



BOUNDARY LINES ARE APPROXIMATE

JORDAN BEARD

3400 BOSQUE BLVD, WACO, TX 76707

Brookview Hills Shopping Center | 3.2 Acres | 50,340 SF

FOR SALE

PRICE REDUCTION

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

Brookview Hills Shopping center has immense potential for repurposing, anchored by the renowned Family Dollar chain. This property is now available for sale, presenting a unique proposition for investors seeking to maximize their returns. The investment features two strip centers and two standalone buildings totaling 50,000 +/- SF and 3 +/- Acres.

Brookview Hills is supported by ample parking facilities, ensuring convenience and ease of access for customers. The surrounding area offers a robust demographic profile with a strong consumer base, further bolstering the potential business success and sustained profitability.

PROPERTY HIGHLIGHTS

PROPERTY

Brookview Hills Shopping Center

LOCATION

3400 Bosque Blvd, Waco, TX 76707

MARKET

Waco

ZONING

C-3

YEAR BUILT

1950

RENOVATED

1954 & 1978

LOT SIZE

1,000 sqft

AVAILABLE SPACE

40,000 +/- SF

ASKING PRICE

\$999,999.00

PRICE REDUCTION



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PROPERTY FEATURES

NUMBER OF TENANTS

12

BUILDING SF

50,340 SF

LOT SIZE

3.2 Acres

NUMBER OF PARCELS

8

BUILDING CLASS

C

LOCATION CLASS

B

NUMBER OF STORIES

Single

NUMBER OF BUILDINGS

5

PARKING SPACES

100+

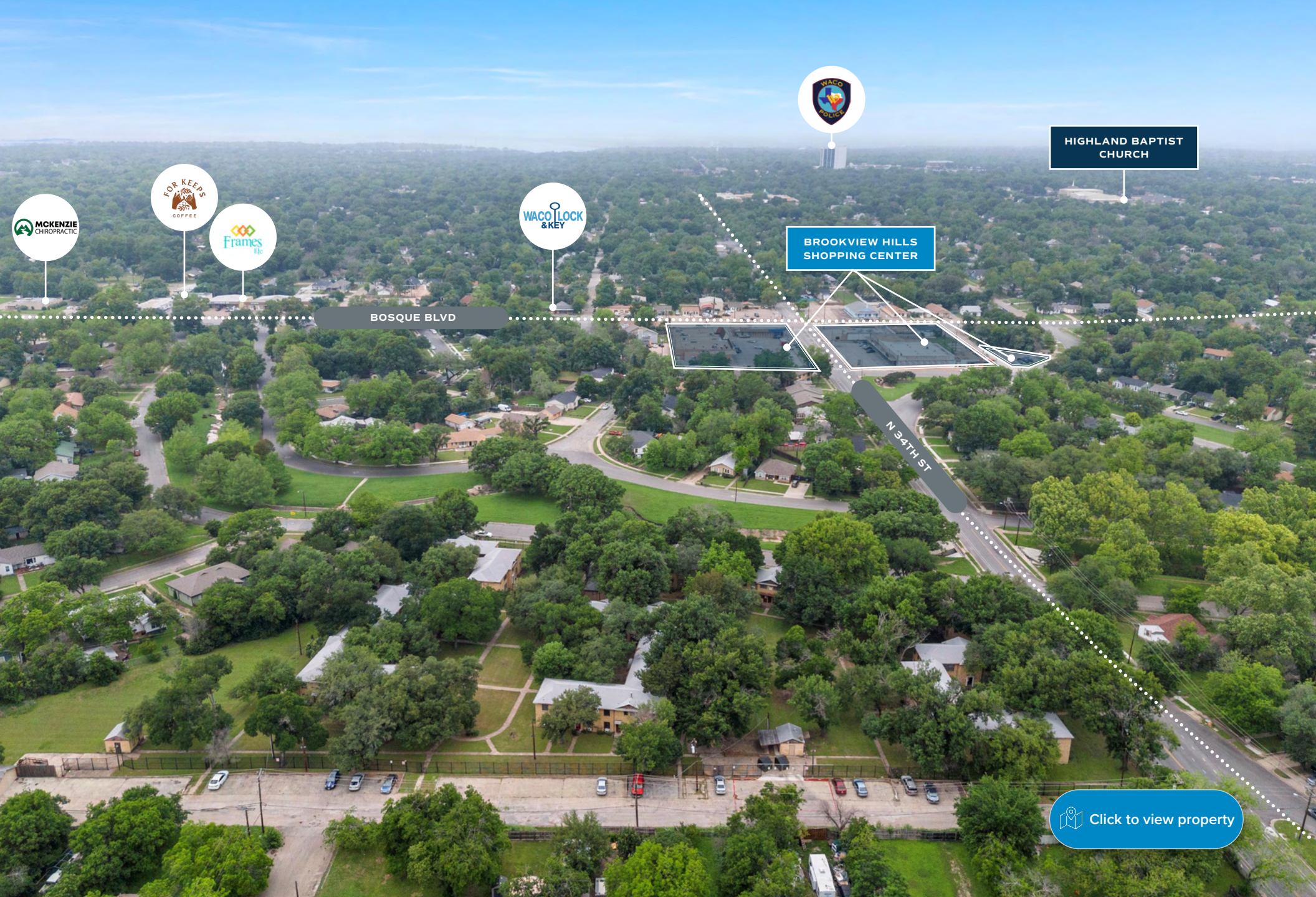


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PHOTO GALLERY





BOSQUE BLVD

BROOKVIEW HILLS
SHOPPING CENTER

HIGHLAND BAPTIST
CHURCH

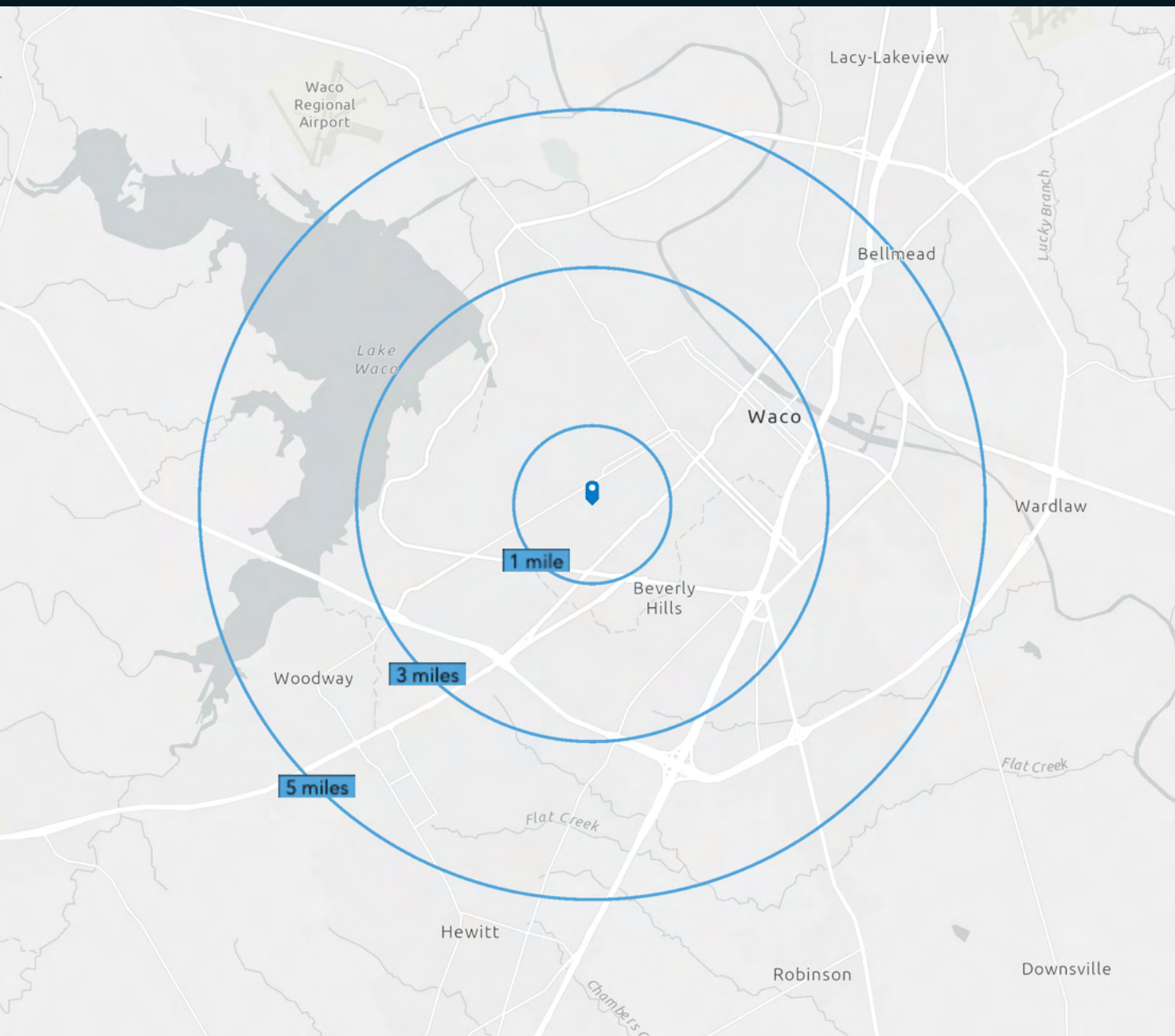
N 34TH ST



Click to view property



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DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	13,674	81,660	120,729
2020 Population	13,862	85,345	129,777
2023 Population	14,007	86,915	132,436



Median Age
32

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	4,972	30,067	45,356
2020 Households	5,076	32,203	49,197
2023 Households	5,162	33,014	50,517

MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	\$46,536	\$44,981	\$45,851

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	\$69,321	\$66,758	\$69,463



CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



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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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Buyer/Tenant/Seller/Landlord Initials _____ Date _____