



CLAY FULLER | LUKE HOLLER | STEFAN LEROW

520 S UNIVERSITY PARKS DR, WACO, TX 76701
Riverfront Lofts Retail Space | Ranging from 1,213 SF - 10,220 SF

FOR LEASE



CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

Riverfront Lofts Retail represents the newest and most dynamic addition to downtown Waco's urban landscape. Strategically centered around Brazos Commons Park, the Waco Farmer's Market, the Waco Riverwalk, and Baylor University's Foster Pavilion and Basketball Arena, this thoughtfully planned mixed-use district will offer a curated blend of residential, hospitality, dining, and commercial spaces. Designed with walkability and visual appeal in mind, Riverfront Waco creates a cohesive, pedestrian-oriented environment. Blending the charm of a small town with the energy of a revitalized downtown, it is poised to become a premier destination for both residents, retail tenants and visitors seeking a vibrant sports, entertainment and lifestyle destination.

- Retail delivery Q4 2025
- 6,000 SF Stand Alone Available
- 389 residential units

PROPERTY HIGHLIGHTS

PROPERTY

Riverfront Lofts Retail

LOCATION

520 S University Parks Dr, Waco, TX 76701

PROPERTY TYPE

Retail | Restaurant

MARKET

Downtown Waco

SUBMARKET

Riverfront Development

ZONING

PD | C-2

AVAILABLE SPACE

1,213 SF - 10,220 SF

LEASE RATE

Call for Pricing



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The Riverfront District

Centered around the Brazos Commons Park and along the new Brazos Riverwalk and Baylor's Foster Pavilion and Basketball Arena, the Riverfront District is Waco's newest addition to its vibrant Downtown scene.

A mixed-use urban village, the district serves as the beating heart of the city, connecting visitors to some of the most exciting attractions through a dynamic walking environment.

Riverfront is a community for Wacoans and visitors alike, having optimal green spaces and tree-lined streets through a collage of small-town allure and downtown accents.

Crafted for work and play within a regional entertainment destination, the Riverfront District currently offers urban loft residence, restaurant space, meeting facilities, special event, community and Baylor's sports & performance venue.

To activate the street scene even further, we are curating a unique assembly of retail and restaurants, including stand-alone positions on the river itself.



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Site Plan

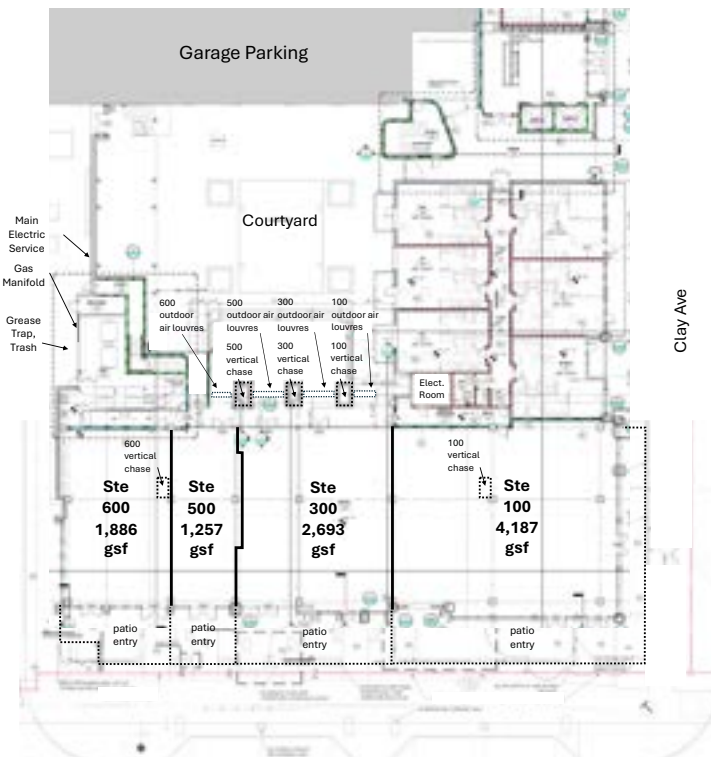
SUITE AVAILABILITY:

Suite 600
UNDER LOI

Suite 500
UNDER LOI

Suite 300
Size: 2,693 SF
Divisible
Designated Use: Restaurant, Retail, Office

Suite 100
Size: 4,187 SF
Divisible
Designated Use: Restaurant, Retail, Office



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PHOTO GALLERY

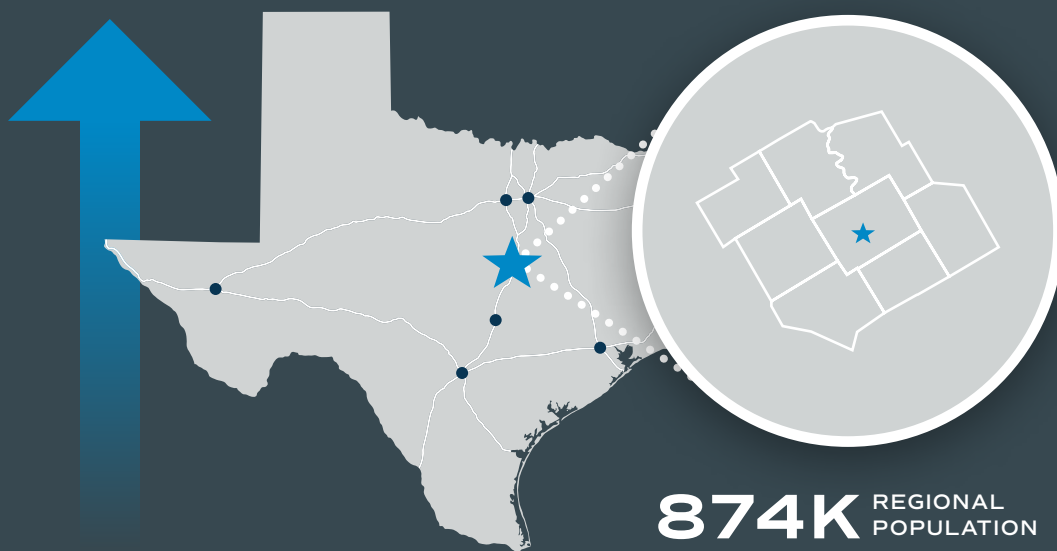


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REGIONAL HIGHLIGHTS

TRAVEL

2021 Direct Impact

Visitors

1.7 million, 45% increase

Hotel Occupancy

Over 1 million rooms booked | 2nd highest in TX

Travel Spending

\$100 million

Employment

5,800 jobs

TOURISM

Magnolia Market

Waco's #1 tourist draw

2023 Visits

825 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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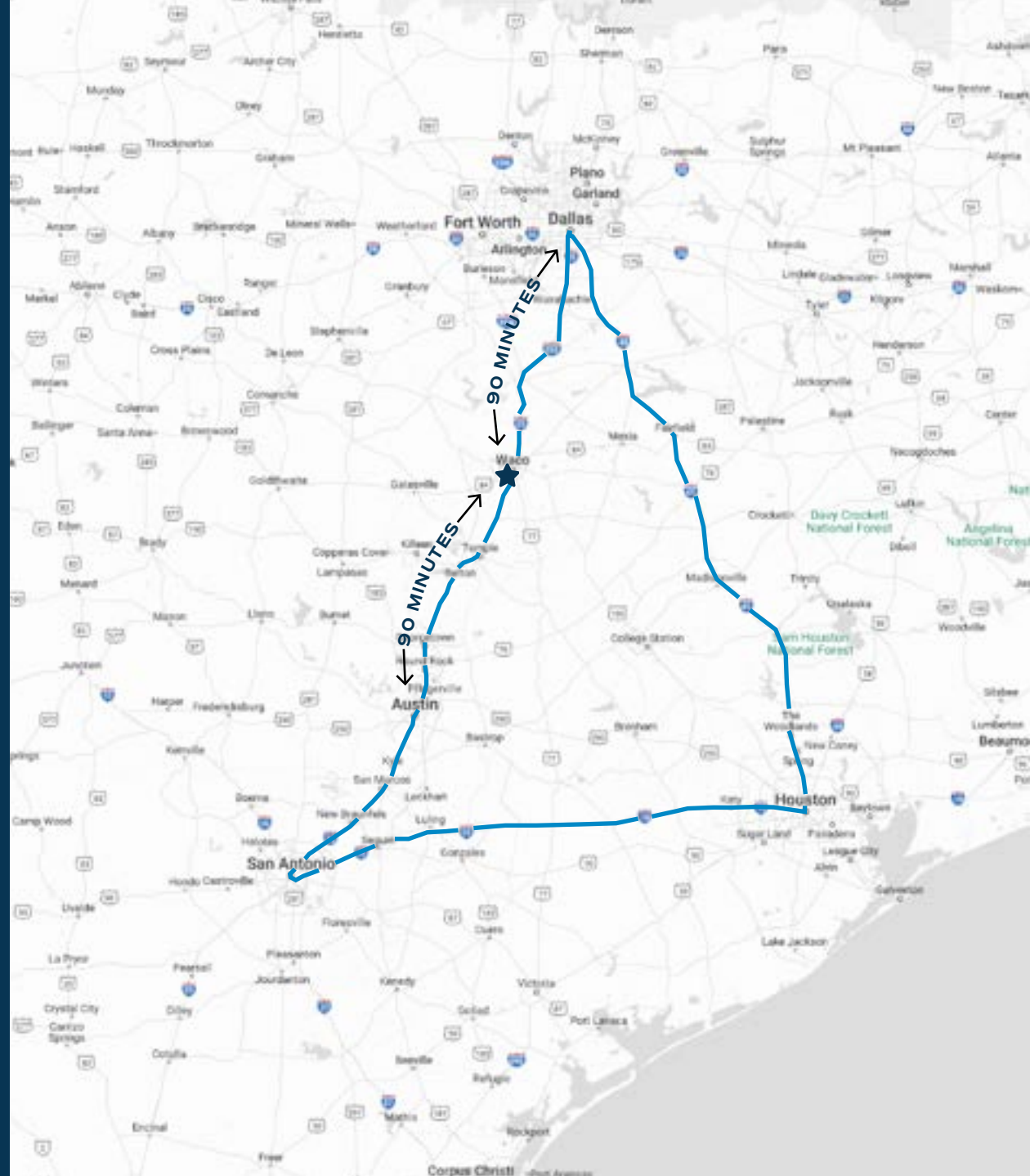
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Texas Triangle Growth Corridor

- Centrally located within the Texas Triangle
 - The Texas Triangle, contains the state's five largest cities and is home to over half of the state's population. Formed by the state's four main urban centers, Austin, Dallas-Fort Worth, Houston and San Antonio, connected by Interstate 45, Interstate 10, and Interstate 35.
- Close Proximity to Interstate 35
- 90 Minutes from Austin & Dallas
- Waco MSA Population: 307,123
- Dallas-Fort Worth MSA Population: 8.34 Million
- Austin MSA Population: 2.5 Million
- San Antonio Population: 2.7 Million
- Houston MSA Population: 7.5 Million



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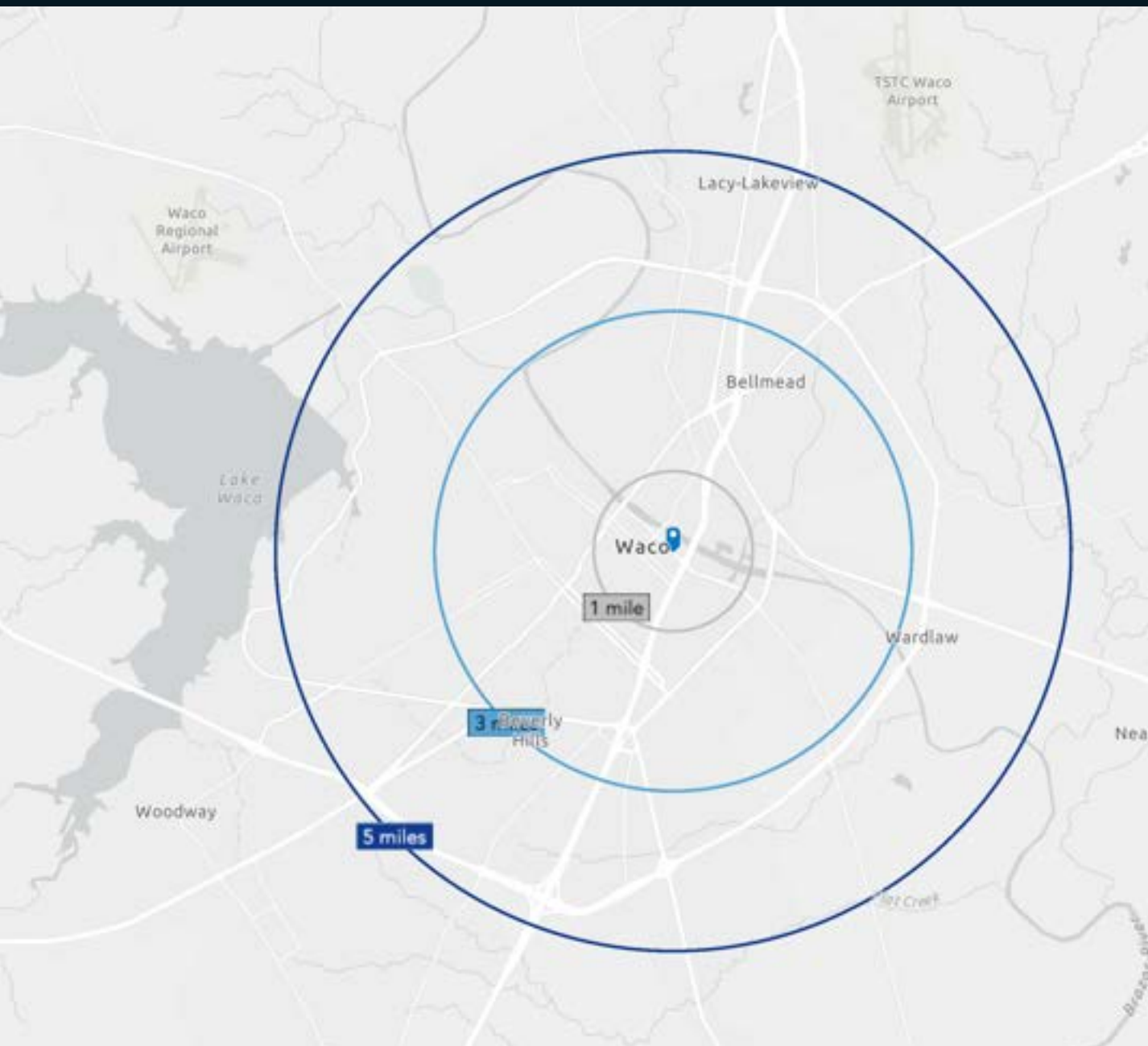
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DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2020 Population	10,079	68,530	123,175
2024 Population	10,584	70,412	126,717
2029 Population	11,070	71,909	129,644



Median Age
31

ADJACENT UNIVERSITY POPULATION

Student Population	20,626
Faculty & Staff Population	3,766

Average Cost of Attendance at Baylor University is \$80K+ annually.

ECONOMIC EXPENDITURES GROWTH DOWNTOWN MARKET AREA

Total Expenditures

2025 Demand + \$41.8M

Retail & Food Expenditures

2025 Demand + \$13.1M

For more Economic Development information,
[Click Here.](#)

Downtown Waco

- Continued Development

WACO DOWNTOWN REDEVELOPMENT PROJECT

“Creating a vibrant hub of culture, commerce, and community along the Brazos River”

The Waco Downtown Redevelopment Project is a comprehensive 12 to 20 year initiative led by the City of Waco in partnership with Hunt Development Group, aimed at revitalizing downtown Waco into a vibrant, mixed-use urban area.

Performing Art Center

From 2019 through 2022, the City of Waco conducted a feasibility study to outline the essential characteristics and funding needs of a Performing Arts Center in Waco. In late Fall of 2022, the City contracted with OMA Architecture to produce a detailed cost model and develop a refined concept of internal and external renderings and animations. This package is nearing completion, after which the fundraising portion of the campaign will commence.

Proposed New Baseball Stadium

The proposed baseball stadium in downtown Waco is set to be a major catalyst for economic and community revitalization. Featuring a modern design with state-of-the-art amenities, the facility aims to attract visitors and boost local businesses. Beyond Baseball, the stadium will serve as a versatile venue for various events, enhancing Waco's cultural and recreational landscape. The project promises to play a significant role in transforming Downtown Waco into a vibrant bustling destination.



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CATALYST URBAN DEVELOPMENT

Catalyst Urban Development is focused on creating Great Places as defined by the quality of experience, market appeal, and economic return our communities deliver. As planners, developers, financiers, and managers, our team members have a wide depth of career experience on over \$5 billion in successful mixed-use, transit-oriented, and multifamily properties.

Catalyst Urban Development operates on the belief that truly successful urban and mixed-use development requires skill in the creation of memorable places, customized finance, and public/private collaboration. This combination of expertise has resulted in Catalyst's leading portfolio of residential, mixed-use and transit-oriented developments.

With successful developments all across Texas, Riverfront Waco is the next Catalyst Urban Group project set to open Summer 2025.



VILLAGE OF ROWLETT

Downtown Rowlett, Texas



BURNETT LOFTS

Fort Worth, Texas



101 CENTER

Downtown Arlington, Texas



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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 _____