



**COLDWELL BANKER
COMMERCIAL**

**JIM STEWART,
REALTORS®**

EXCLUSIVELY OFFERED BY:

GREGG GLIME
SIR, CCIM

WILL PHIPPS

MEADOWS CENTER

511 N HEWITT DRIVE
HEWITT, TX 76643

AVAILABLE SPACE

1200 - 2,400 SF

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PROPERTY OVERVIEW

Prime retail/office space available on Hewitt Drive across from Midway High School. Shopping center neighbors include Baylor Scott and White, Midway Nutrition, Home Instead Senior Care, Texas Car Title and Payday Loan Services, and Lynn's Pharmacy.

LOCATION OVERVIEW

Located on the rapidly developing Hewitt Drive - this retail center is located amongst many school campuses and popular local and national retailers. The close proximity to Waco's industrial park provides high daytime employment statistics coupled with strong residential growth and construction.

PROPERTY HIGHLIGHTS

- High traffic counts
- 2 suites available - 1,200 square feet each
- Great Signage Opportunities
- Surrounded by National Retailers & Rooftops

PROPERTY SUMMARY

AVAILABLE SF

1,200 - 2,400 SF

LEASE RATE

\$12.00 SF/YR NNN

LOT SIZE

1.76 Acres

YEAR BUILT

1980

RENOVATED

2004

MARKET

Waco

SUBMARKET

Hewitt



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AVAILABLE SPACES



AVAILABLE SPACES

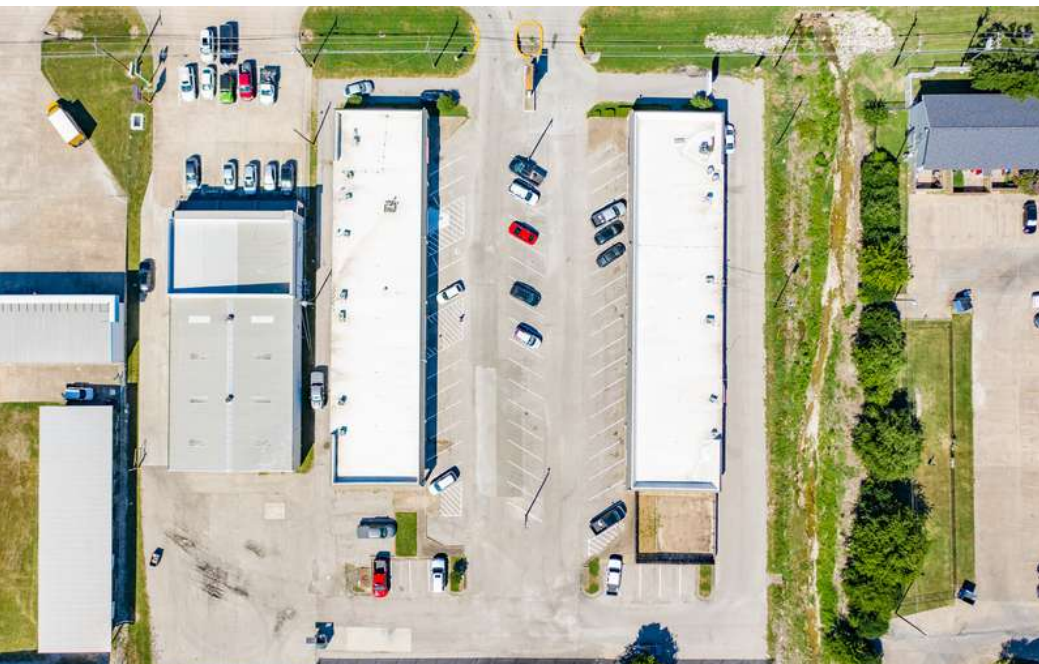
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1	Lynn's Pharmacy	1,200 SF	NNN	Negotiable
Suite 2	The Golden Shear	1,200 SF	NNN	Negotiable
Suite 3	Home Instead Senior Care	1,200 SF	NNN	Negotiable
Suite 4	Available	1,200 SF	NNN	\$12.00/SF/YR
Suite 5	Available	1,200 SF	NNN	\$12.00/SF/YR
Suite 6	Midway Nutrition	1,200 SF	NNN	Negotiable
Suite 7	Texas Car Title	1,200 SF	NNN	Negotiable
Suite 8-12	Scott & White	6,000 SF	NNN	Negotiable



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PHOTO GALLERY



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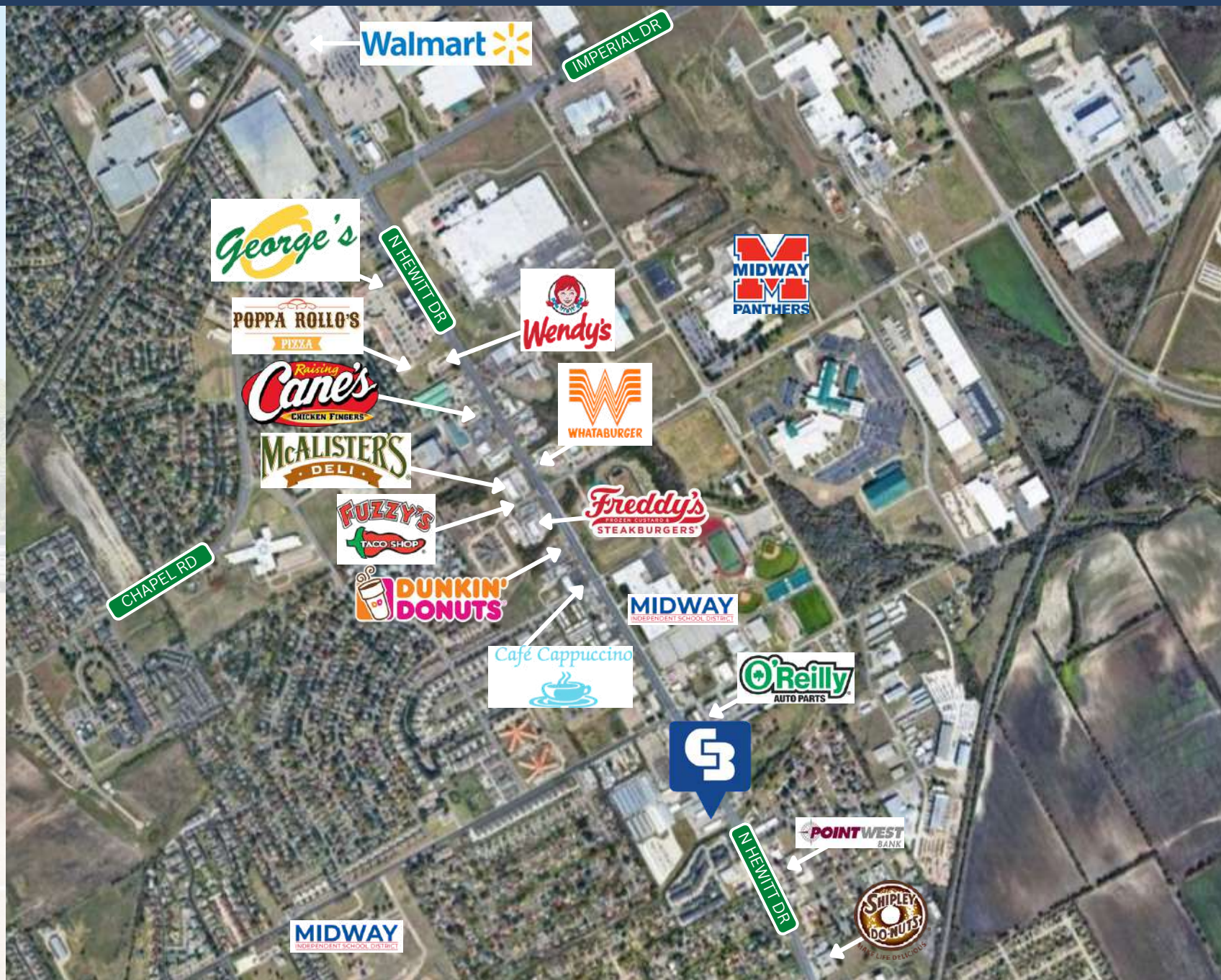
SUBJECT PROPERTY



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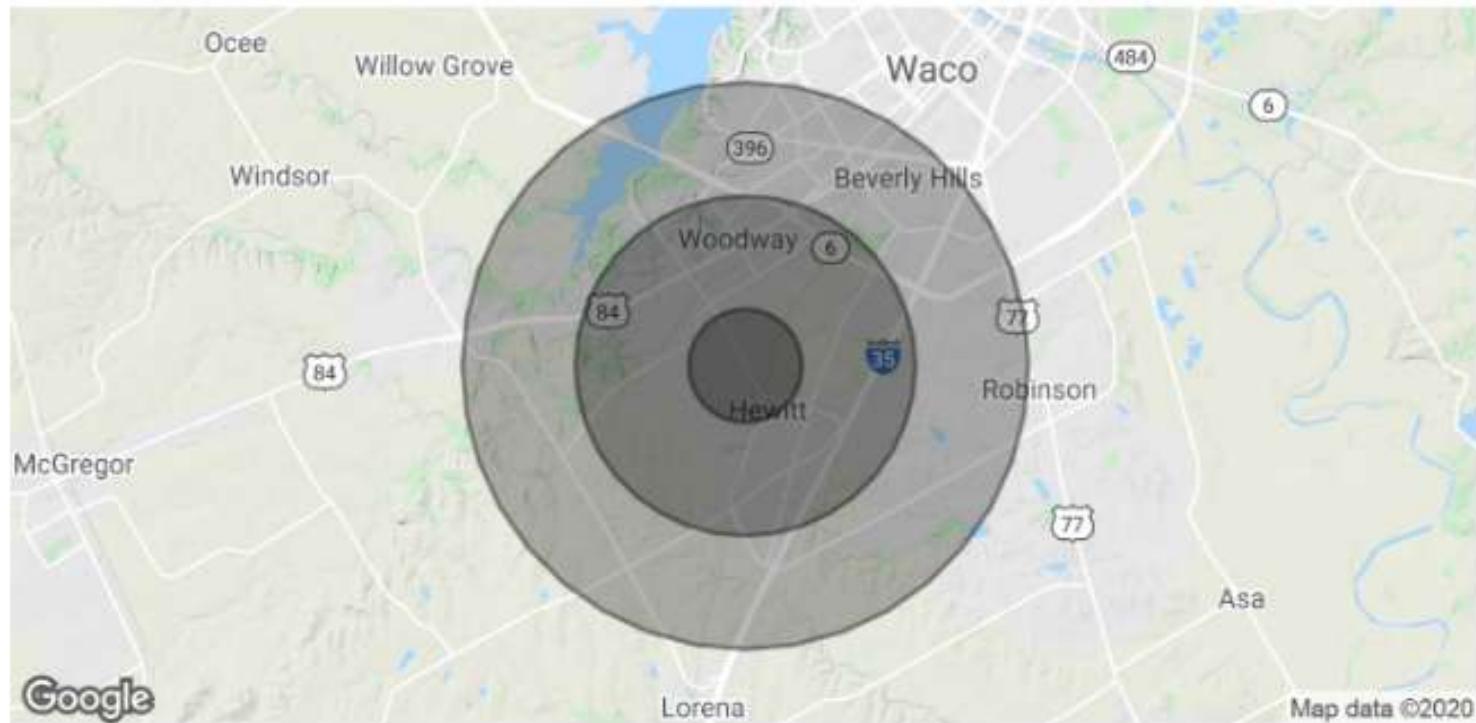
POINTS OF INTEREST



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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,600	25,329	70,494
Average age	33.4	37.5	36.7
Average age (Male)	33.9	37.4	36.2
Average age (Female)	32.8	37.6	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,022	9,481	27,007
# of persons per HH	2.5	2.7	2.6
Average HH income	\$70,862	\$71,282	\$63,862
Average house value	\$208,860	\$184,620	\$162,187

* Demographic data derived from 2010 US Census



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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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date