



LUKE HOLLER

CALEB LOUDAMY

1115 N VALLEY MILLS DRIVE, UNIT B, WACO, TX 76710

3,015+/- SF | 0.688+/- Acres

**FOR LEASE**

**CROMWELL**  
COMMERCIAL GROUP

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COLDWELL BANKER APEX, REALTORS



## PROPERTY OVERVIEW

Prime retail/office opportunity located along highly trafficked N Valley Mills Drive, co-tenanted with Chipotle, providing strong daily traffic and national-brand visibility. Positioned in one of Waco's most active commercial corridors, on Valley Mills Drive, the property offers excellent accessibility, signage potential, and proximity to major retailers and dense residential areas.

The space was previously built out as a high-end dental office, featuring quality finishes and infrastructure that can benefit medical or professional users. The layout can also be reconfigured to accommodate a variety of uses, including retail, restaurant, wellness, or service-oriented concepts.

- 3,015+/- SF
- 2nd generation, class A dental finish out
- Facade and pylon signage
- TI available
- 7.71:1,000SF parking ratio expandable up to 12.12:1,000SF

## PROPERTY HIGHLIGHTS

### LOCATION

1115 N Valley Mills Drive, Unit B, Waco, TX 76710

### PROPERTY TYPE

Office | Retail | Special Use

### MARKET

Valley Mills Drive

### ZONING

C-3

### AVAILABLE SPACE

3,015+/- SF

### LOT SIZE

0.688+/- Acres

### ASKING PRICE

Call for Pricing



**Luke Holler**

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# PHOTO GALLERY



**Luke Holler**  
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CENTRAL NATIONAL BANK



TWIN LIQUORS

WELLS FARGO

H-E-B

American Income

BOSQUE BLVD | 12,379 VPD

PNC



WOODED ACRES DR

SUBJECT PROPERTY



Century 21

N VALLEY MILLS DR | 15,372 VPD

[Click to view property](#)

BOUNDARY LINES ARE APPROXIMATE



Luke Holler  
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LAKE AIR DR

N VALLEY MILLS DR | 15,372 VPD

SUBJECT PROPERTY

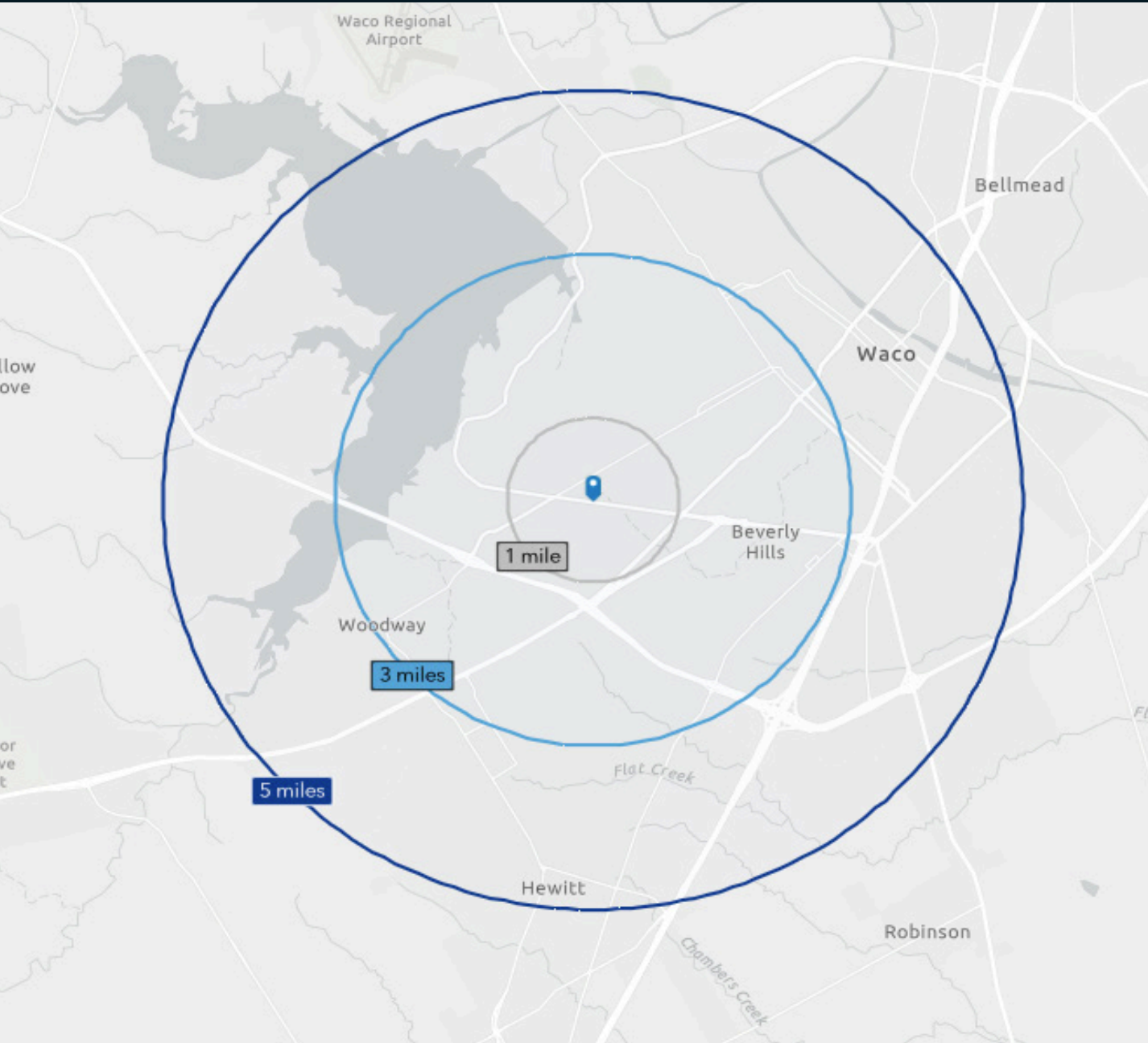
BOUNDARY LINES ARE APPROXIMATE



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# DEMOGRAPHICS



## DEMOGRAPHIC OVERVIEW



### POPULATION

	-1mi	-3mi	-5mi
2010 Population	10,986	63,395	123,271
2020 Population	12,227	66,107	133,380
2025 Population	12,265	66,187	134,359



**Median Age**  
36.8

### HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	5,035	24,549	46,331
2020 Households	5,378	25,821	50,542
2025 Households	5,503	26,608	52,660

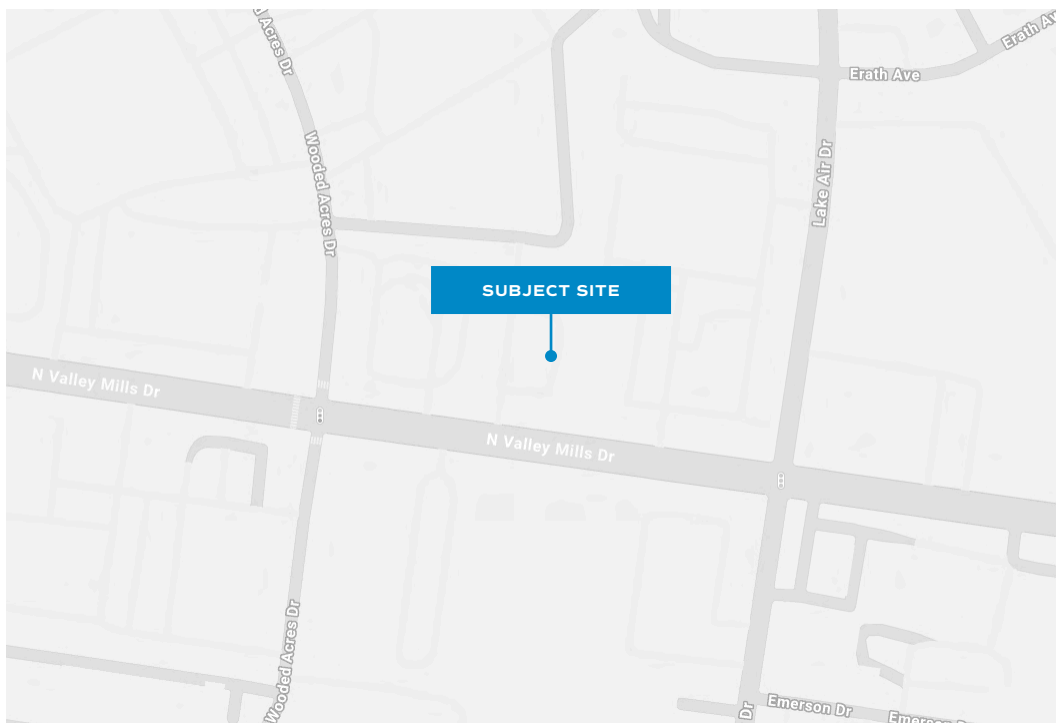
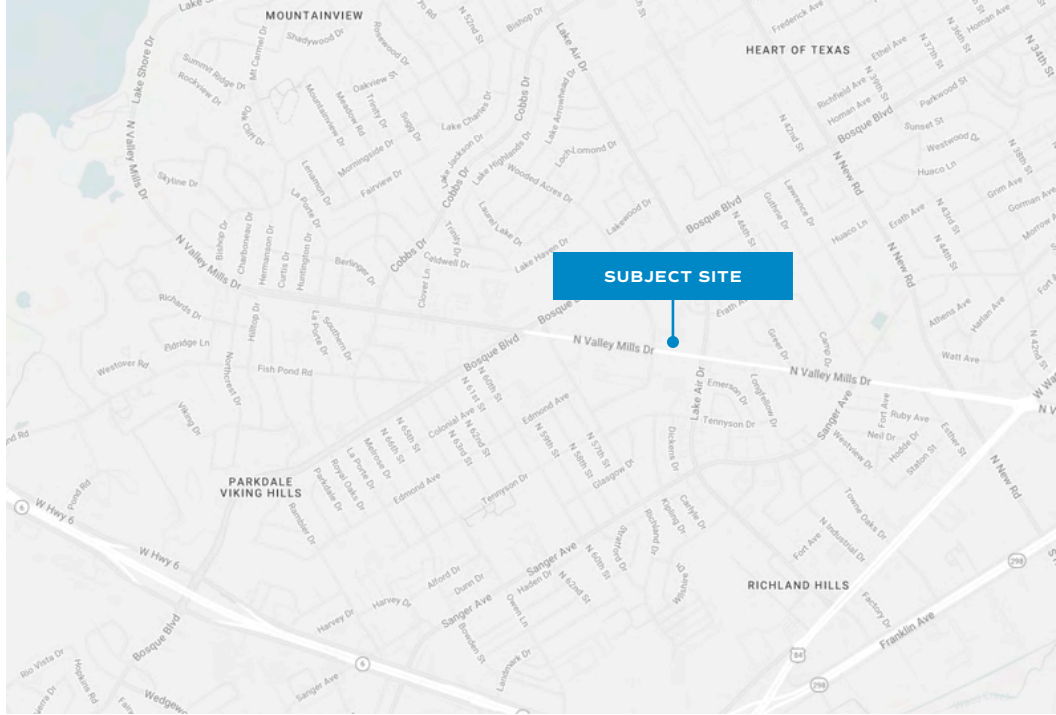
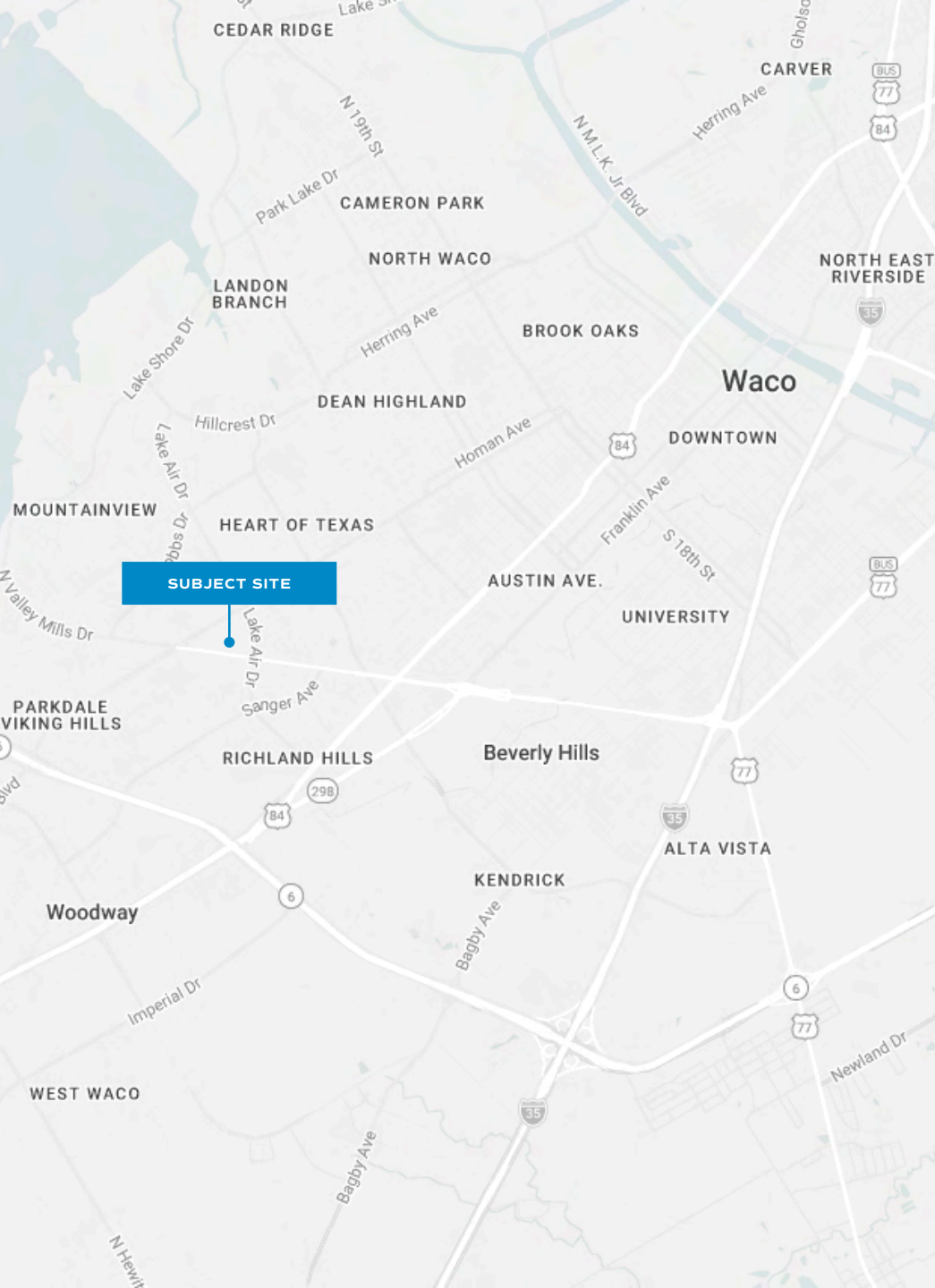
### MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$45,256	\$56,845	\$54,050

### AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$63,800	\$77,745	\$75,030





# 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
  - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
  - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
  - The broker does not perform any other act of real estate brokerage for the buyer/tenant.
- Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable Luke Holler	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_