.81%	11.4%	7
<b>Cozy Country Living (L6)</b>	0	0.00%	12.0%	0
<b>Ethnic Enclaves (L7)</b>	0	0.00%	7.1%	0
<b>Middle Ground (L8)</b>	0	0.00%	10.9%	0
<b>Senior Styles (L9)</b>	0	0.00%	5.8%	0
<b>Rustic Outposts (L10)</b>	0	0.00%	8.2%	0
<b>Midtown Singles (L11)</b>	0	0.00%	6.2%	0
<b>Hometown (L12)</b>	0	0.00%	6.1%	0
<b>Next Wave (L13)</b>	0	0.00%	3.9%	0
<b>Scholars and Patriots (L14)</b>	0	0.00%	1.6%	0

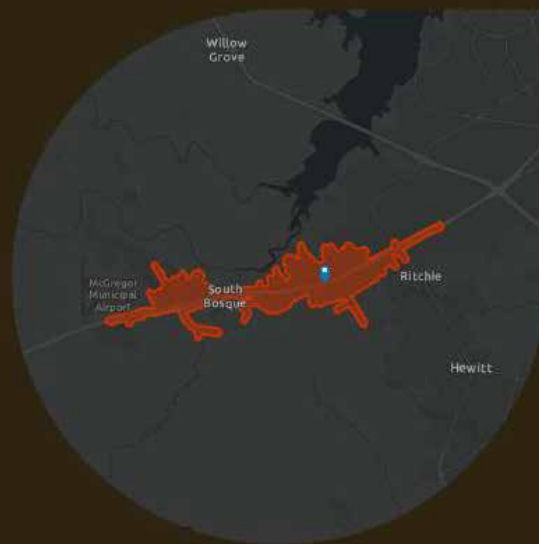
## Key Facts



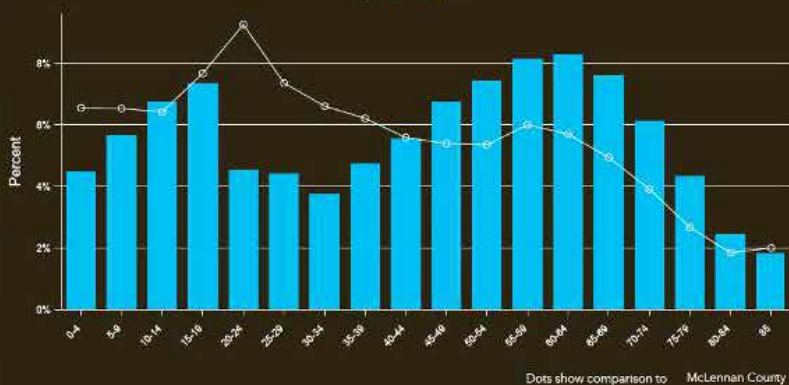
## Education



## The Outlook



## Age Profile



## Households By Income

The largest group: \$100,000 - \$149,999 (25.9%)  
The smallest group: \$15,000 - \$24,999 (1.5%)

Indicator	Value	Difference
<\$15,000	3.7%	-11.2%
\$15,000 - \$24,999	1.5%	-10.7%
\$25,000 - \$34,999	2.8%	-6.4%
\$35,000 - \$49,999	4.9%	-8.9%
\$50,000 - \$74,999	12.7%	-4.1%
\$75,000 - \$99,999	11.2%	-1.3%
\$100,000 - \$149,999	25.9%	+13.1%
\$150,000 - \$199,999	17.6%	+11.2%
\$200,000+	19.7%	+10.3%

Bars show deviation from McLennan County

## Tapestry Segments

<b>1D Savvy Suburbanites</b> 728 households	<b>65.8%</b> of Households
<b>1A Top Tier</b> 246 households	<b>22.2%</b> of Households
<b>1B Professional Pride</b> 120 households	<b>10.8%</b> of Households

This infographic contains data provided by Esri. The vintage of the data is 2020.  
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# TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

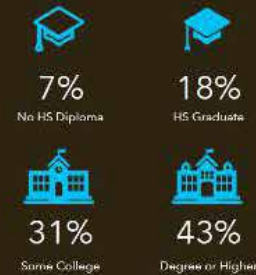
## Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	3,429	23.97%	9.9%	242
Upscale Avenues (L2)	0	0.00%	5.7%	0
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	1,233	8.62%	7.5%	115
GenXurban (L5)	3,226	22.55%	11.4%	199
Cozy Country Living (L6)	162	1.13%	12.0%	9
Ethnic Enclaves (L7)	1	0.01%	7.1%	0
Middle Ground (L8)	2,762	19.31%	10.9%	177
Senior Styles (L9)	678	4.74%	5.8%	82
Rustic Outposts (L10)	0	0.00%	8.2%	0
Midtown Singles (L11)	2,737	19.13%	6.2%	309
Hometown (L12)	78	0.55%	6.1%	9
Next Wave (L13)	0	0.00%	3.9%	0
Scholars and Patriots (L14)	0	0.00%	1.6%	0

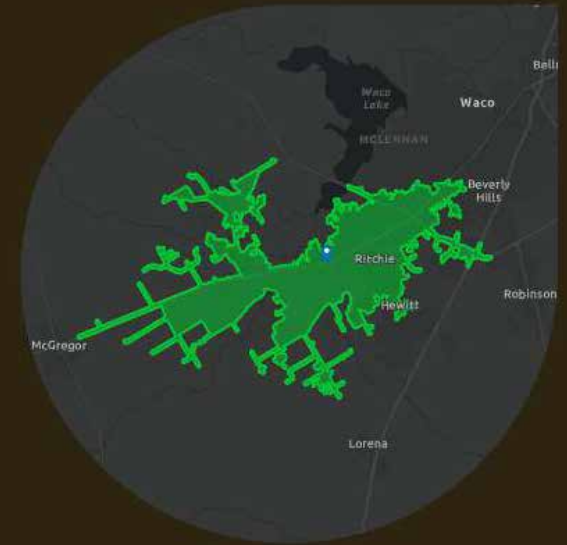
## Key Facts



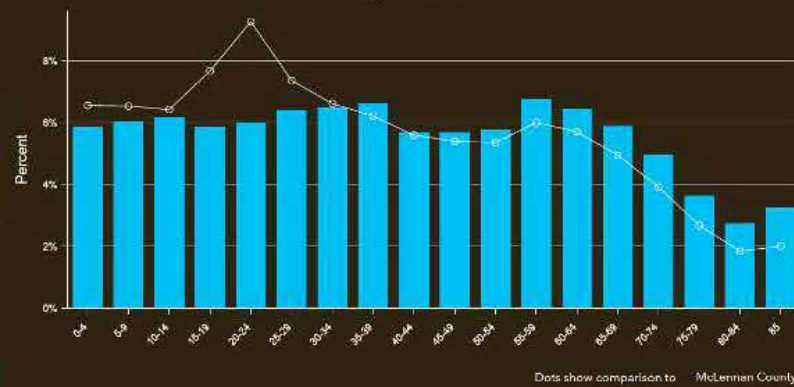
## Education



## The Outlook



## Age Profile



## Households By Income

The largest group: \$50,000 - \$74,999 (19.4%)  
The smallest group: \$200,000+ (4.9%)

Indicator	Value	Difference
<\$15,000	7.9%	-7.0%
\$15,000 - \$24,999	10.4%	-1.8%
\$25,000 - \$34,999	8.0%	1.2%
\$35,000 - \$49,999	12.7%	-1.1%
\$50,000 - \$74,999	19.4%	+2.6%
\$75,000 - \$99,999	14.5%	+2.0%
\$100,000 - \$149,999	14.8%	+2.0%
\$150,000 - \$199,999	7.4%	+1.0%
\$200,000+	4.9%	+1.5%

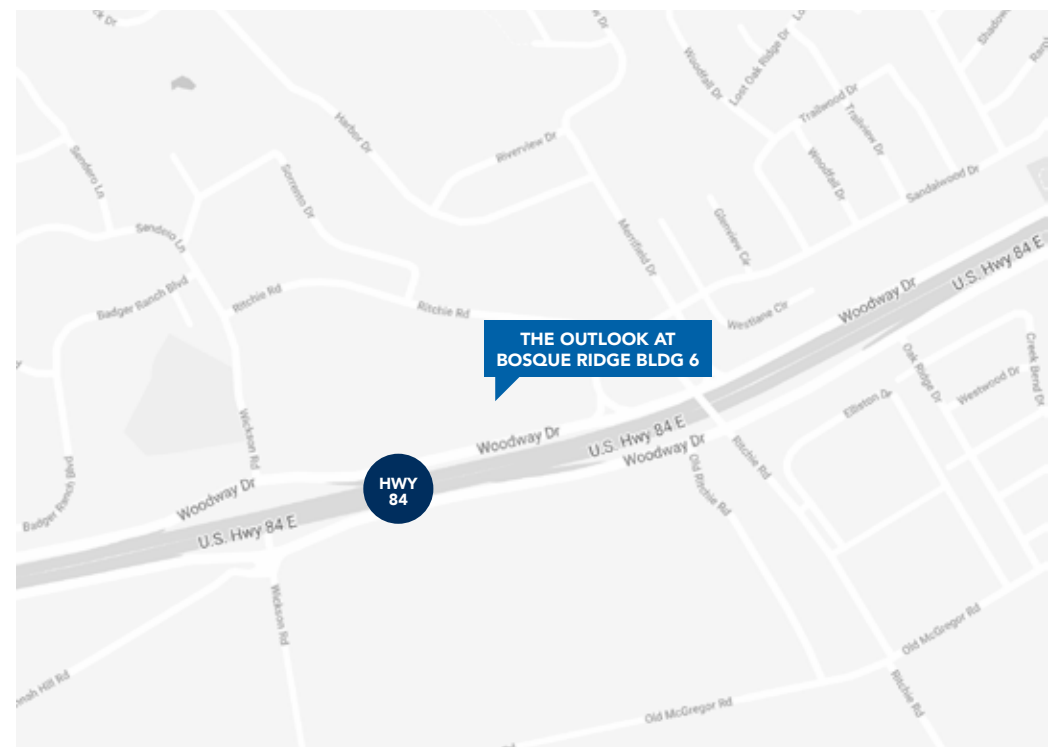
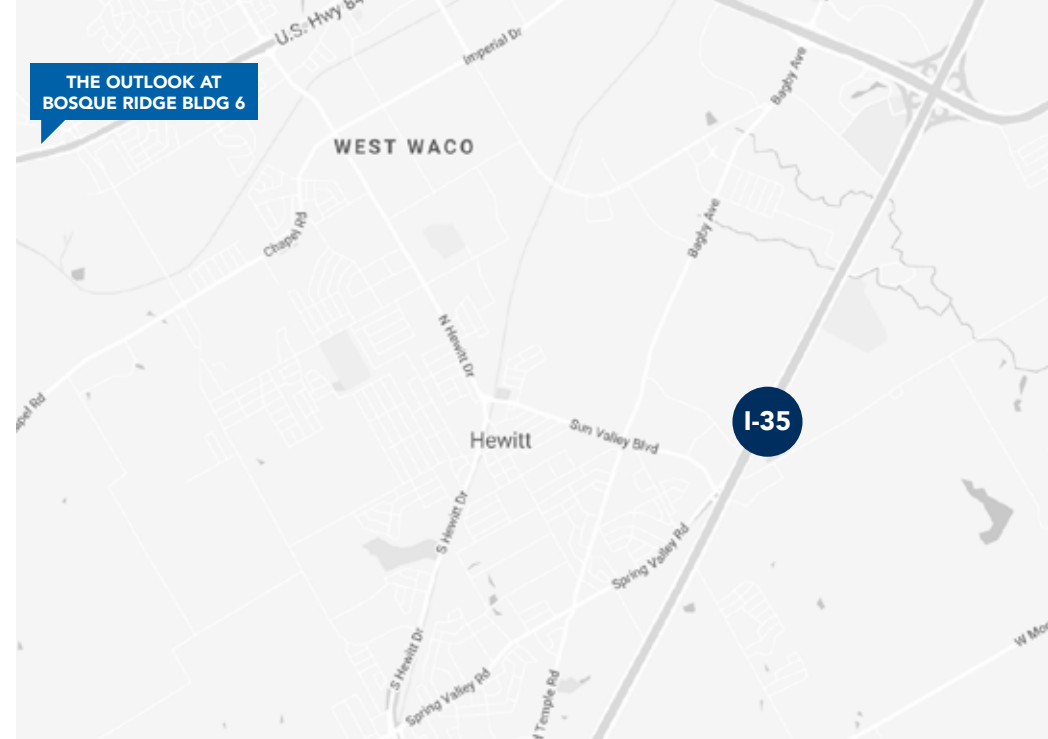
Bars show deviation from  
McLennan County

## Tapestry Segments



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The vintage of the data is 2020.  
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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.*

11-2-2015  
 EQUAL HOUSING OPPORTUNITY

### 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>CB APEX REALTORS, LLC</u>	<u>0590914</u>		
Designated Broker of Firm	License No.	Email	Phone
<u>KATHRYN ANNE SCHROEDER</u>	<u>0269763</u>	<u>KATHY@CBAPEX.COM</u>	<u>(254) 776-0000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>GREGG GLIME, SIOR, CCIM</u>	<u>0234988</u>	<u>GREGGGLIME@GREGGGLIMECRE.COM</u>	<u>(254) 313-0000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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