



**COLDWELL
BANKER
COMMERCIAL**

JIM STEWART, REALTORS®

FOR LEASE

CBCWORLDWIDE.COM

FORMER PREMIERE CINEMA

\$6.00 SF/YR (NNN)

**408 N Valley Mills Drive, Suite 410
Waco, TX 76710**

**FORMER PREMIER CINEMA
21,044 - 35,000 SF**

Exclusively Offered By:

**Gregg Glime, SIOR, CCIM
254 313 0000
greggglime@greggglimecre.com**

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**COLDWELL BANKER COMMERCIAL
JIM STEWART, REALTORS®
500 N. Valley Mills Drive, Suite 201, Waco, TX 76710
254.313.0000**



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OFFERING SUMMARY

Building Size: 21,044 SF

Lease Rate: \$6.00 SF/YR (NNN)

Year Built: 1986

PROPERTY OVERVIEW

The former Premiere Cinema on N. Valley Mills Drive is available for lease. The space boasts almost 21044 sf right in the center of town. This site offers excellent visibility along with one of Waco's busiest retail corridors with convenient access to major highways, employment and Baylor University.

LOCATION OVERVIEW

Strategically located on busy N. Valley Mills Drive (28,000 vpd) between Waco Drive (27,957 vpd) and Franklin Avenue (24,000 vpd).

PROPERTY HIGHLIGHTS

- Easy access from Waco Drive and Franklin Avenue
- Plentiful parking and Large Signage
- NNN: \$2.76/sf/yr
- GROUND LEASE OPTIONS AVAILABLE

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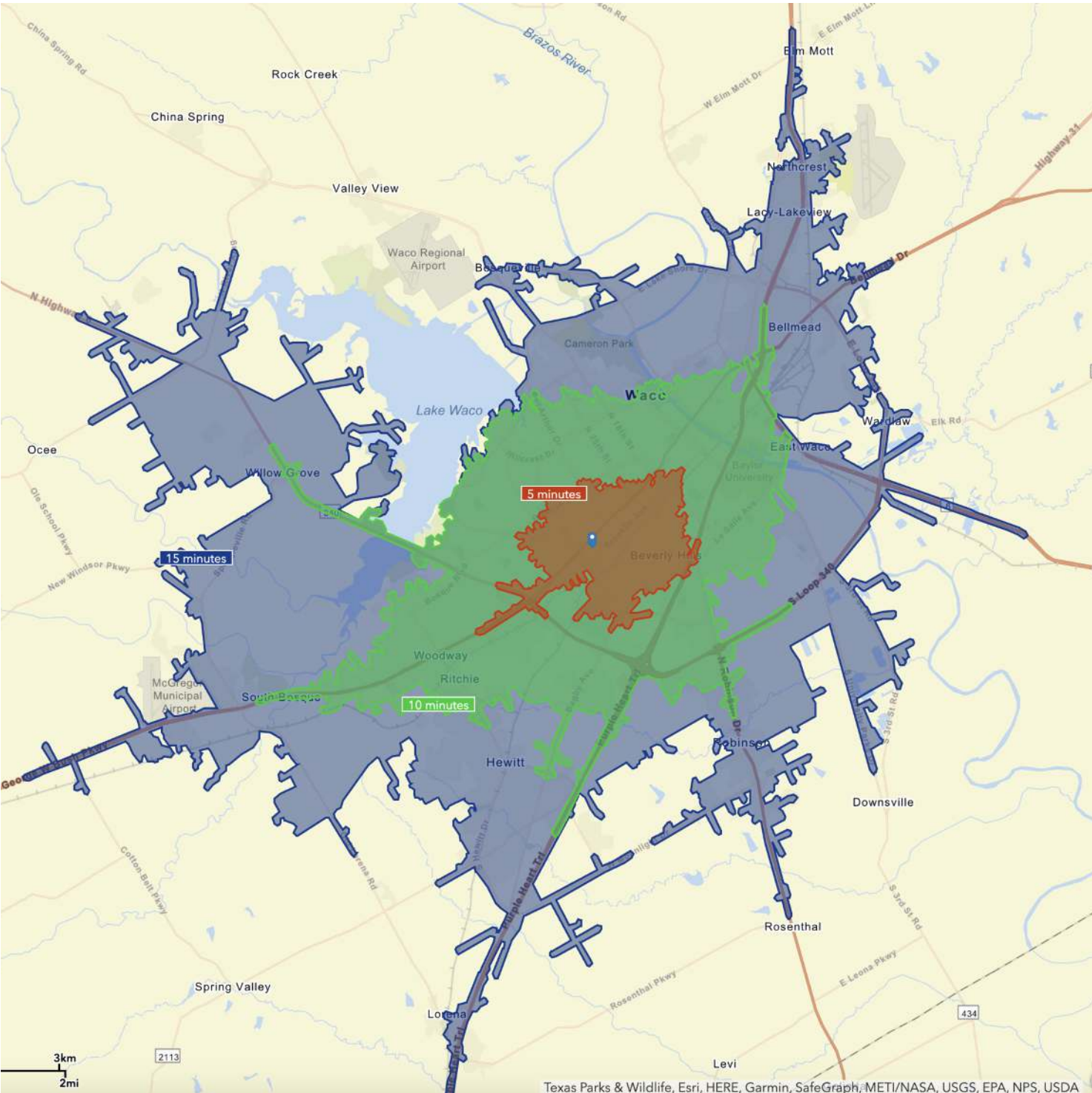
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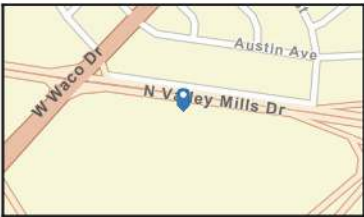
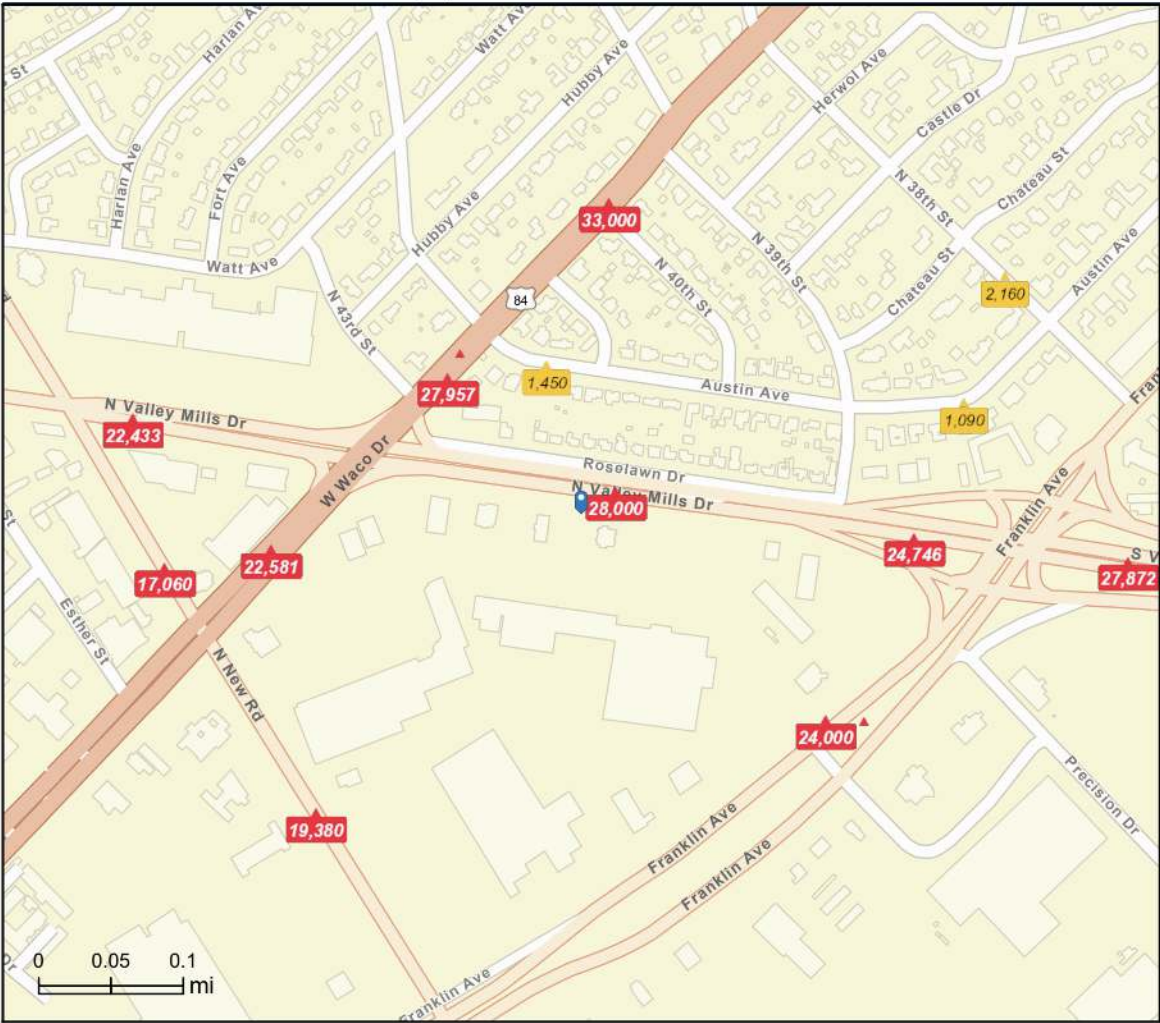
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Traffic Count Map - Close Up

408 N Valley Mills Dr
408 N Valley Mills Dr, Waco, Texas, 76710
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 31.52798
Longitude: -97.16782



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q2 2020).

September 24, 2020

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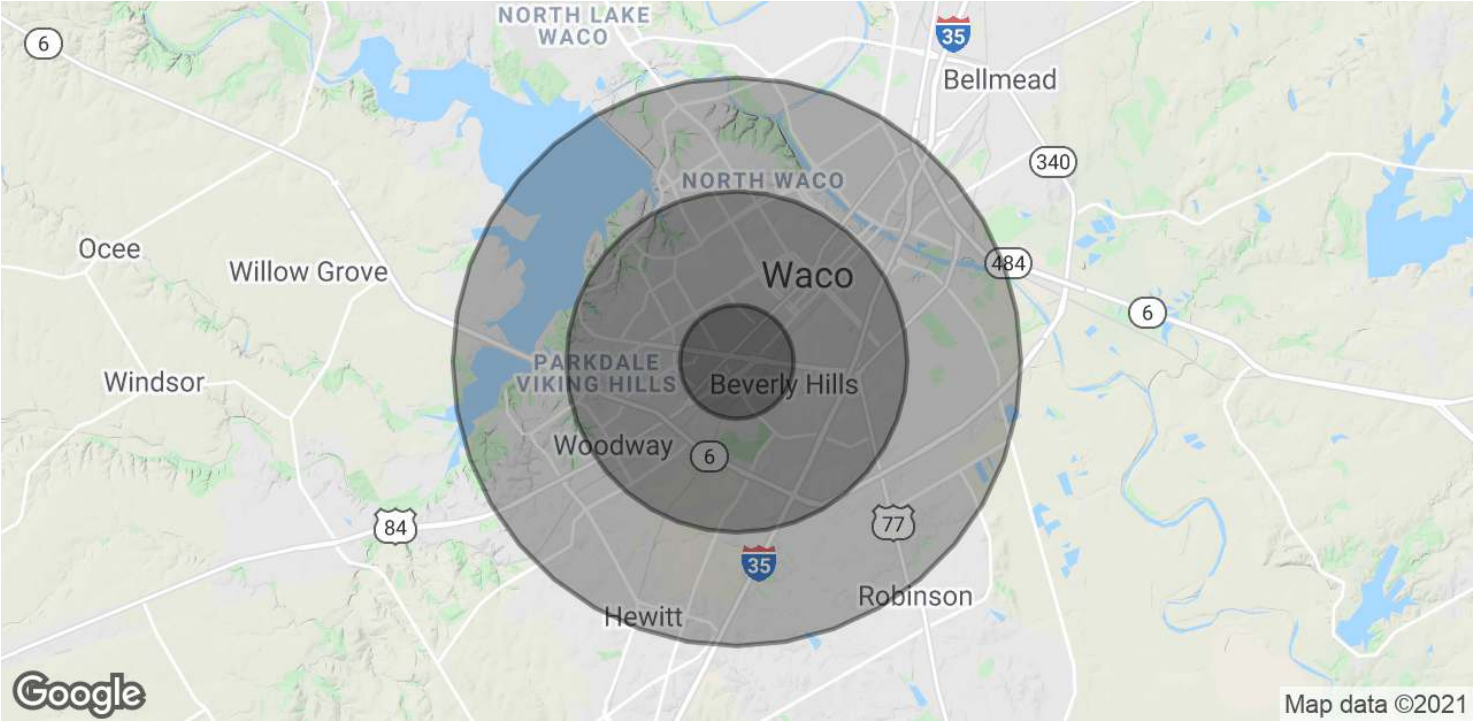
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,761	74,468	136,907
Average age	31.0	30.9	32.4
Average age (Male)	31.1	30.4	31.4
Average age (Female)	31.1	31.7	33.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,902	26,822	49,157
# of persons per HH	2.5	2.8	2.8
Average HH income	\$41,174	\$42,758	\$46,211
Average house value	\$60,490	\$101,315	\$123,449

* 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.

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.

COLDWELL BANKER COMMERCIAL JIM STEWART, REALTOS	0590914	COMMERCIAL@JSRWACO.COM	(254) 313-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
CB APEX REALTORS, LLC	0590914		
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
GREGG GLIME, SIOR, CCIM	0620081	GREGGGLIME@GREGGGLIMECRE.COM	(254) 313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date