



GREGG GLIME SIOR, CCIM

CALEB LOUDAMY

4700-4734 W WACO DRIVE, WACO, TX 76710

1,275 - 4,578+/- SF

FOR LEASE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

Prime retail and office space available at Center West, a growing retail hub central to town. This high-visibility location offers versatile spaces ideal for retail, office, or service businesses, with ample parking, strong traffic counts, and excellent signage opportunities. Positioned with national and local retailers, Center West is a prime center to grow your business.

- Waco Drive frontage seeing 34,000 daily cars
- Retail, office and medical suites available
- Ample parking | 3.8:1,000SF parking ratio
- Dedicated monument and building signage
- TI packages available

PROPERTY HIGHLIGHTS

PROPERTY

Center West

LOCATION

4700 - 4734 W Waco Drive, Waco, TX 76710

PROPERTY TYPE

Office | Retail

ZONING

C-3

AVAILABLE SPACE

1,275 - 4,578+/- SF

LEASE RATE

\$18 - \$22/SF + NNN

NNN PRICE

\$3.80/SF



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PHOTO GALLERY



Gregg Glime SIOR, CCIM
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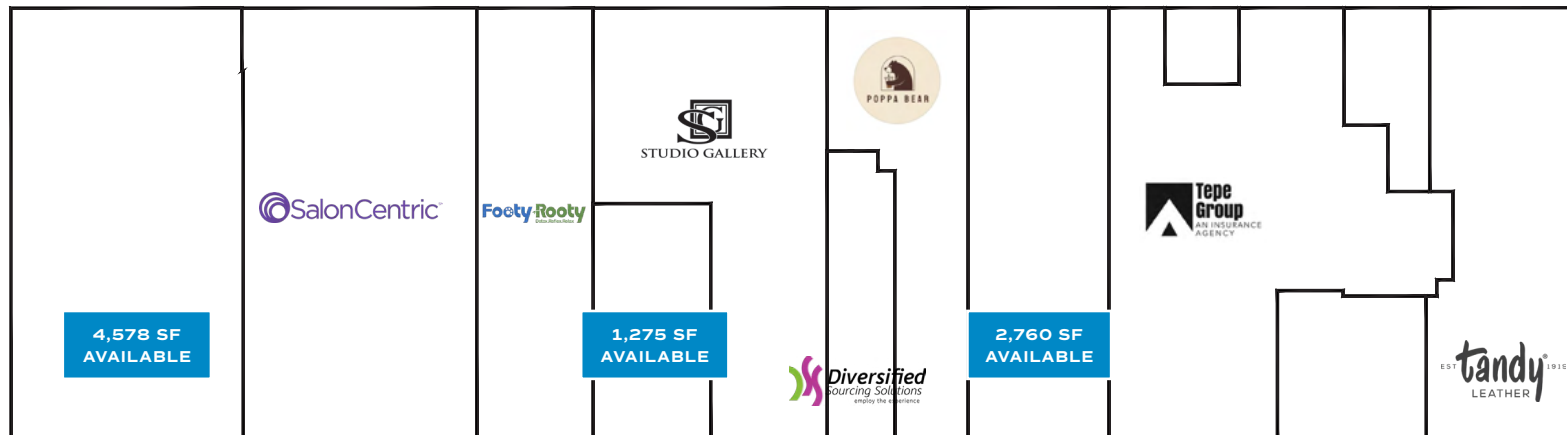
Caleb Loudamy
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SITE PLAN

SUITE	AVAILABILITY
4700	4,578 SF AVAILABLE
4707	SALON CENTRIC
4708	FOOTY ROOTY
4710	1,275 SF AVAILABLE
4712	STUDIO GALLERY

SUITE	AVAILABILITY
4714	DIVERSIFIED SOURCING SOLUTIONS
4716	POPPA BEAR
4720	2,760 SF AVAILABLE
4732	TEPE GROUP
4734	TANDY LEATHER

North Industrial Drive



#4700 W. Waco Drive



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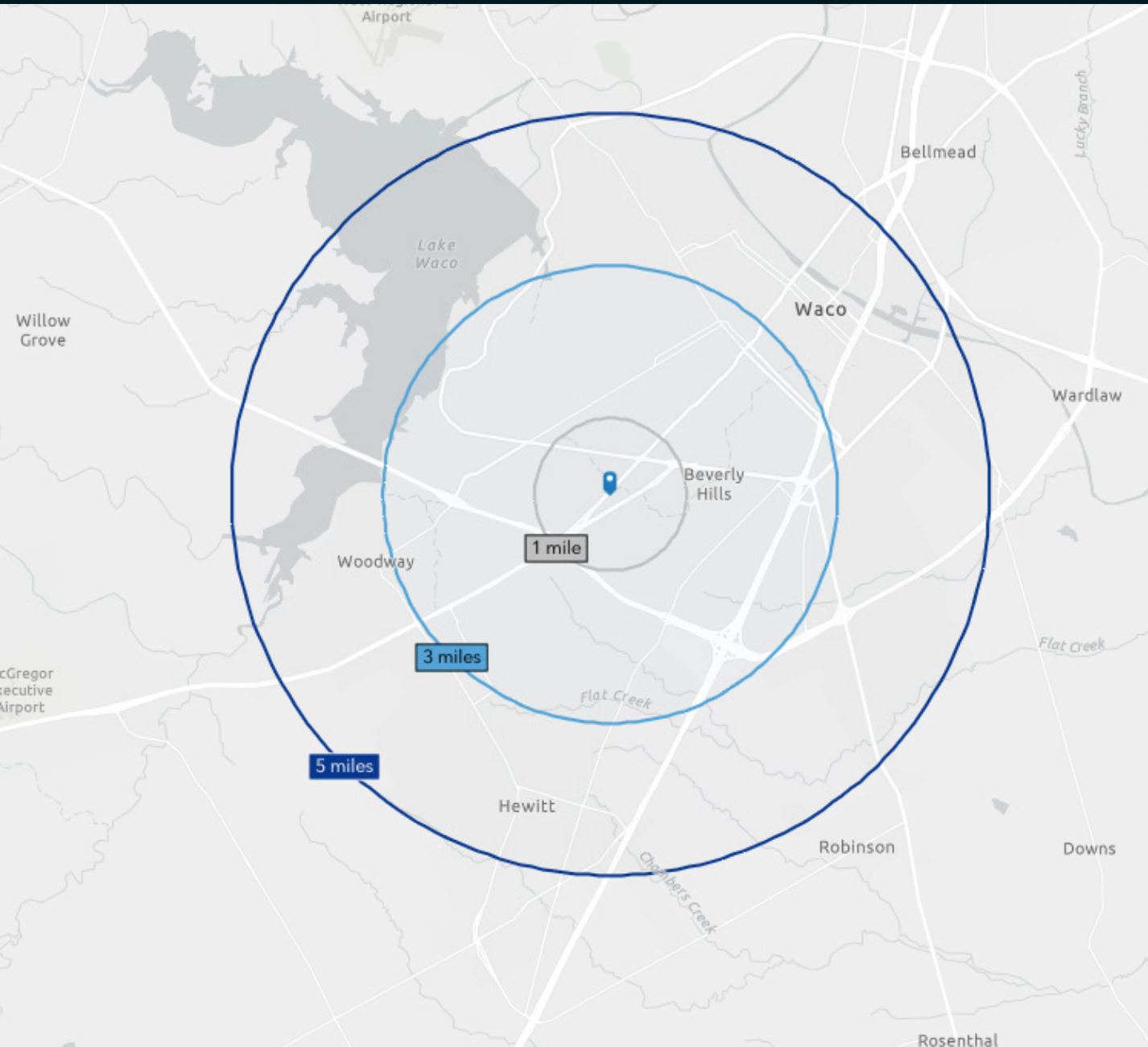


BOUNDARY LINES ARE APPROXIMATE



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DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	7,713	62,962	130,336
2020 Population	8,621	67,638	141,654
2024 Population	8,823	69,495	145,517



Median Age
32.8

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	3,454	24,178	49,054
2020 Households	3,735	26,252	53,866
2024 Households	3,831	27,186	55,760

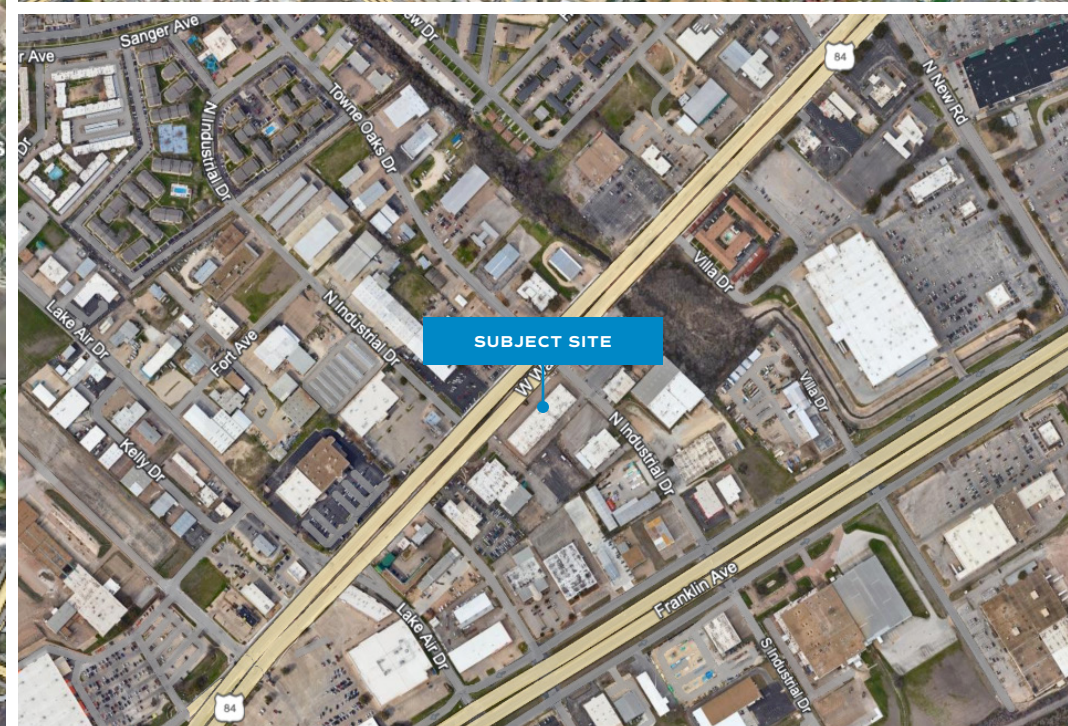
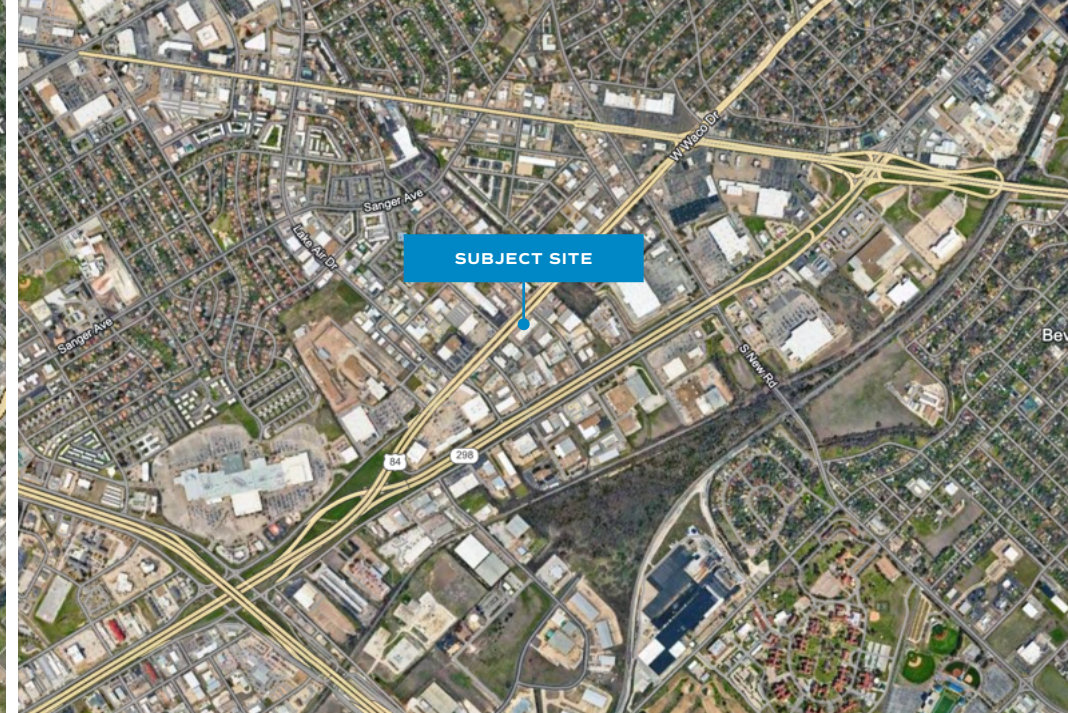
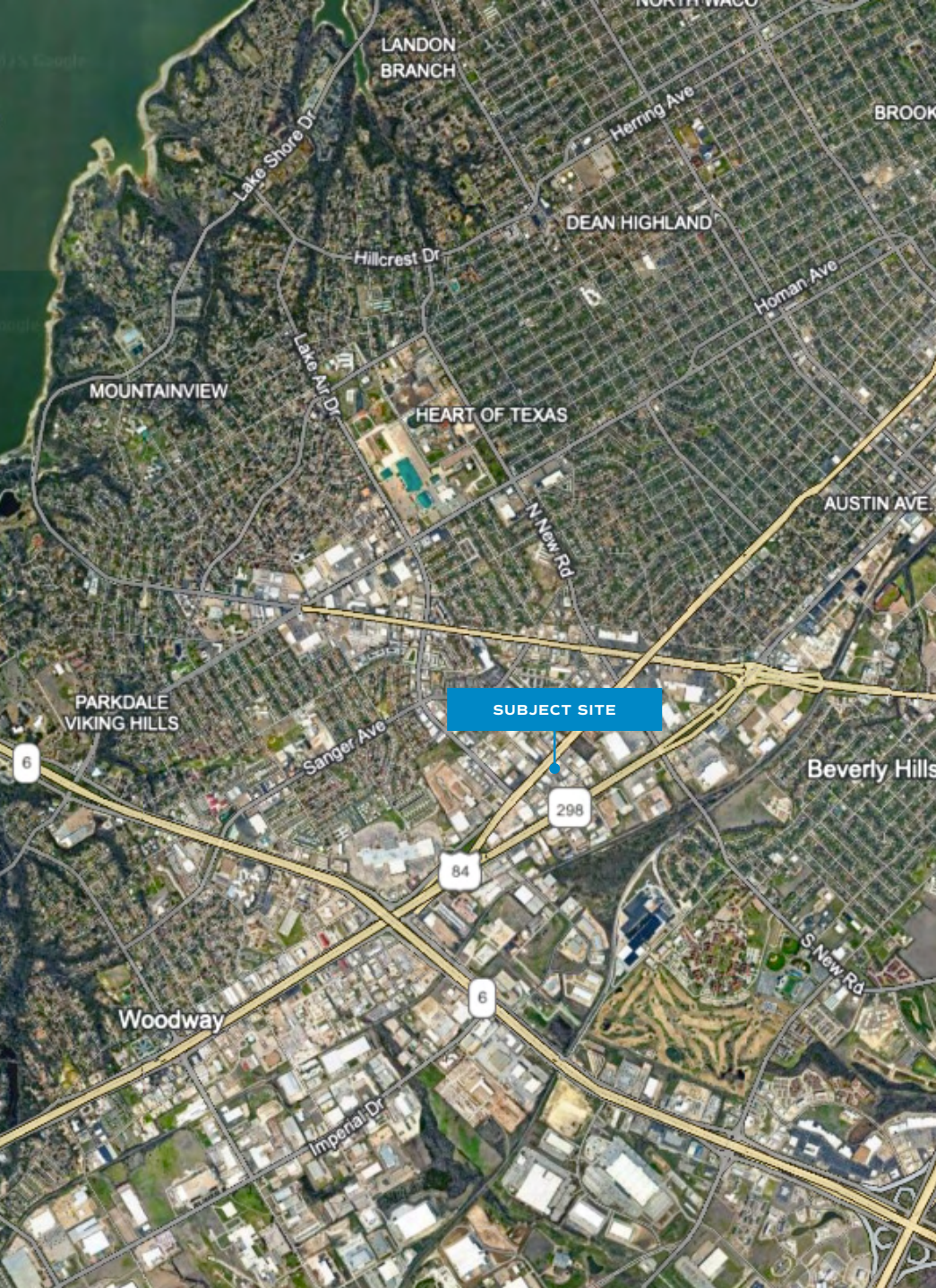
MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2024 Income	\$45,579	\$56,940	\$54,725

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2024 Income	\$57,452	\$77,926	\$77,979





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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.

11-2-2015



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.

Coldwell Banker Apex, Realtors	0590914	lori@cbapex.com	254-313-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	0590914	lori@cbapex.com	254-313-0000
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
Gregg Glime, SIOR, CCIM	620081	gregg@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

IABS 1-0