



GREGG GLIME CCIM, SIOR

CALEB LOUDAMY

408 N VALLEY MILLS DRIVE, WACO, TX 76710

1,200 - 5,676+/- SF

FOR LEASE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER APEX, REALTORS



PROPERTY OVERVIEW

Strategically located between Waco's busiest roadways, this shopping center offers competitive rental rates in the center of town. Adjacent neighbors include: Tractor Supply, Planet Fitness, Jason's Deli, GNC and the area is filled with many national retailers (Academy, Wal-Mart, Lowes, etc). Multiple drive entrances service the property from Valley Mills Dr., making convenient access to Highway 6, I-35 and Baylor University.

- Strong retail corridor in the center of Waco
- Abundant parking and visibility
- Access from Valley Mills & Waco Drive
- Building signage

PROPERTY HIGHLIGHTS

PROPERTY

Waco Square

LOCATION

408 N Valley Mills Drive, Waco, TX 76710

PROPERTY TYPE

Retail

MARKET

Waco

ZONING

C-3

AVAILABLE SPACE

1,817+/- SF

5,676+/- SF

LOT SIZE

7.088+/- Acres

LEASE RATE

\$9.00 - \$16.00 SF

NNN PRICE

\$3.50/SF



PHOTO GALLERY




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VALLEY MILLS DR | 25,261 VPD

WACO DR | 22,795 VPD

 [Click to view property](#)



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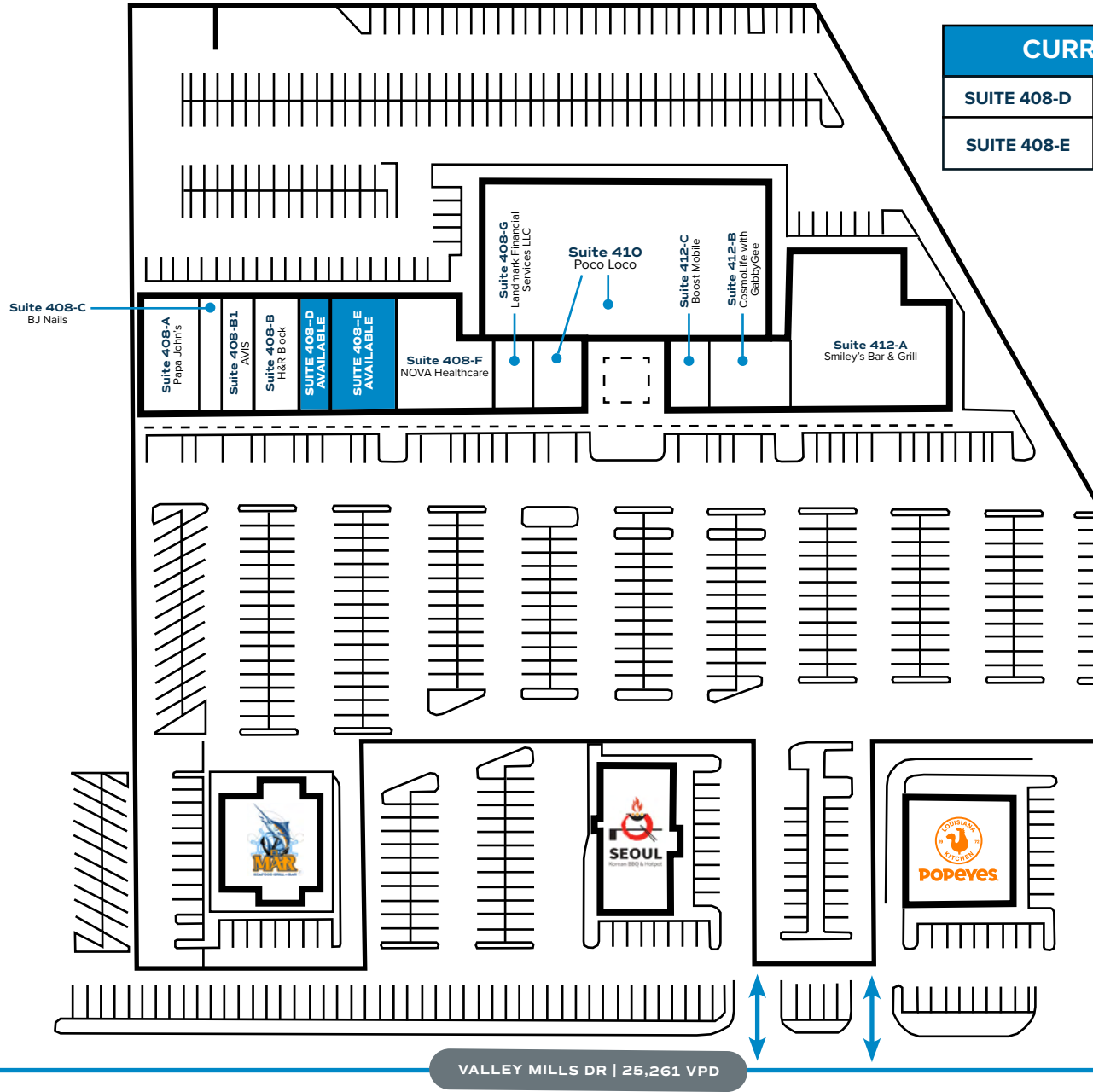
AVAILABLE SPACE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Outparcel	El Mar	4,296	NNN	-	-
408-A	Papa John's	1,720	NNN	-	-
408-B1	AVIS	1,124	NNN	-	-
408-B	H&R Block	2,260	NNN	-	-
408-C	BJ Nails	1,000	NNN	-	-
408-D	AVAILABLE	1,817	NNN	\$12.00/SF	Inline Retail
408-E	AVAILABLE	5,676	NNN	\$9.00-\$13.00/SF	Inline Retail
408-F	NOVA Healthcare	4,828	NNN	-	-
408-I	Landmark Financial Services, LLC	1,200	NNN	-	-
410	Poco Loco	22,800	NNN	-	-
412-A	Smiley's Bar & Grill	10,000	NNN	-	-
412-B	CosmoLife with GabbyGee	2,650	NNN	-	-
412-C	Boost Mobile	1,250	NNN	-	-

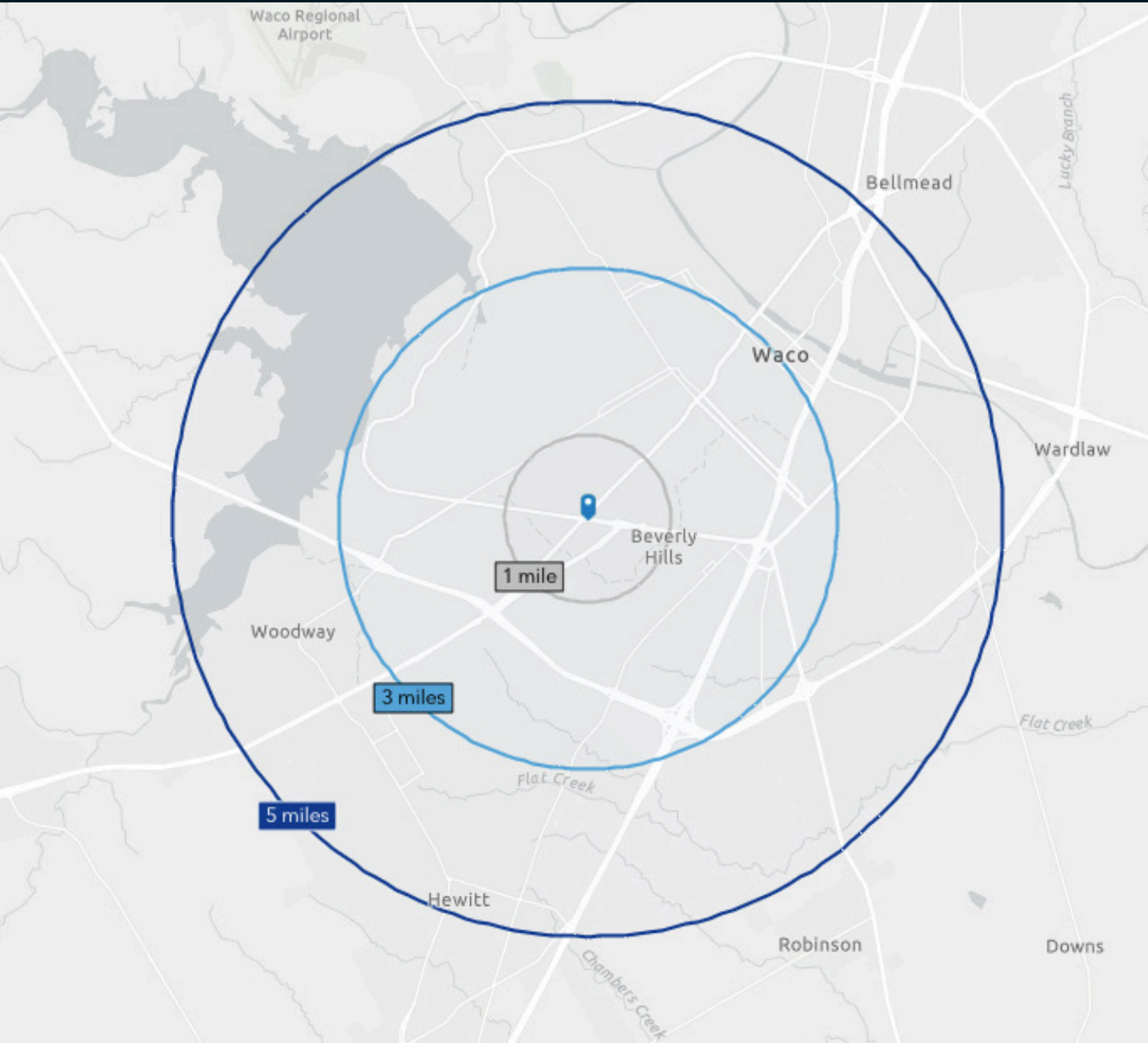


WACO SQUARE AVAILABILITY

CURRENT AVAILABILITY		
SUITE 408-D	1,817 SF	AVAILABLE
SUITE 408-E	5,676 SF	AVAILABLE



DEMOGRAPHICS



DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	9,440	75,477	127,391
2020 Population	10,326	80,098	137,370
2025 Population	10,324	80,993	138,422



Median Age
33.1

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	4,066	28,241	48,037
2020 Households	4,366	30,727	52,377
2025 Households	4,453	32,061	54,568

MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$49,211	\$51,437	\$53,190

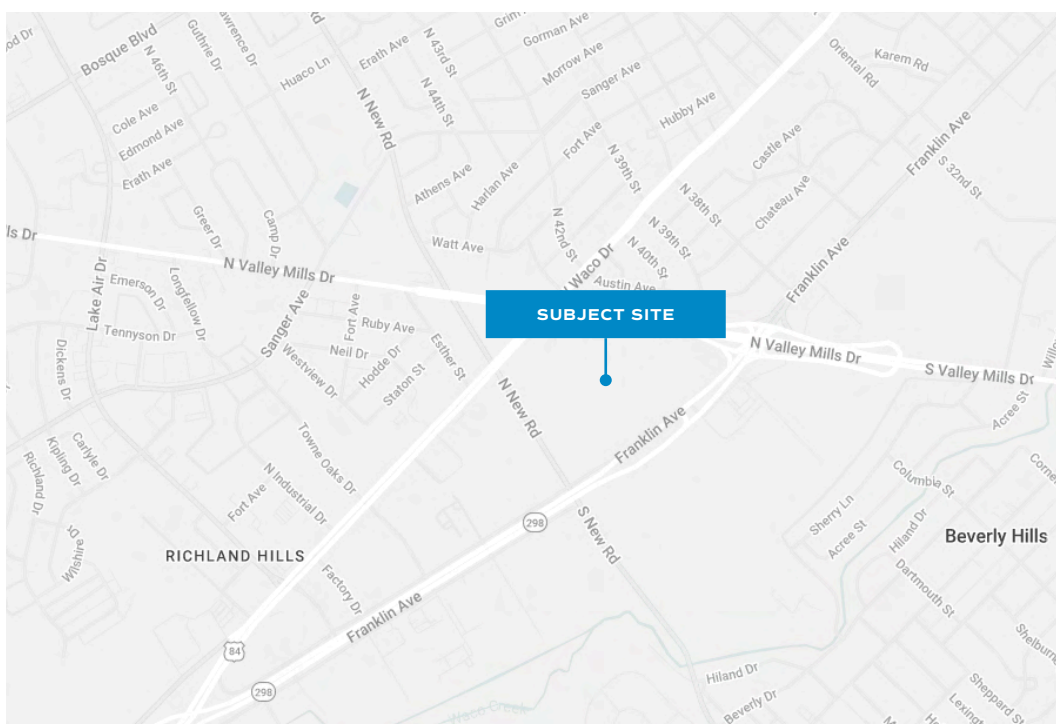
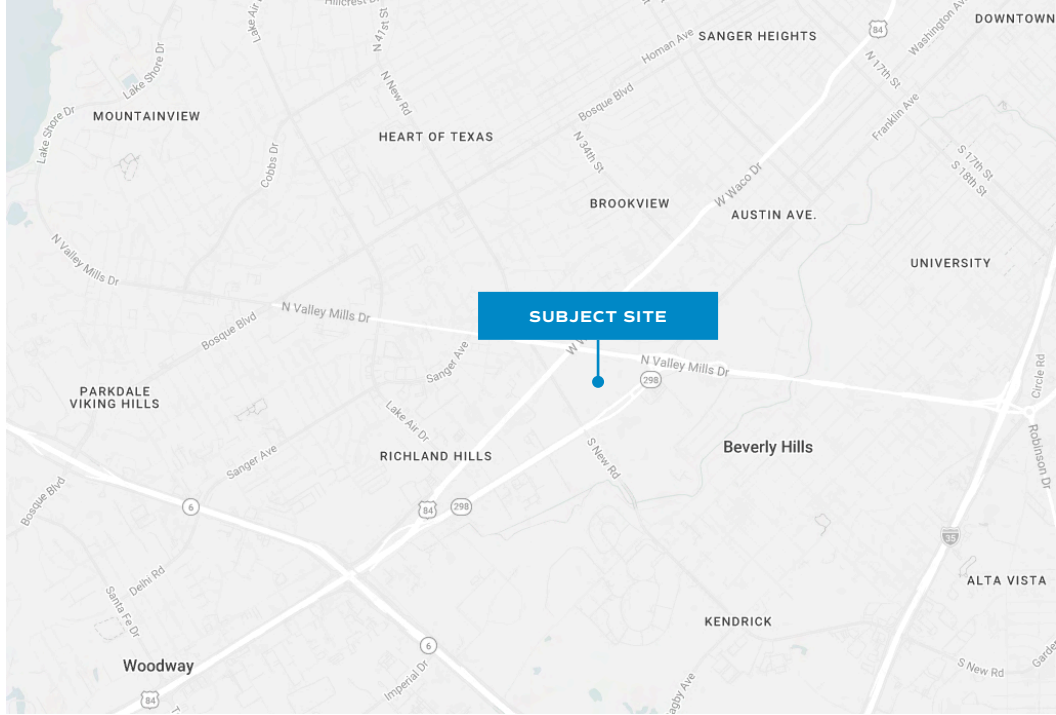
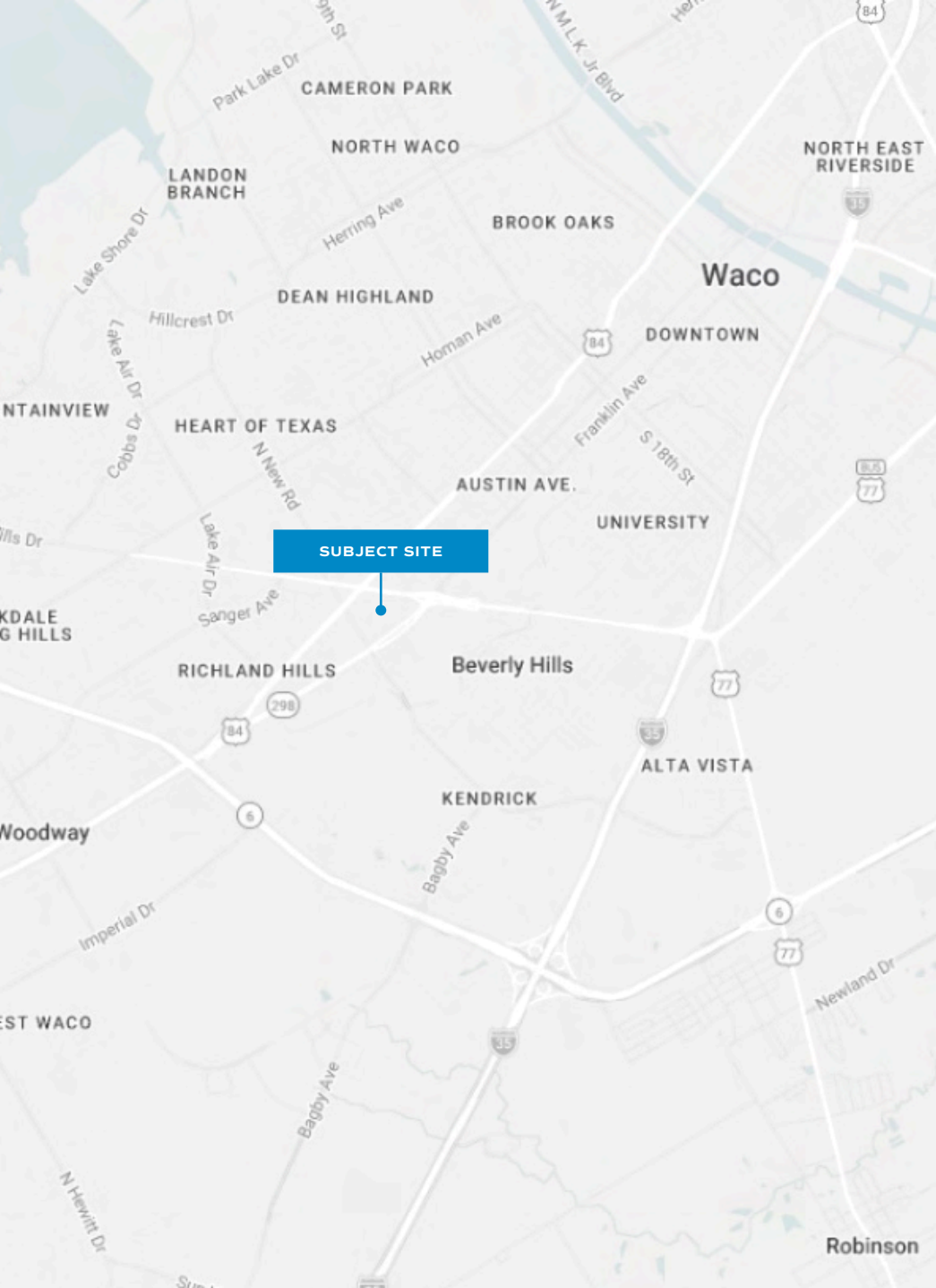
AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$69,090	\$69,315	\$73,239



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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.

11-03-2025



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.

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 Sales Agent/Associate	License No.	License No.	Email	Phone