



CLAY FULLER

LAKE AIR MALL | LAKE AIR COURT

Available: 1,240+/- SF - 11,580+/- SF

FOR LEASE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER APEX, REALTORS



PROPERTY OVERVIEW

Lake Air Mall & Court is a premier retail destination in the heart of Waco's strongest commercial corridor, strategically positioned at the high-traffic intersection of Bosque Boulevard and North Valley Mills Drive with exposure to more than 40,000 vehicles per day. Anchored by one of Texas' top-ranked Target locations and surrounded by a dynamic mix of national retailers, restaurants, and office users, the center benefits from exceptional daily traffic and strong consumer draw. The property serves a robust trade area making it an ideal location for retailers seeking visibility and access to established demand. With a long-standing presence in one of Waco's most established commercial corridors, Lake Air Mall & Court offers tenants the opportunity to join a proven retail hub in a thriving market.

PROPERTY HIGHLIGHTS

PROPERTY

Lake Air Mall | Lake Air Court

LOCATION

Lake Air Mall: 5301 Bosque Blvd, Waco, TX 76710

Lake Air Court: 1428 Wooded Acres Dr, Waco, TX 76710

PROPERTY TYPE

Retail

ZONING

C-3

AVAILABLE SPACE

#108: 11,580 SF Available

#130: 1,875 SF Available

- New electrical and HVAC installed

#160: 2,652 SF Available

- New electrical and HVAC installed

#305: 2,668 SF Available

#315: 2,000 SF Available

#270: 1,240 SF Available

#280: 1,240 SF Available

LEASE RATE

Call for Pricing

LAKE AIR MALL

152,362 SF

94% Leased

LAKE AIR COURT

62,263 SF

98% Leased

OVER 40,000
Vehicle visits per day

TARGET
Ranked #12 out of 150
Texas locations



Clay Fuller

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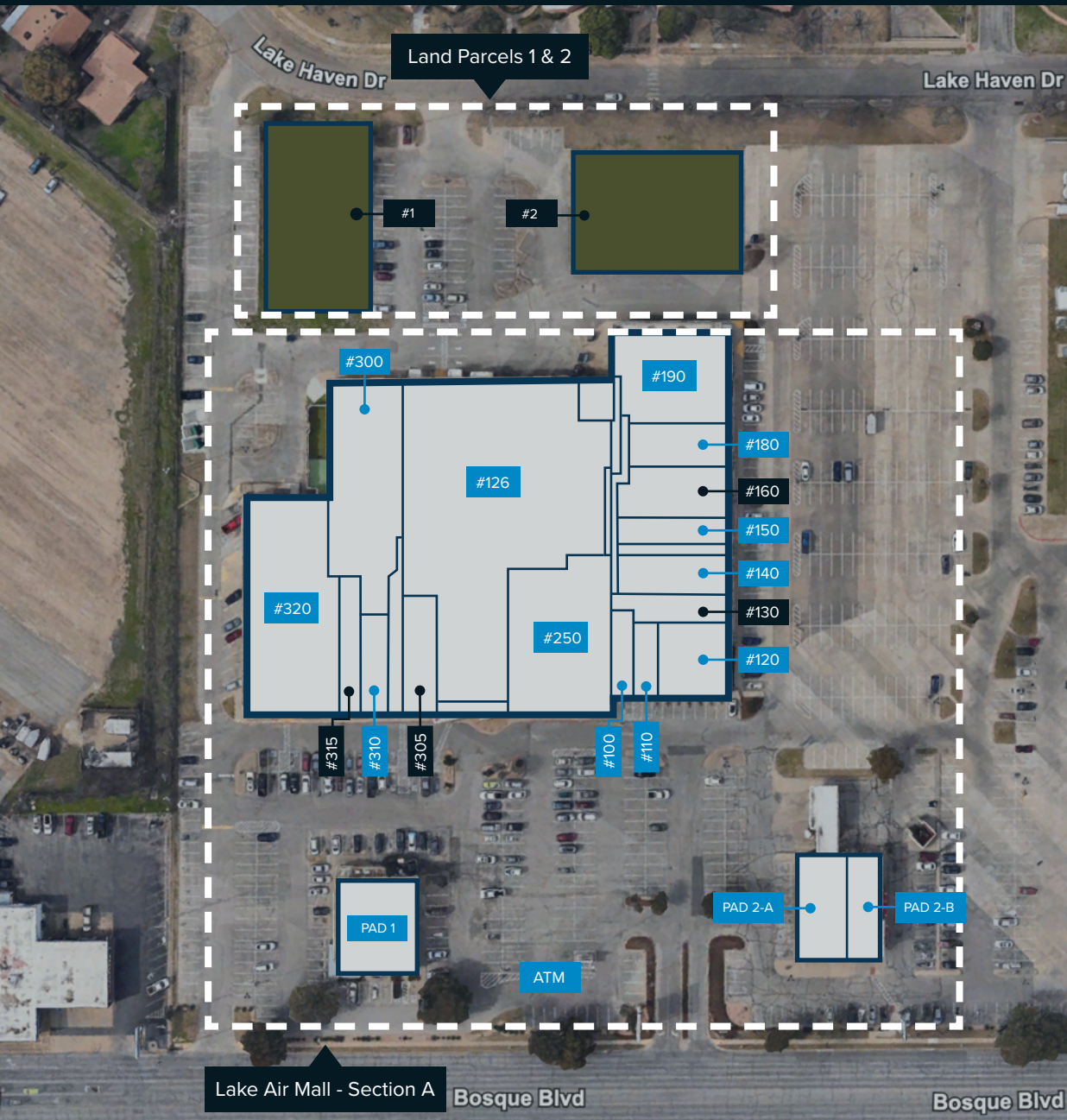
PHOTO GALLERY



PHOTO GALLERY



LAKE AIR MALL - 5301 BOSQUE BLVD



LAKE AIR MALL - SECTION A

#130 - 1,875 SF Available

*new electrical and HVAC installed

#160 - 2,652 SF Available

*new electrical and HVAC installed

#305 - 2,668 SF Available

#315 - 2,000 SF Available

AVAILABLE LAND PARCELS

#1 - 0.96 Acres/11,000 SF Available

#2 - 1.36 Acres/12,000 SF Available

NOTABLE BUSINESSES

verizon



five BEL®W Beltone
G4 Hearing



dogtopia

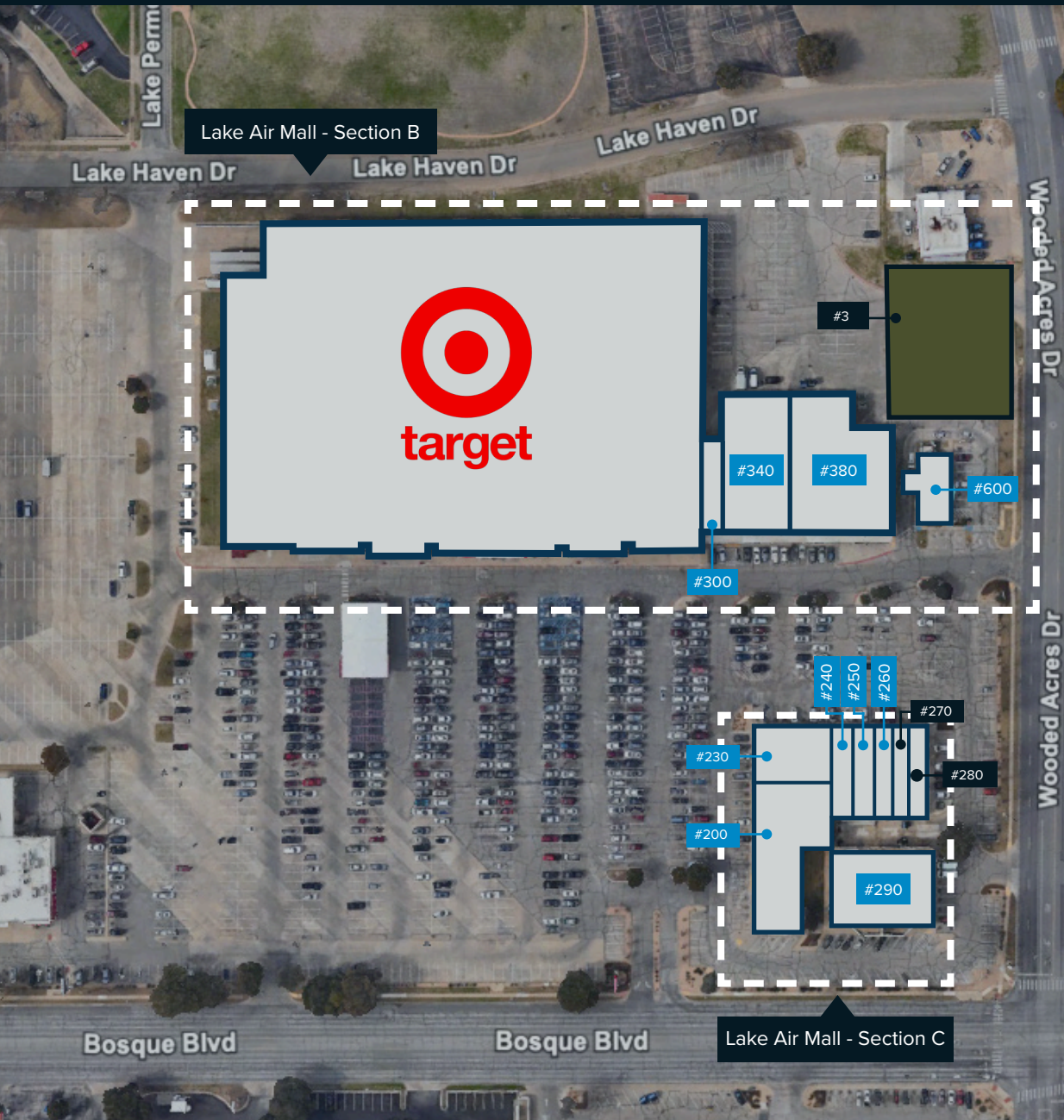


octapharma
plasma



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LAKE AIR MALL - 5301 BOSQUE BLVD



AVAILABLE LAND PARCELS - SECTION B

#3 - 0.438 Acres
Includes 11 parking spaces
Available for Ground Lease

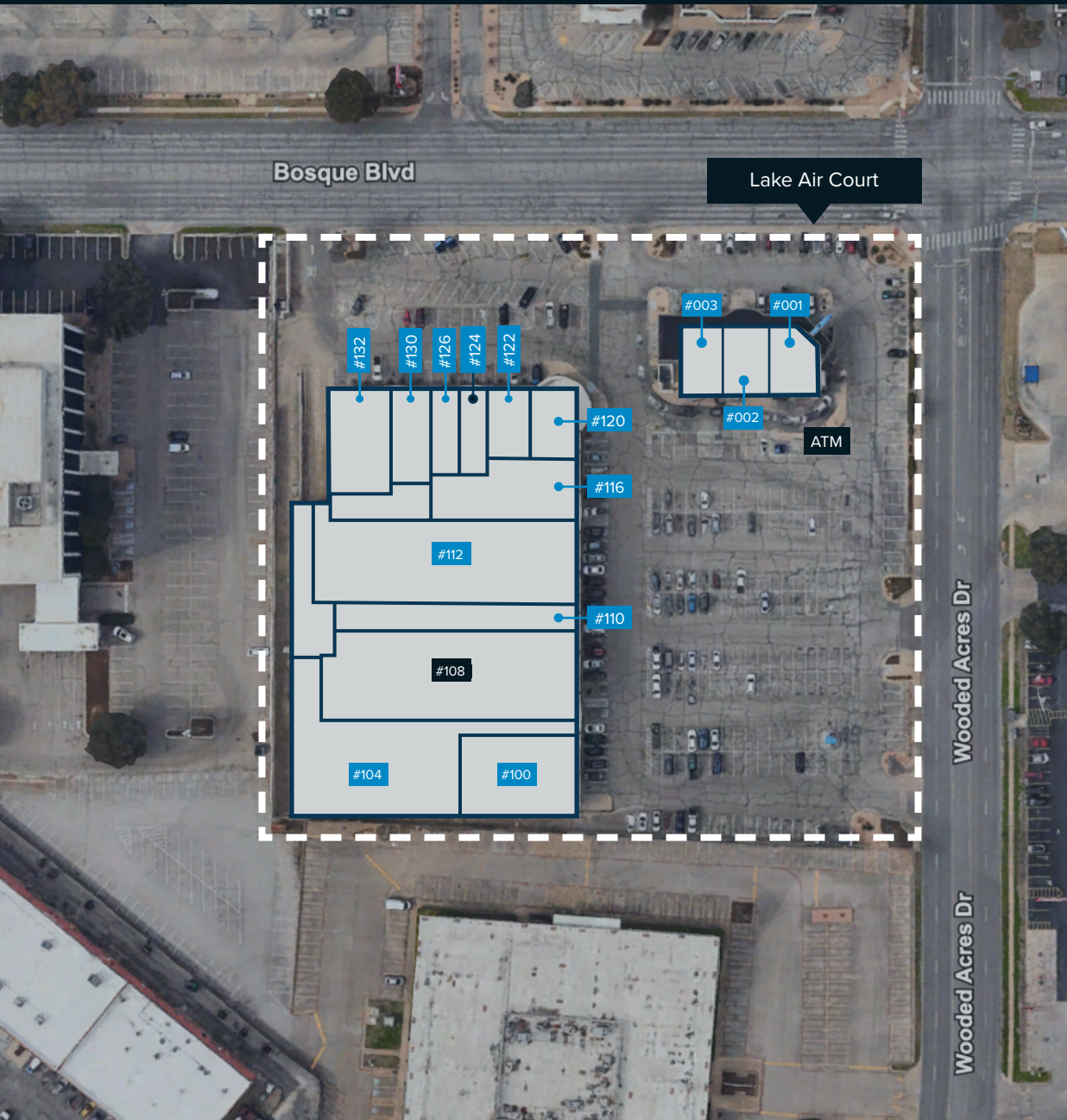
LAKE AIR MALL - SECTION C

#270 - 1,240 SF Available
#280 - 1,240 SF Available

NOTABLE BUSINESSES



LAKE AIR COURT - 1428 WOODED ACRES DR



LAKE AIR COURT

#108 - 11,580 SF Available

ATM Available 162 SF

NOTABLE BUSINESSES



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TRADE AREA DEMOGRAPHICS

-  **Average Business Tenure**
10.8 years
-  **Average Household Income**
\$65,869
-  **Population within 10 mi**
213,736 residents
79,344 households
-  **Vehicles Per Day**
40,000
-  **Peak Hours**
4pm - 6pm

TRADE AERIAL OVERVIEW

The site trade area is defined by analyzing mobile phone data of visitors provided by Placer.ai. This trade area captures 70% of all customers who visited in 2025 YTD.

TRADE AERIAL FINDINGS

Lake Air Mall

4.5 million visitors annually (+6% over last 2 years)

Target

1.9 million visitors in 2025

#1 location within 50 miles

HEB

2.9 million visitors in 2025 (+7% YoY)

Only location in a 3 mile radius

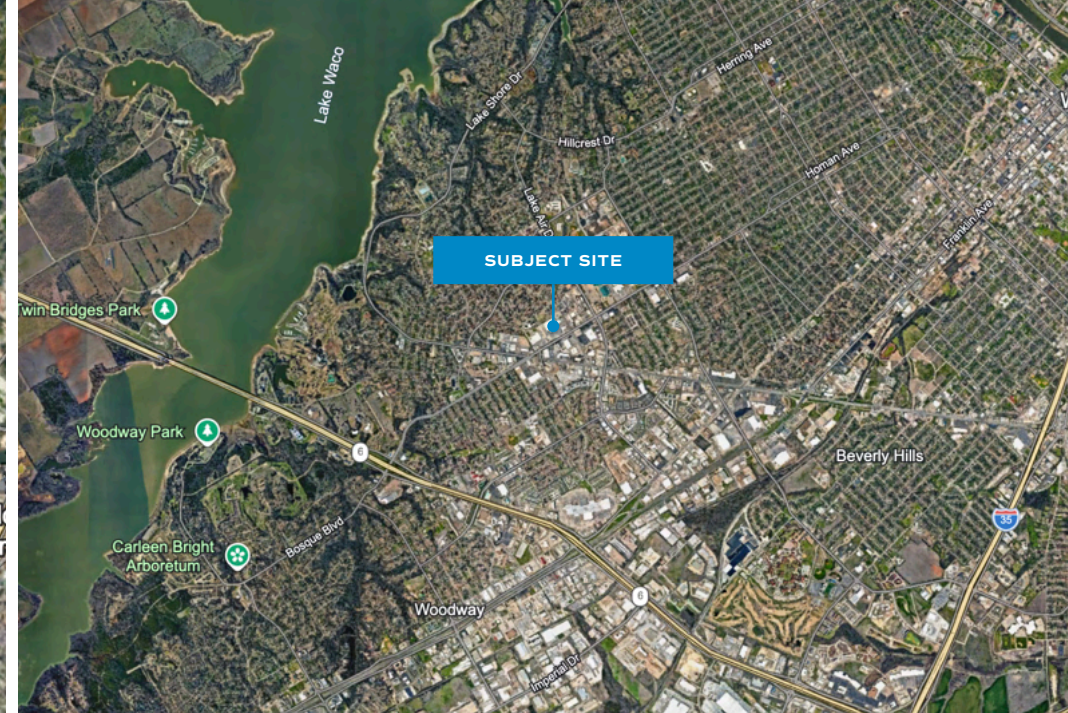
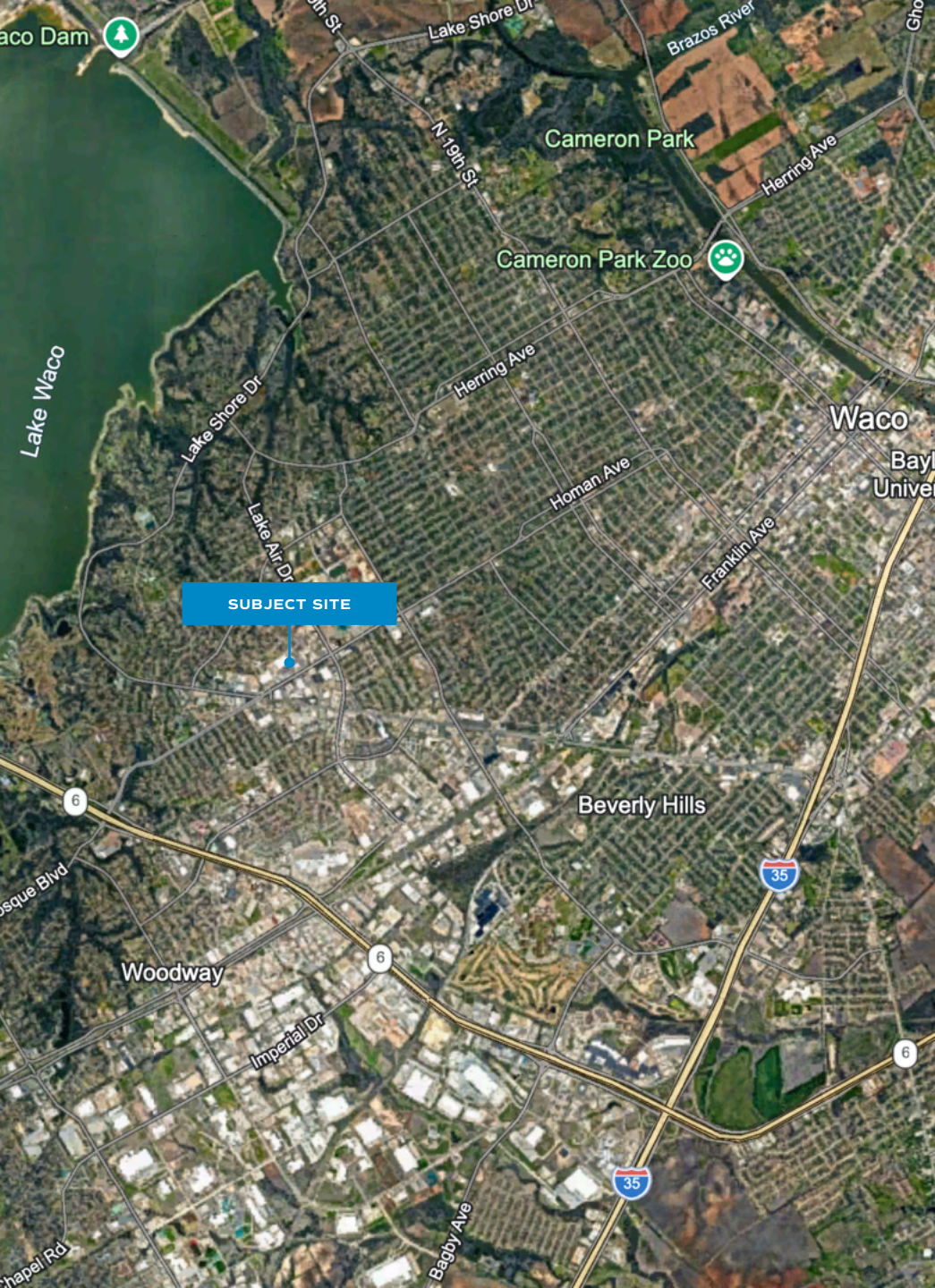
Starbucks

#2 highest number of visits: 390k

Baylor University

207k visitors from Baylor





CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



CLAY FULLER

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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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