



LUKE HOLLER

3400 BOSQUE BLVD, WACO, TX 76710

51,184+/- SF

FOR LEASE

CROMWELL
COMMERCIAL GROUP



PROPERTY OVERVIEW

Brookview Hills Shopping Center is now available for lease and is being extensively refreshed as part of a comprehensive design program. Planned improvements include updated façade enhancements, improved parking areas, and refreshed landscaping - bringing the property back to its former glory - all designed to elevate both the appearance and functionality of the property. Anchored by the Family Dollar, the center consists of two strip retail buildings and two freestanding buildings totaling approximately 50,000 ± square feet on approximately 3 ± acres. With ample on-site parking and strong surrounding demographics, this property will support tenant visibility, customer access, and long-term business performance.

- New facade and upgrades coming soon
- Attractive rent + low NNN's and TI available for upgraded space
- Multiple suite configurations with BTS pad available
- On site parking
- Dense residential neighborhood

PROPERTY HIGHLIGHTS

PROPERTY

Brookview Hills Shopping Center

LOCATION

3400 Bosque Blvd, Waco, TX 76710

PROPERTY TYPE

Retail

MARKET

Waco

ZONING

C-3

AVAILABLE SPACE

51,184+/- SF

LOT SIZE

3.2+/- Acres

LEASE RATE

\$12.00/SF + NNN

NNN PRICE

\$2.75/SF



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luke@cromwellcommercialgroup.com

PHOTO GALLERY





Property lines are approximate



PHOTO GALLERY





HIGHLAND BAPTIST CHURCH

BROOKVIEW HILLS SHOPPING CENTER

BOSQUE BLVD

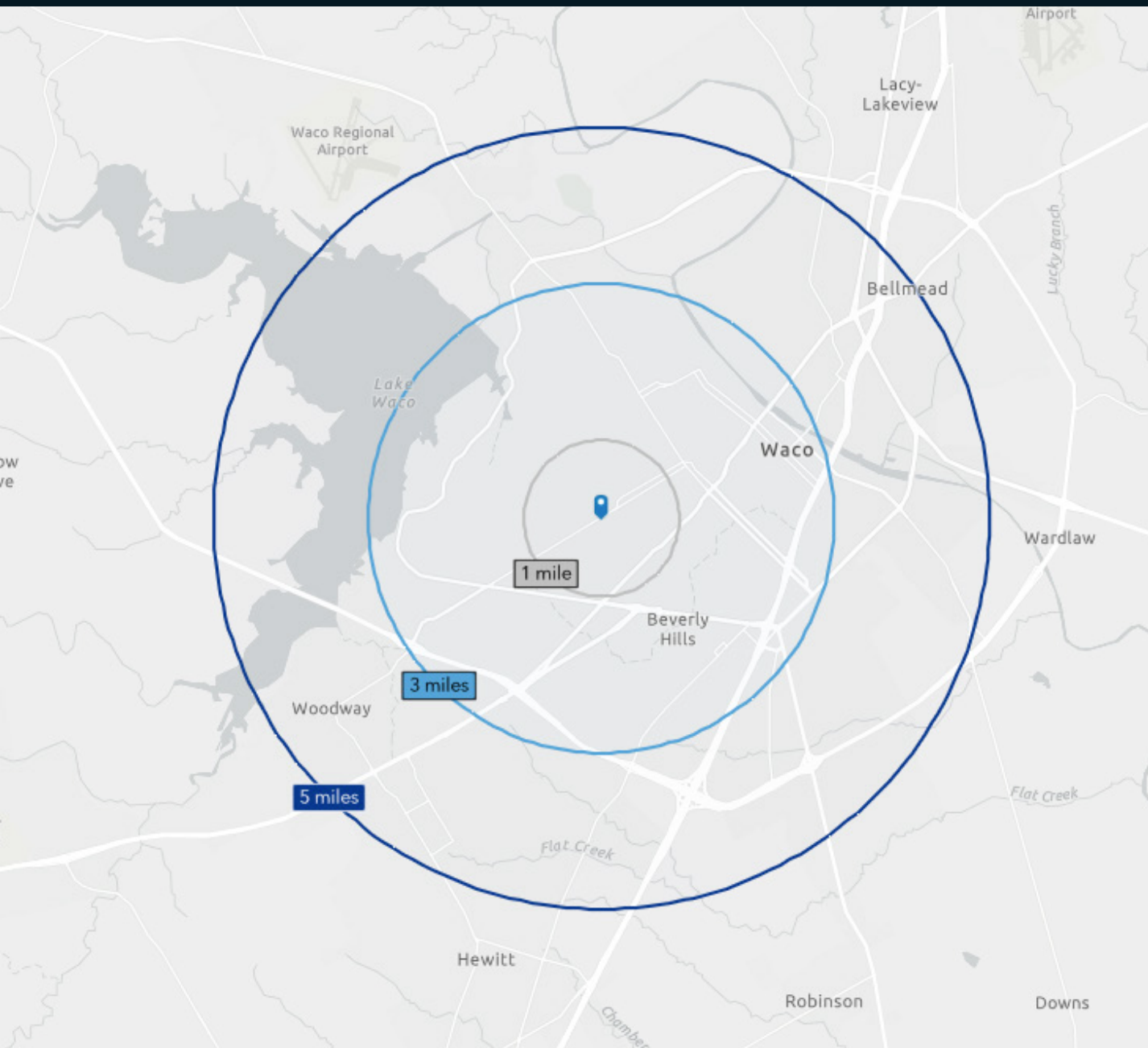
N 34TH ST

 Click to view property

BOUNDARY LINES ARE APPROXIMATE



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DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	15,194	81,073	118,781
2020 Population	15,178	84,187	127,505
2025 Population	14,929	84,511	128,577



Median Age
32.7

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	5,406	30,039	44,492
2020 Households	5,471	31,890	48,288
2025 Households	5,553	33,102	50,369

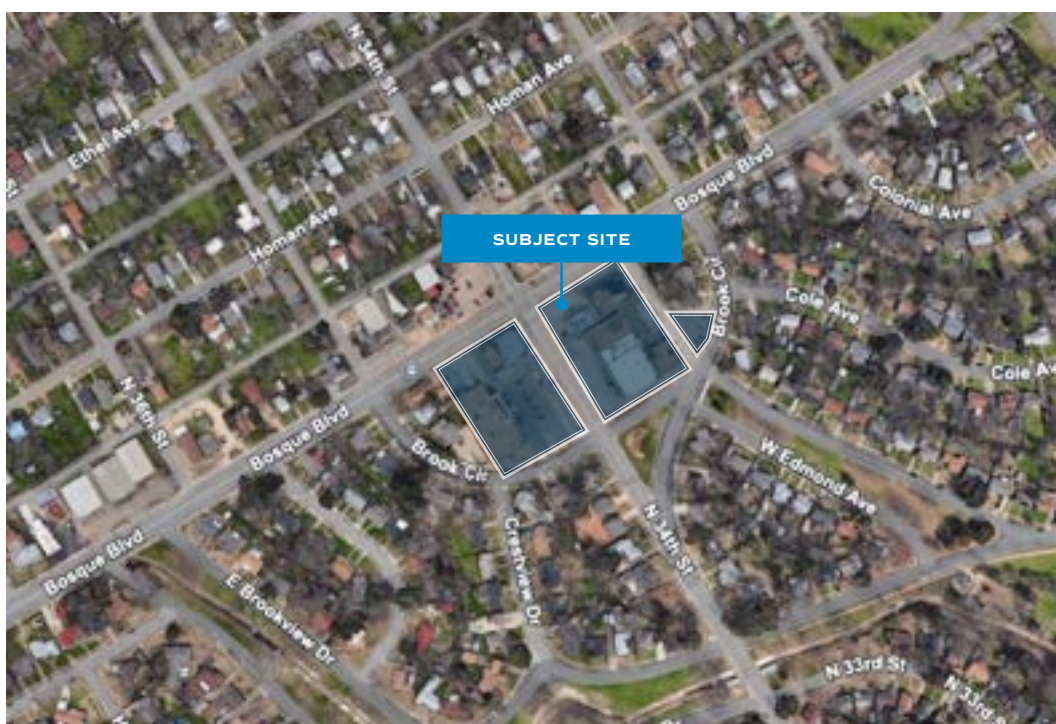
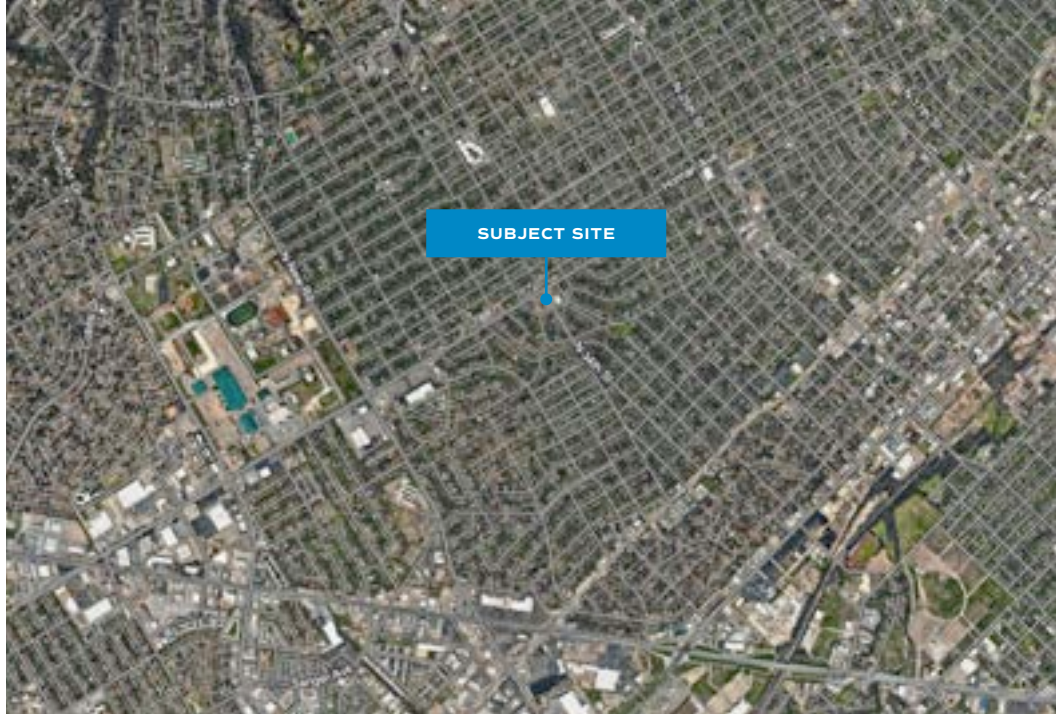
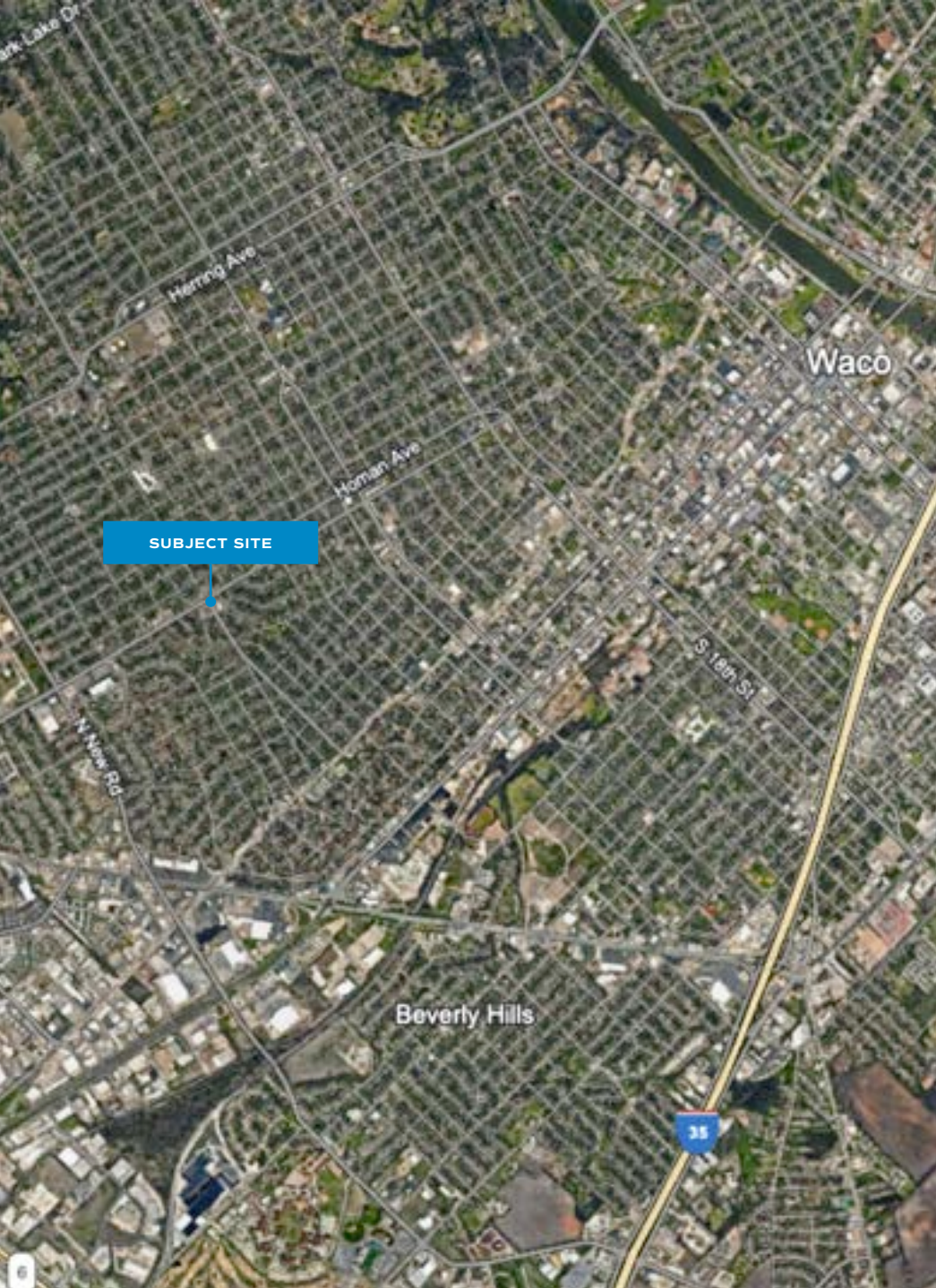
MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$52,536	\$50,227	\$50,643

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$69,353	\$67,915	\$69,692





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.

2-10-2025



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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Luke Holler	796185	luke@cromwellcommercialgroup.com	254.313.0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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