



**COLDWELL
BANKER
COMMERCIAL**

JIM STEWART, REALTORS®

FOR LEASE

CBCWORLDWIDE.COM

WACO SQUARE

\$9.00 - 16.00 SF/yr (NNN)

408 N Valley Mills Drive
Waco, TX 76710

Exclusively Offered By:

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

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500 N. Valley Mills Drive, Suite 201, Waco, TX 76710
254.313.0000



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OFFERING SUMMARY

Available SF:	1,124 - 21,044 SF
Lease Rate:	\$9.00 - 16.00 SF/yr (NNN)
Lot Size:	7.088 Acres
Year Built:	1986
Building Size:	60,621 SF
Zoning:	C-3
Market:	Waco

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PROPERTY OVERVIEW

Strategically located between Waco's busiest roadways, this shopping center offers competitive rental rates in the center of town. Adjacent neighbors include: Tractor Supply, Planet Fitness, Jasons Deli, GNC and the areas is filled with many national retailers (Academy, Wal-Mart, Lowes, etc...). Multiple drive entrances service the property from Valley Mills Dr., making convenient access to Highway 6, I-35 and Baylor University.

LOCATION OVERVIEW

Located on N Valley Mills Drive (28,000 vpd) between Waco Drive (27,957 vpd) and Franklin Avenue Waco (24,000 vpd), this shopping center is situated in a historically well producing retail corridor.

PROPERTY HIGHLIGHTS

- Pad Site / Free Standing Building _ AVAILABLE
- Strong Retail Corridor in the Center of Waco
- Plenty of Parking & Visibility



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,124 - 21,044 SF	Lease Rate:	\$9.00 - \$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
408-A	Papa John's	1,720 SF	NNN	Negotiable	-
408-A1	Available	1,124 SF	NNN	\$13.00 SF/yr	Inline Retail
408-C	BJ Nails	1,000 SF	NNN	Negotiable	-
408-D	Available	1,817 SF	NNN	\$12.00 SF/yr	Inline Retail
408-B	H&R Block	2,260 SF	NNN	Negotiable	-
408-E	Available	5,676 SF	NNN	\$9.00 - \$13.00 SF/yr	Inline Retail
408-F	NOVA Healthcare	4,828 SF	NNN	Negotiable	-
408-I	Vacant	1,200 SF	NNN	\$13.00 SF/yr	Inline Retail
410-F	Available	1,800 SF	NNN	\$12.00 SF/yr	Inline Retail
410	Available	21,044 SF	NNN	Negotiable	-
412-C	Boost Mobile	1,250 SF	Gross	Negotiable	-
Kronic Beauty Bar	Kronic Beauty Bar	2,650 SF	NNN	Negotiable	-
Smiley's Bar & Grill	Smiley's Bar & Grill	10,000 SF	NNN	Negotiable	-
Free Standing Building	Available	4,296 SF	NNN	\$16.00 SF/yr	Ground Lease Available

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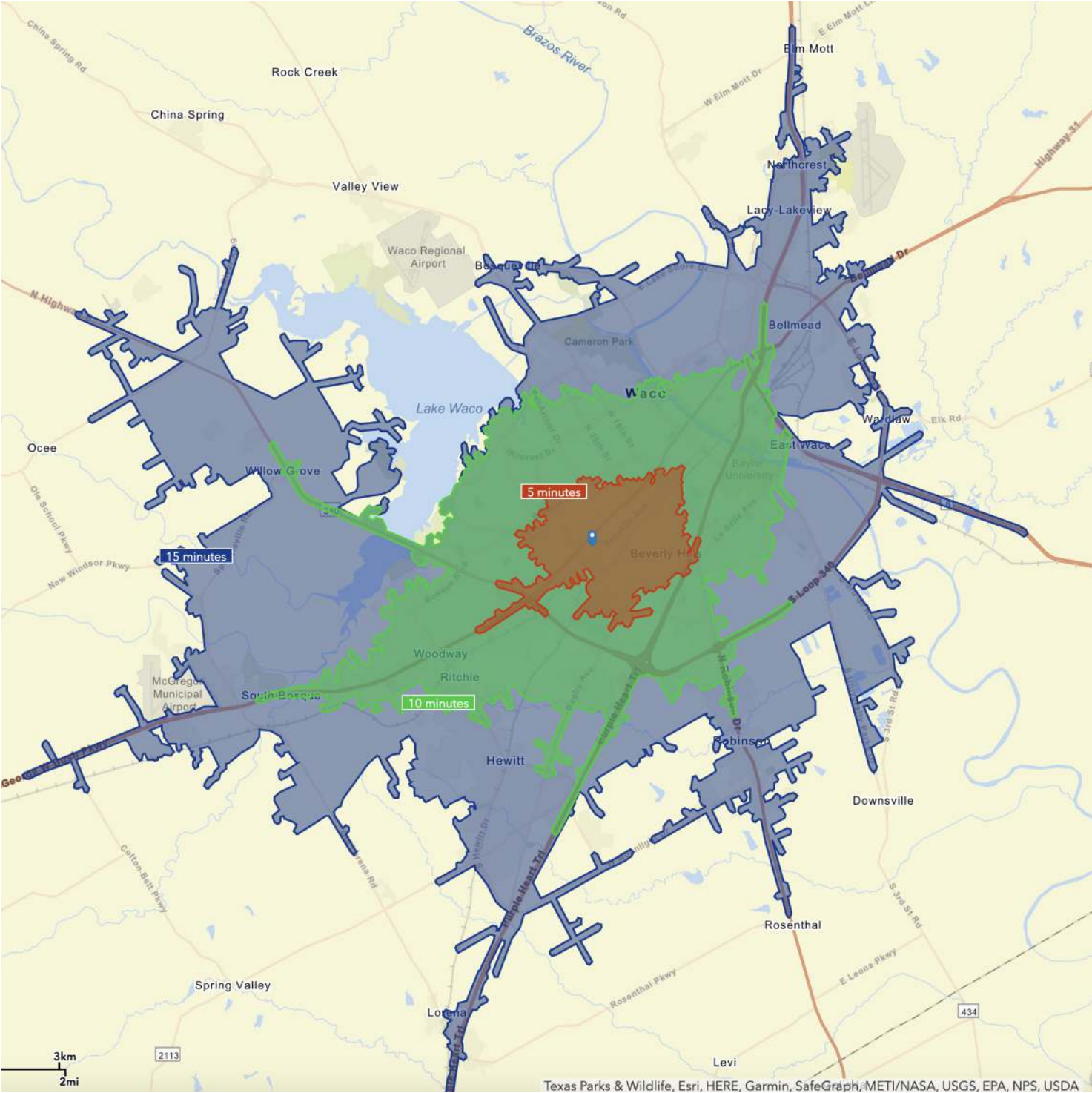
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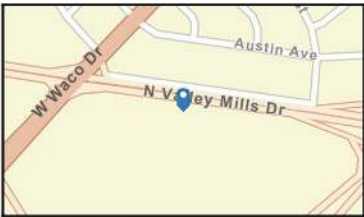
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Traffic Count Map - Close Up

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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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.

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

Buyer/Tenant/Seller/Landlord Initials

Date