



GREGG GLIME SIOR, CCIM

13701 W WOODWAY DR, WOODWAY, TX 76712
The Outlook at Bosque Ridge, Bldg 6 | 1,125 - 2,825 SF

FOR LEASE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

This master-planned mixed-use development offers strategic positioning along Highway 84 - Waco's primary commuting corridor. The location of this development offers convenient access from both directions on Highway 84 and is located at the intersection of Ritchie Road which is seeing thousands of rooftops under construction. This development is geared toward experiential shopping and retail, offering an on-site amphitheater, wooded walking trails and water features.

- Ample parking - 446 parking spaces
- Large outdoor patios and landscaping areas
- Great views overlooking the Bosque River Valley
- Walking trails, water features, scenic terrain
- High visibility / good accessibility off Highway 84
- Good ingress and egress on all sides
- New Ascension Providence Clinic

PROPERTY HIGHLIGHTS

PROPERTY

The Outlook at Bosque Ridge, Building 6

LOCATION

13701 W Waco Dr, Woodway, TX 76712

PROPERTY TYPE

Retail

MARKET

Woodway

BUILDING SIZE

26,800 SF

AVAILABLE SF 2ND FLOOR

Leased

AVAILABLE SF 1ST FLOOR

1,125 - 2825+/- SF

LEASE RATE 1ST FLOOR

Call for Pricing

TI Negotiable



PHOTO GALLERY



AVAILABILITY



Available Space - First Level

SUITE 611 | Heritage Creamery

- 1,210 SF
- 2nd Generation
- Patio
- End Cap

SUITE 612

- 1,125 SF
- Cold, dark shell, ready for build-out
- Can be combined with Suite 611

SUITE 616

- 2,627 SF
- 2nd Generation



Available Space - First Level

SUITE 619 | Oak & Ivy

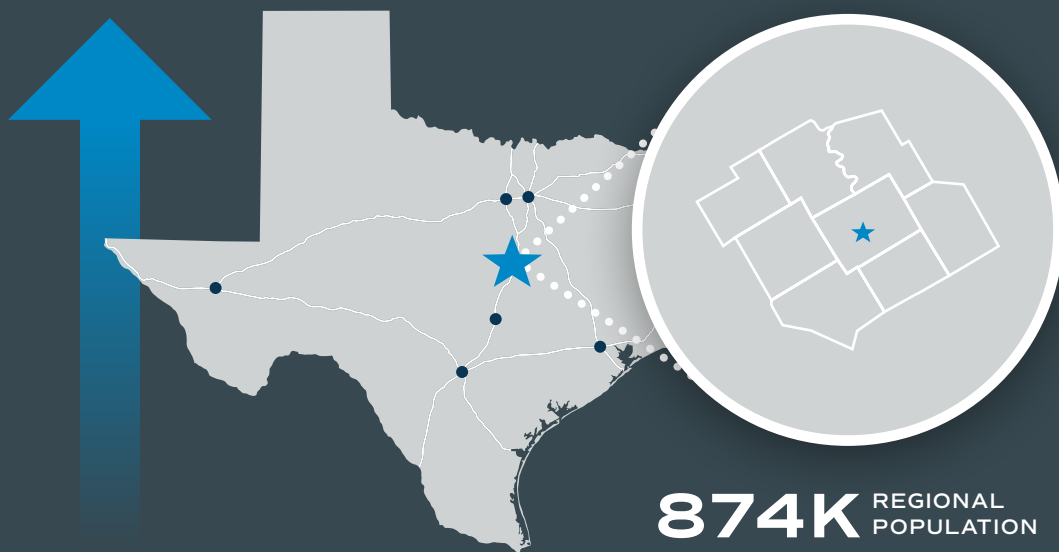
- 2,825 SF
- 2nd Generation Restaurant Space
- End Cap
- Patio





RETAILER & NEIGHBORHOOD MAP





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

2022 Visits

621 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**."





TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode

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	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	1,074	98.71%	10.11%	976
Upscale Avenues (L2)	0	0.00%	5.50%	0
Uptown Individuals (L3)	0	0.00%	3.91%	0
Family Landscapes (L4)	0	0.00%	7.91%	0
GenXurban (L5)	13	1.19%	11.14%	11
Cozy Country Living (L6)	0	0.00%	11.81%	0
Sprouting Explorers (L7)	0	0.00%	7.53%	0
Middle Ground (L8)	1	0.09%	10.81%	1
Senior Styles (L9)	0	0.00%	5.79%	0
Rustic Outposts (L10)	0	0.00%	7.94%	0
Midtown Singles (L11)	0	0.00%	6.24%	0
Hometown (L12)	0	0.00%	5.88%	0
Next Wave (L13)	0	0.00%	3.88%	0
Scholars and Patriots (L14)	0	0.00%	1.57%	0

Key Facts

\$426,911
Median Home Value

\$158,162
Median HH Income

1.7%
No High School Diploma

8.5%
High School Graduate

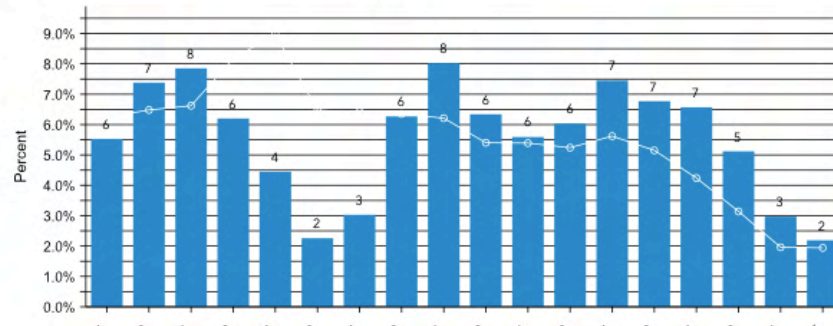
2.7
Home Value to Income Ratio

1,088
Households

19.7%
Some College/ Associate's Degree

70.1%
Bachelor's/Grad/ Prof Degree

Age Profile



Dots show comparison to McLennan County

2024 Households by income (Esri)

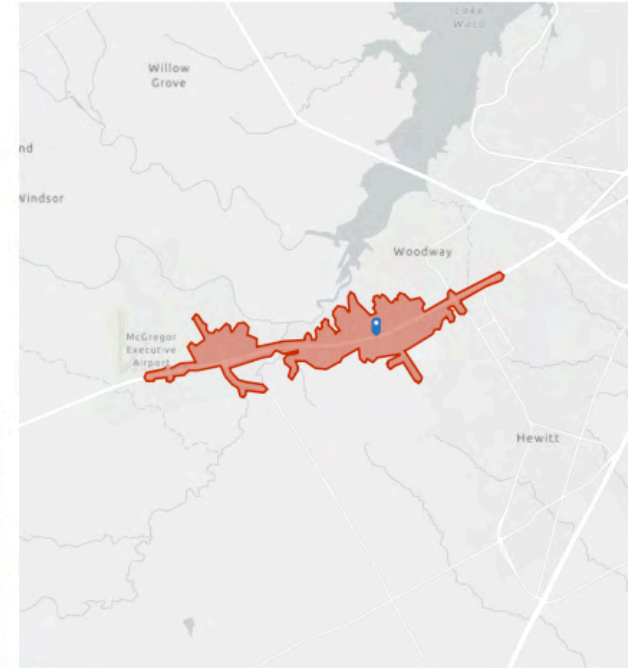
The largest group: \$200,000+ (38.3%)

The smallest group: \$15,000 - \$24,999 (1.5%)

Indicator ▲	Value	Diff
<\$15,000	1.9%	-9.9%
\$15,000 - \$24,999	1.5%	-4.2%
\$25,000 - \$34,999	1.7%	-5.9%
\$35,000 - \$49,999	4.6%	-7.4%
\$50,000 - \$74,999	6.2%	-11.3%
\$75,000 - \$99,999	12.7%	0
\$100,000 - \$149,999	18.3%	+0.5%
\$150,000 - \$199,999	14.7%	+7.7%
\$200,000+	38.3%	+30.3%

Bars show deviation from McLennan County

Education



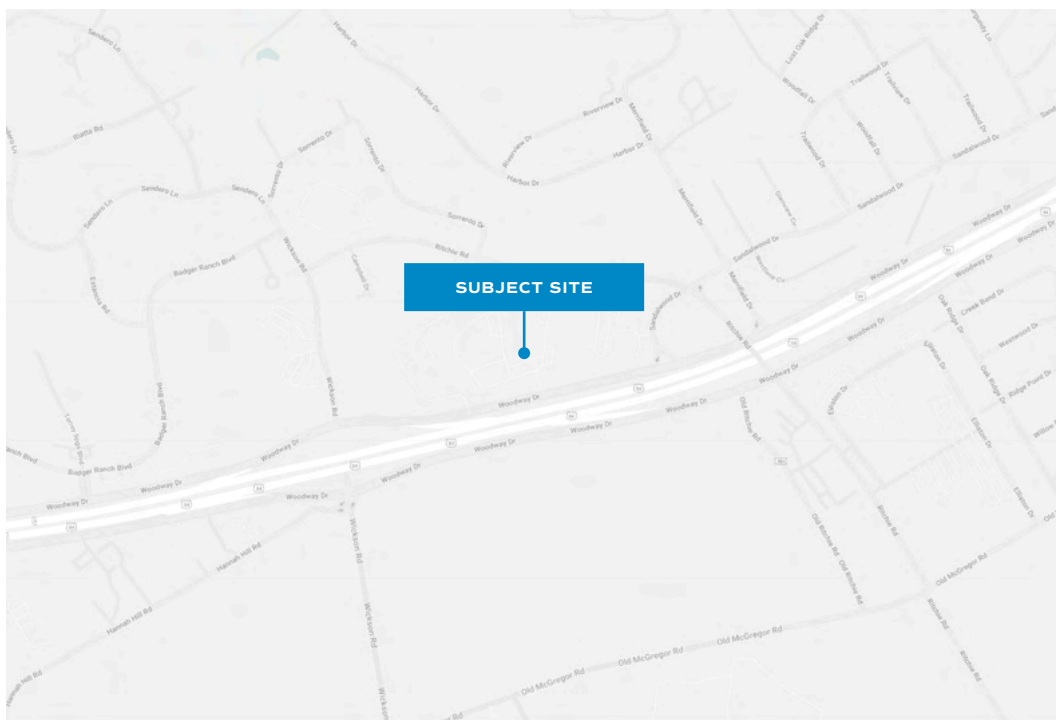
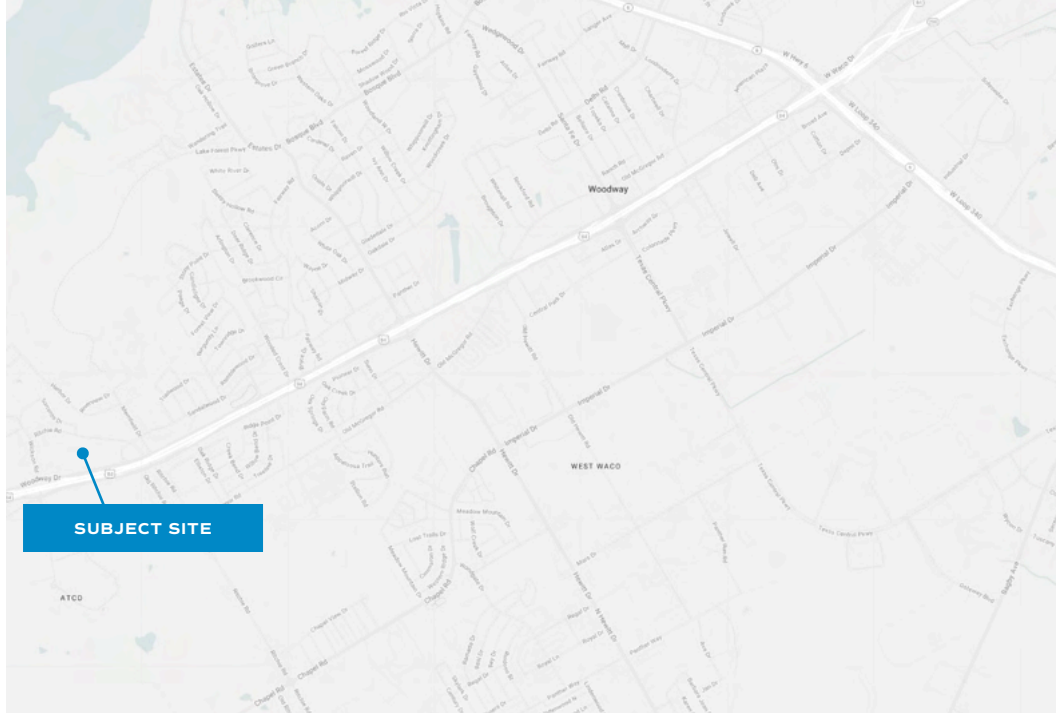
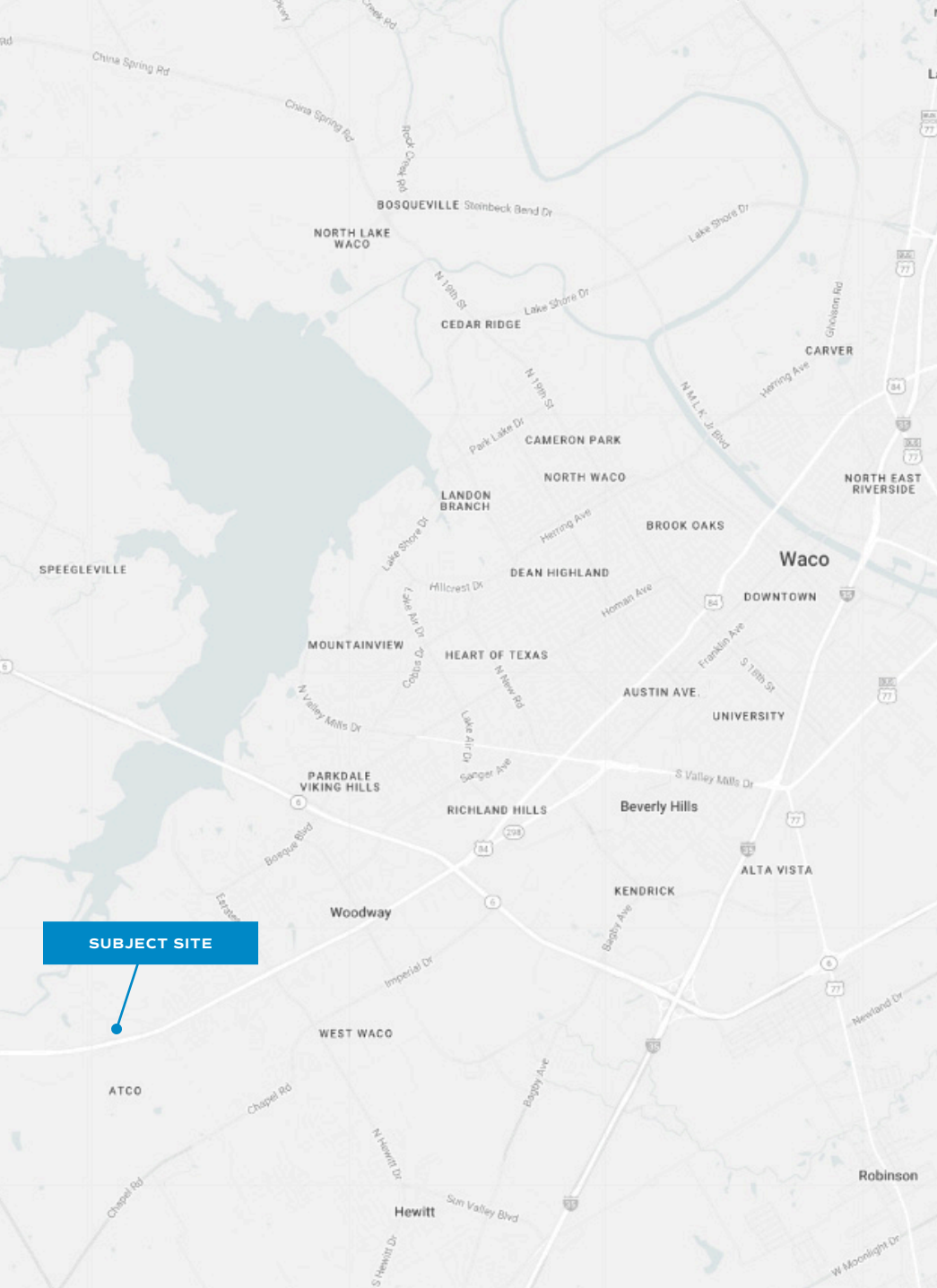
Tapestry segments

	1D Savvy Suburbanites 660 households	60.7% of Households	▼
	1A Top Tier 293 households	26.9% of Households	▼
	1B Professional Pride 121 households	11.1% of Households	▼

Source: This infographic contains data provided by Esri (2024).

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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.

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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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