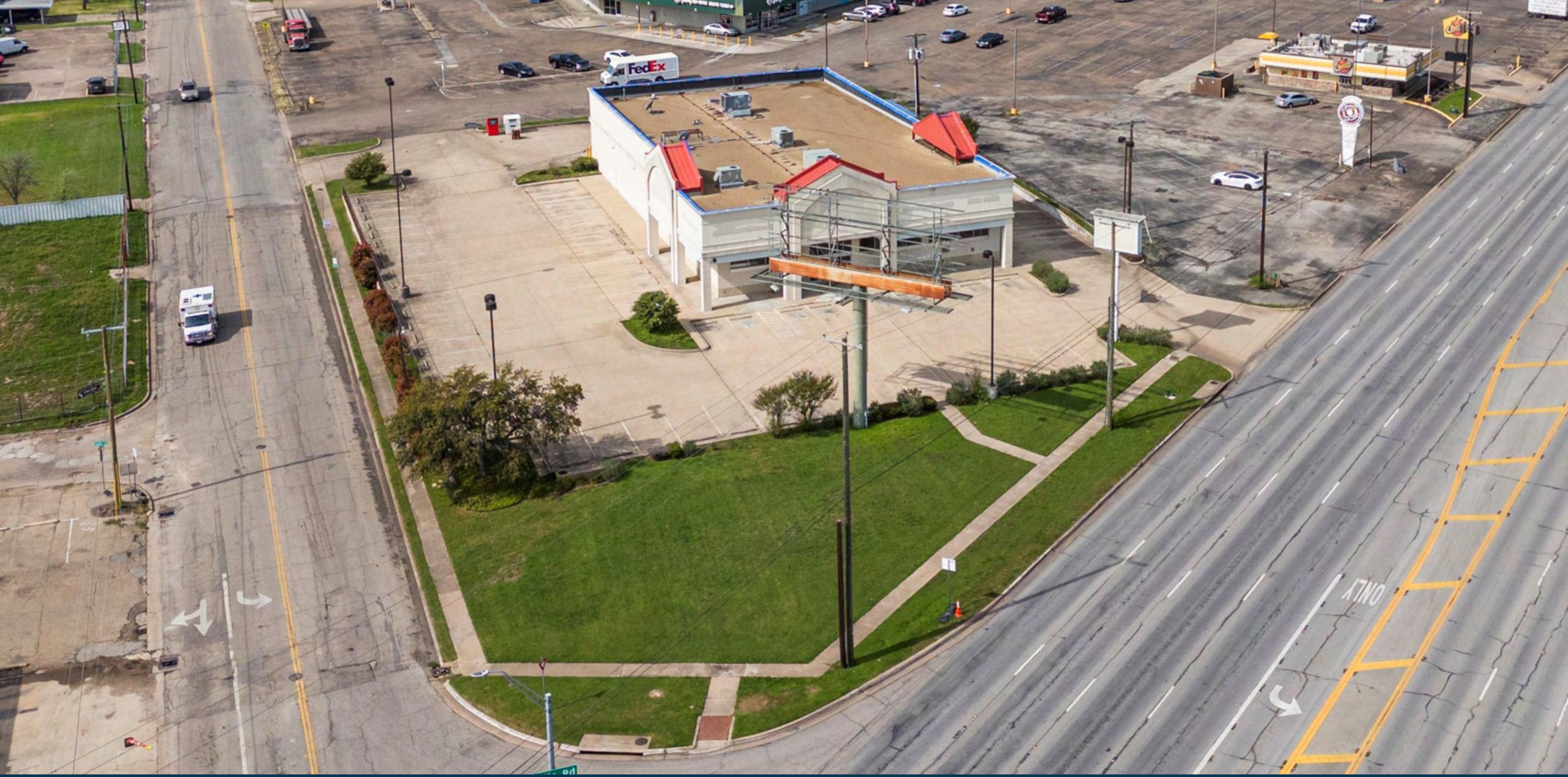


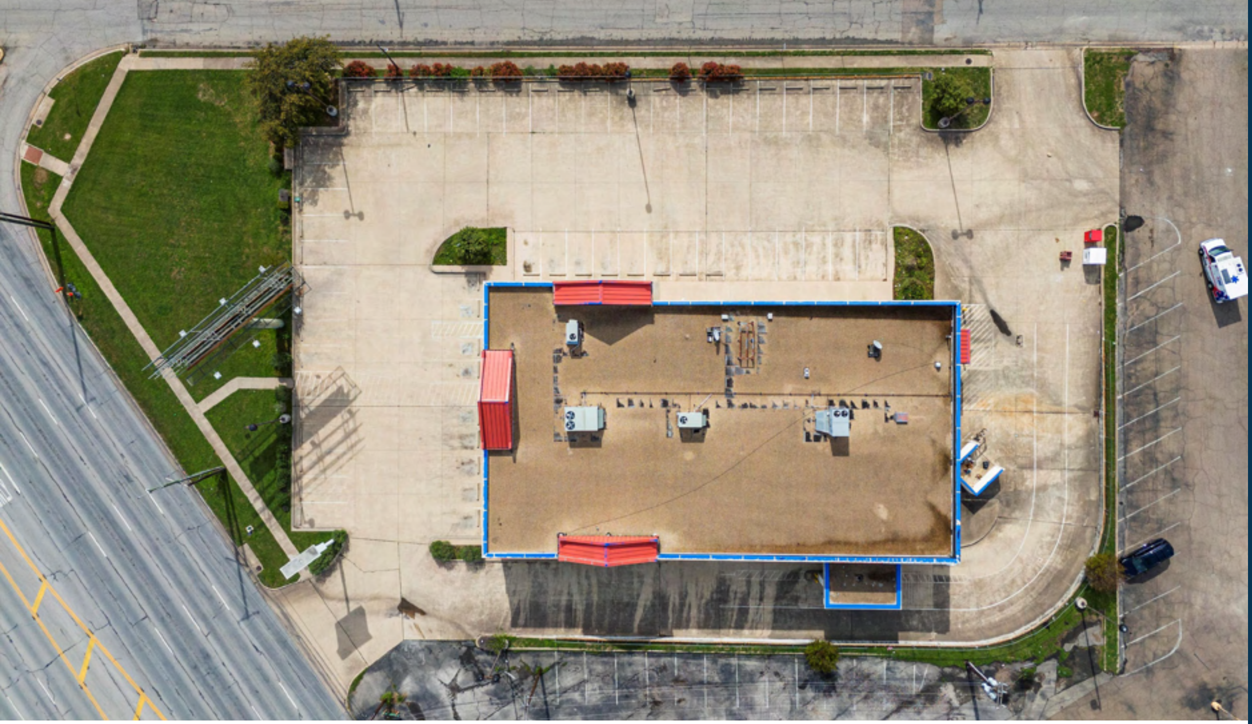
WILL PHIPPS

1513 S VALLEY MILLS DR, WACO, TX 76711

11,280 SF | 1.4584 ACRES

FOR SALE

CROMWELL
COMMERCIAL GROUP



PROPERTY OVERVIEW

Freestanding vacant CVS with a drive-thru located in a key retail corridor the corner of Valley Mills and Speight Avenue with fantastic visibility and access. Site would be a great redevelopment opportunity or excellent investment with a tenant in tow.

The C-2 community commercial district is intended to provide for a variety of mutually supporting compatible business and multifamily residential uses in unified centers and related groupings of individually developed sites; and to encourage high quality commercial and multifamily residential development in convenient locations accessible to major traffic arteries outside major transportation corridors.

- Ample Parking
- Strategic Retail Location on Signalized Corner
- High Traffic Counts
- Strong Density
- Class A Built in 1999
- Drive-thru

PROPERTY HIGHLIGHTS

PROPERTY
Former CVS

LOCATION
1513 S Valley Mills Dr, Waco, TX 76711

PROPERTY TYPE
Retail

ZONING
C-2

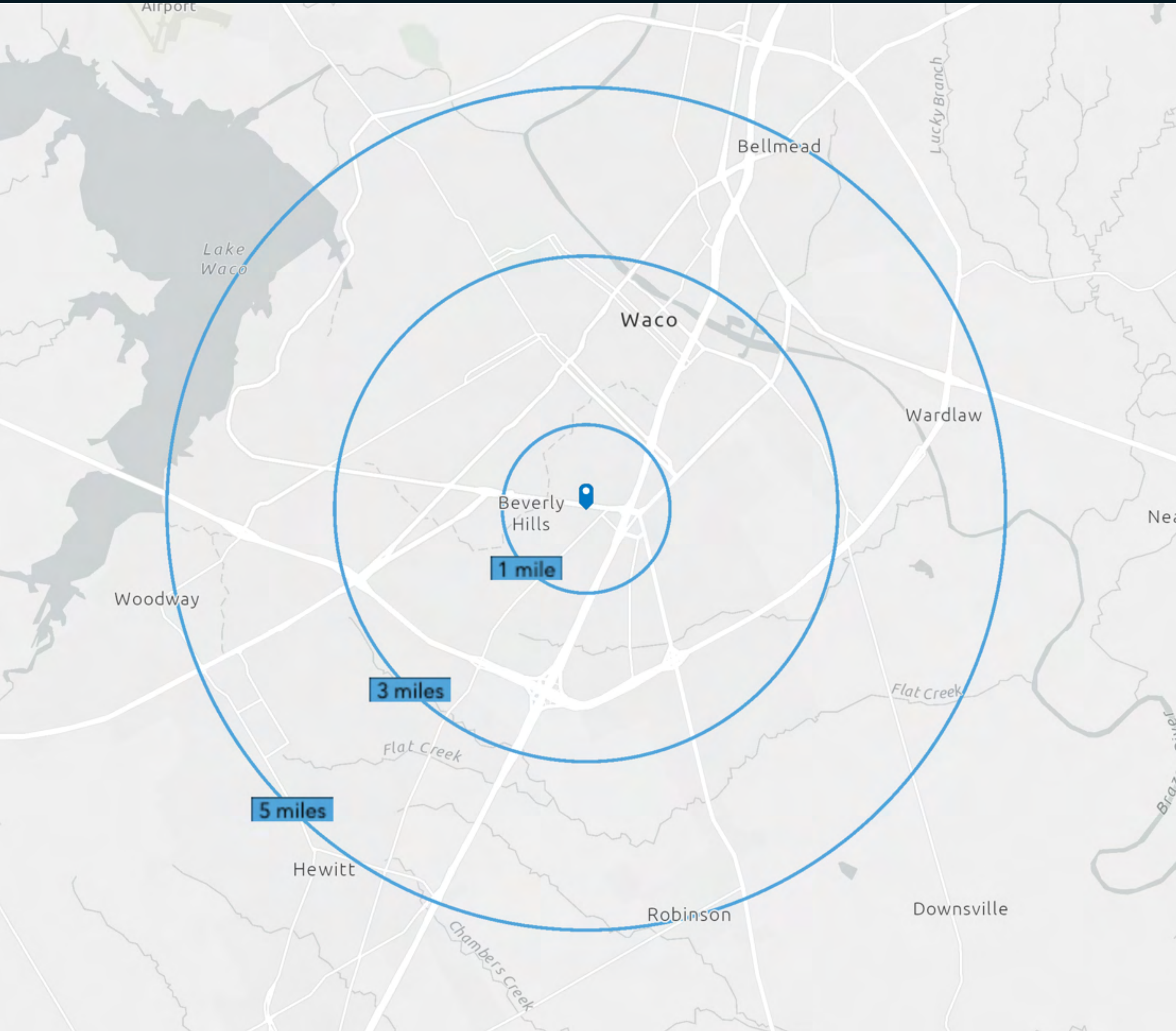
LOT SIZE
1.4584 Acres

BUILDING SIZE
11,280 SF

ASKING PRICE
$4,000,000

PHOTO GALLERY

Will Phipps
will@cromwellcommercialgroup.com



DEMOGRAPHIC OVERVIEW

POPULATION

	-1mi	-3mi	-5mi
2010 Population	10,132	69,370	118,963
2020 Population	10,304	74,109	128,267
2023 Population	10,434	76,119	130,882

Median Age
31

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	3,169	24,387	44,060
2020 Households	3,386	27,188	48,238
2023 Households	3,464	28,137	49,593

MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	$50,043	$38,388	$45,070

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	$60,375	$56,894	$67,357

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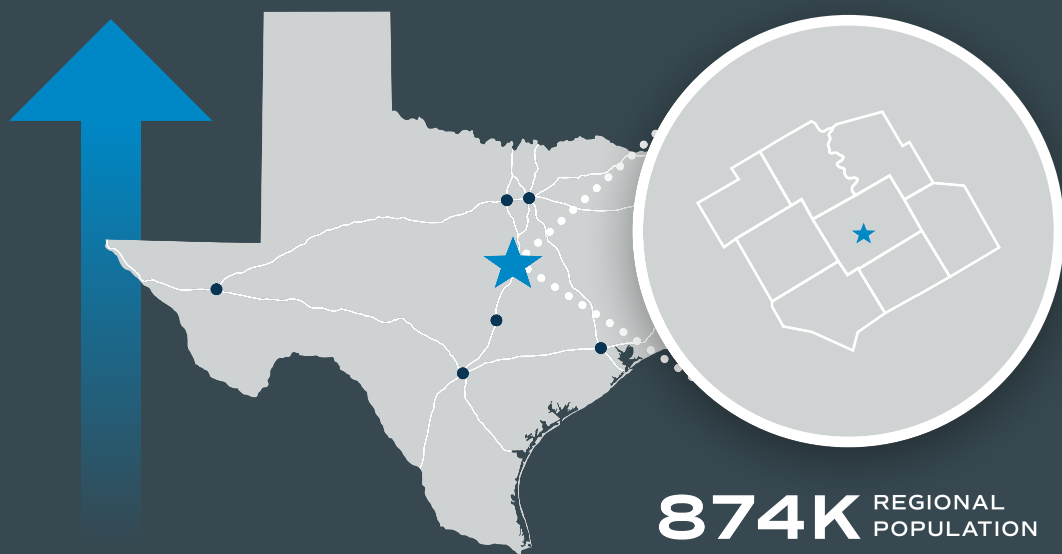

REGIONAL HIGHLIGHTS

TRAVEL

2021 Direct Impact

Travel Spending
$100 million

Tax Receipts by Travel Spending
$100 million

Earnings
$100 million

Employment
5,800 jobs

TOURISM

Magnolia Market
Waco's #1 tourist draw

2022 Visits
621 thousand visits

EDUCATION

Colleges/Universities
5 in/near Waco

Baylor University
20,709 enrolled 08/22
13th largest university in Texas

COST OF LIVING

Groceries 92.4	**Utilities** 97.2
Transport 72.3	**Healthcare** 101

"Earning...**$35,000 in Waco** [is] **equivalent [to] $44,132 in Dallas** or $45,652 in Austin.

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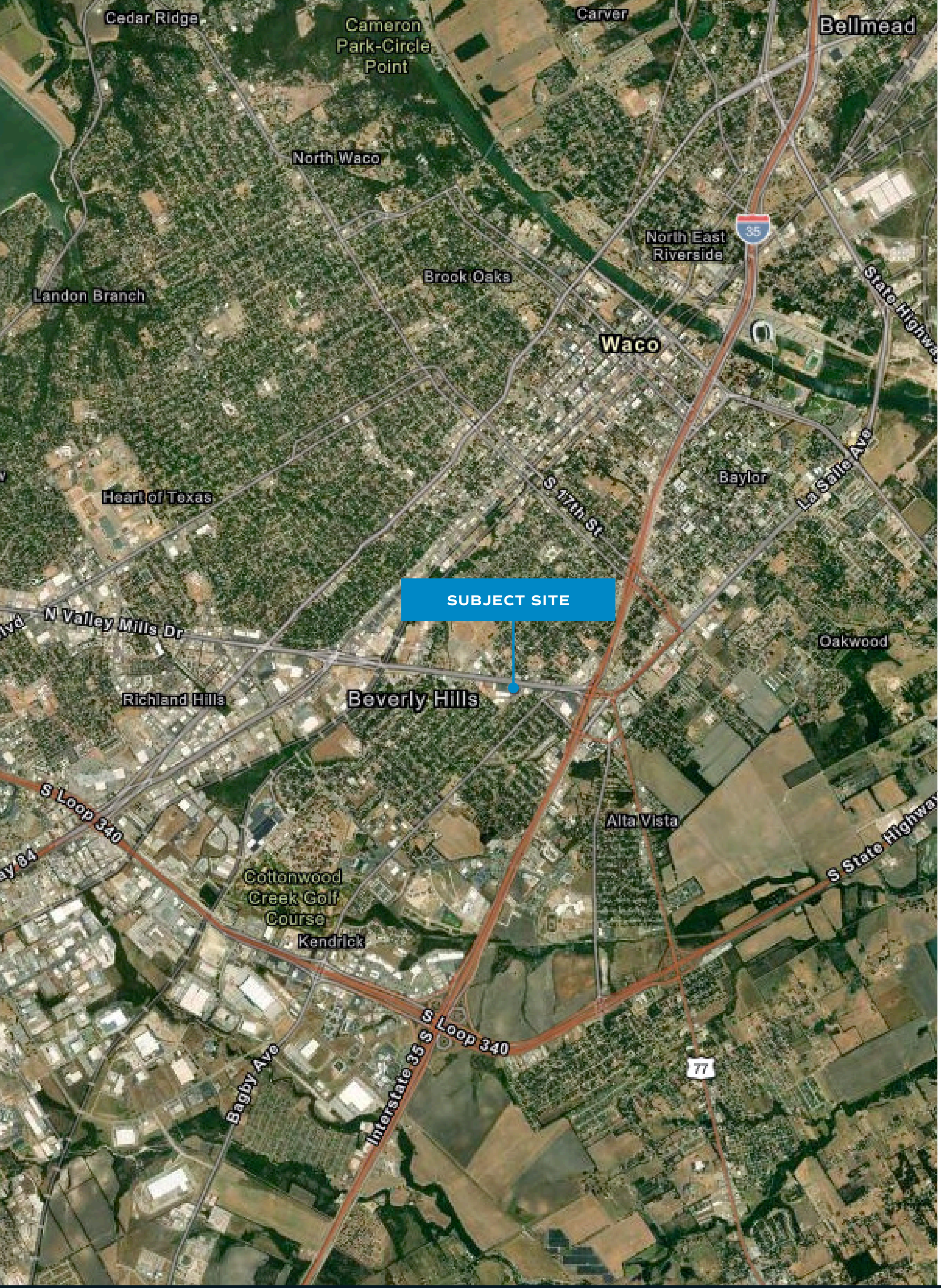

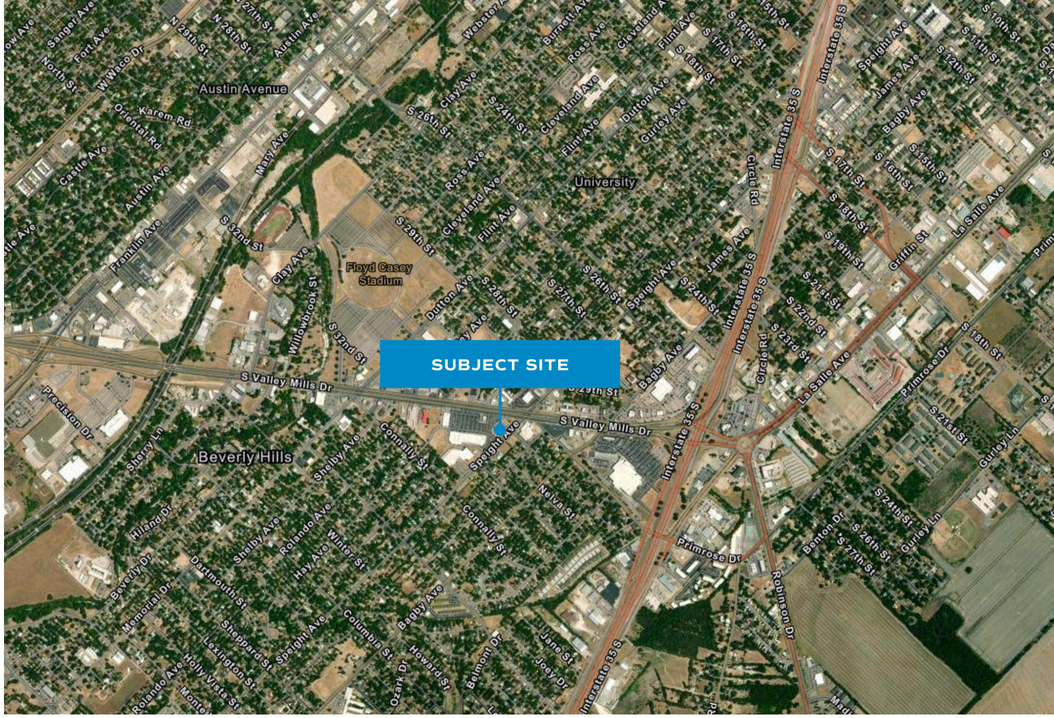

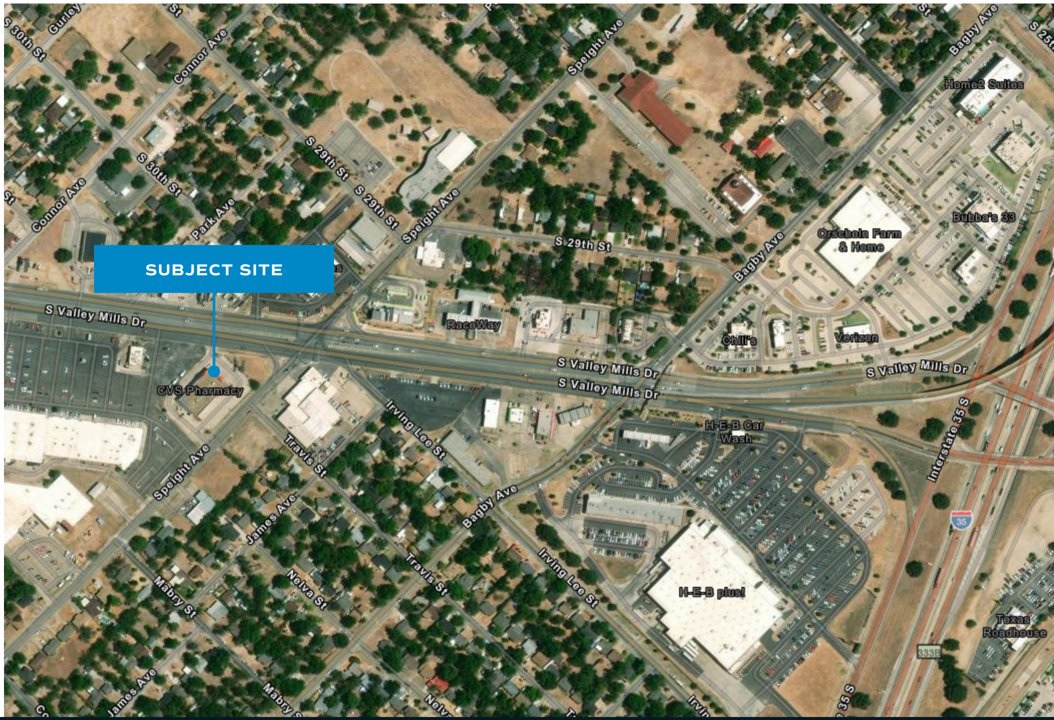

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CROMWELL
COMMERCIAL GROUP

PRESENTED BY:

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TREC
TEXAS REAL ESTATE COMMISSION

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.

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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Designated Broker of Firm	License No.	Email	Phone
Kathy Schroeder	269763	kathy@cbapex.com	254-776-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Will Phipps	744913	will@cromwellcommercialgroup.com	254-313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date