



**COLDWELL BANKER
COMMERCIAL**

**JIM STEWART,
REALTORS®**

EXCLUSIVELY OFFERED BY:

GREGG GLIME
SIR, CCIM

BRANDON DAVIS

WESTROCK CENTRE

1201 HEWITT DRIVE
WACO, TX 76712

**WESTROCK
CENTRE**

PROPERTY SUMMARY

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.

PROPERTY HIGHLIGHTS

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

PROPERTY TYPE

Retail

LOCATION

Hewitt

ZONING

C-3

NNN PRICE

\$5.92/SF/YR

AVAILABLE SIZE

Suite 201: 1,137sf

Suite 210: 2,130sf

LOT SIZE

11 Acres

YEAR BUILT

2005



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(254) 313-0000
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(254) 420-8024
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SUBJECT PROPERTY

CURRENT TENANTS



PAD SITE
FOR LEASE



Gregg Glime, SIOR, CCIM
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PHOTO GALLERY



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RENT ROLL

SUITE	TENANT	SIZE (SF)	LEASE RATE
100	George's Restaurant & Bar	8,485	
102	Create A Cig	1,400	
103-103A	Lazy Day Pool	2,822	
104A	LDZ Grillerz	1,238	
104B-105B	Hormone's by Design	2,438	
106A	Farmer's Insurance	1,400	
106B	Welchcraft	1,400	
107	LilDutchess	6,060	
110-200	One Thirty Five Prime	6,938	
201	AVAILABLE	1,137	\$26.00/sf
202	Select Physical Therapy	1,228	
203	Central Texas Urgent Care	5,475	
204	Hormone's by Design	2,210	
205	Woof Gang Bakery	2,600	
206A/B	Nails time	2,600	
207	Summer Palace	5,850	
209	Sports Clips	1,820	
210	AVAILABLE	2,130	\$24.00/sf
211A	Winstop	1,733	
211B	Klous Marketing	1,300	
212A	Integrity Staffing	1,300	
212B-214	Poppa Rollo's	6,094	



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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



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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GREGG GLIME, SIOR, CCIM Sales Agent/Associate's Name	0234986 License No.	GREGGGLIME@GREGGGLIMECRE.COM Email	(254) 313-0000 Phone

Buyer/Tenant/Seller/Landlord Initials

Date