Ridgewood Village Shopping Center

RIDGEWOOD VILLAGE SHOPPING CENTER - FOR LEASE

2002-2066 North Valley Mills
Waco, TX 76710

Reid Peevey
Commercial

THE SPACE

Location	**2002-2066 North Valley Mills, Waco, TX, 76710**
COUNTY	**McLennan**
Cross Street	**Cobbs Drive**

HIGHLIGHTS

- Mixed Use Center - Including retail, medical & restaurant
- Drive up access with glass fronts
- Located at the corner of North Valley Mills Drive & Cobbs Blvd.
- Spaces range from 900 to 6,000+ SF
- Gross lease type: Tenant is responsible for all utilities
- Current Tenants Include: Salty Dog, Legends Dental, The Alternative Touch, The Grape, Salon at Ridgewood, The Gift Horse,

Tenant	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
2020 N. Valley Mills Drive	6,485	$15.60	Gross	Massive open area with glass front and signage on Valley Mills. Formally a physical rehab center.
2040 N. Valley Mills Drive	1955	$16.20	Gross	Formerly Formela Beauty & Skin Spa. This space features 3 exam rooms, waiting & reception area, washer & dryer outlets and 2 restrooms'.

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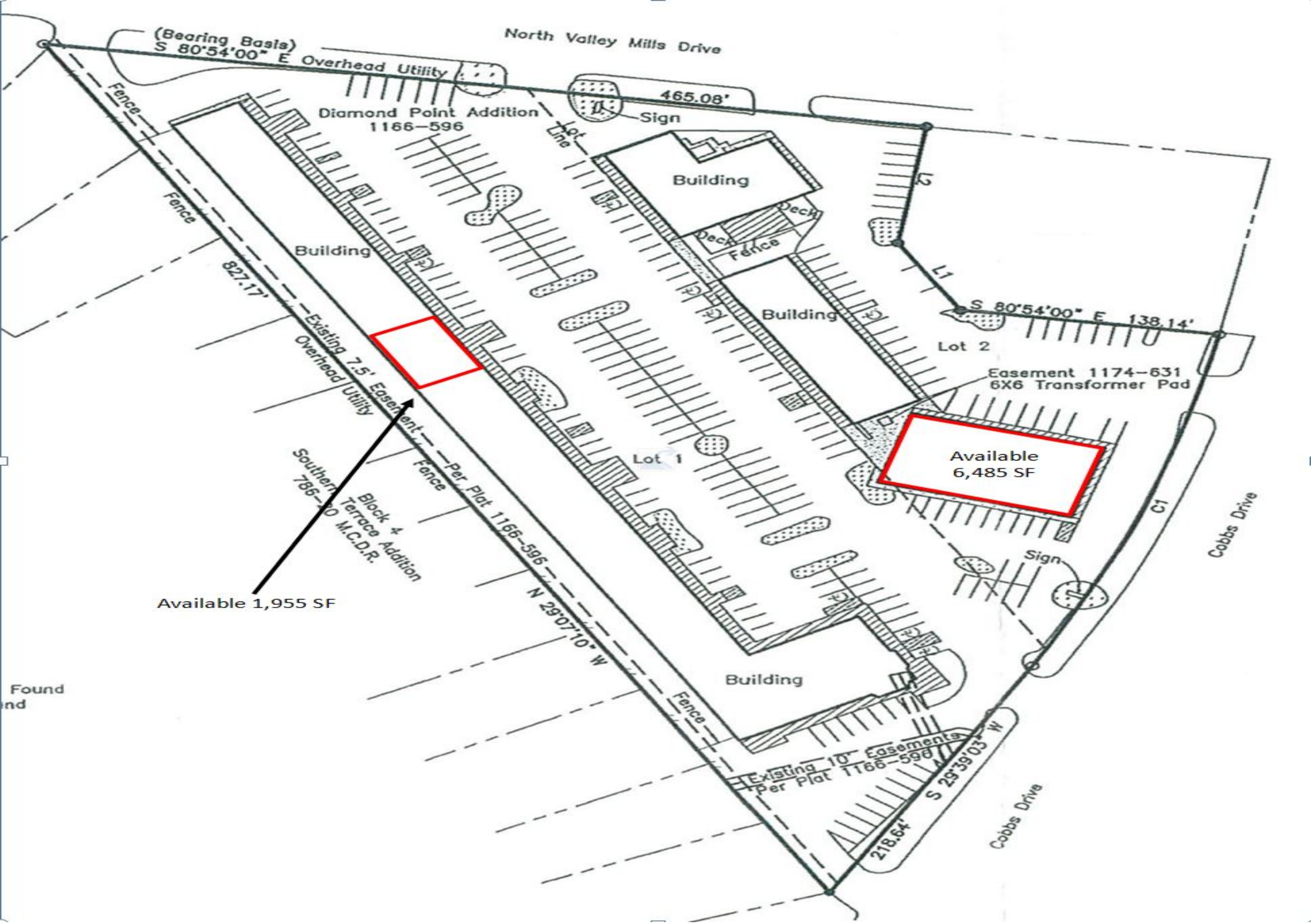
2420 Wycon Drive, Suite 301, Waco, TX 76712



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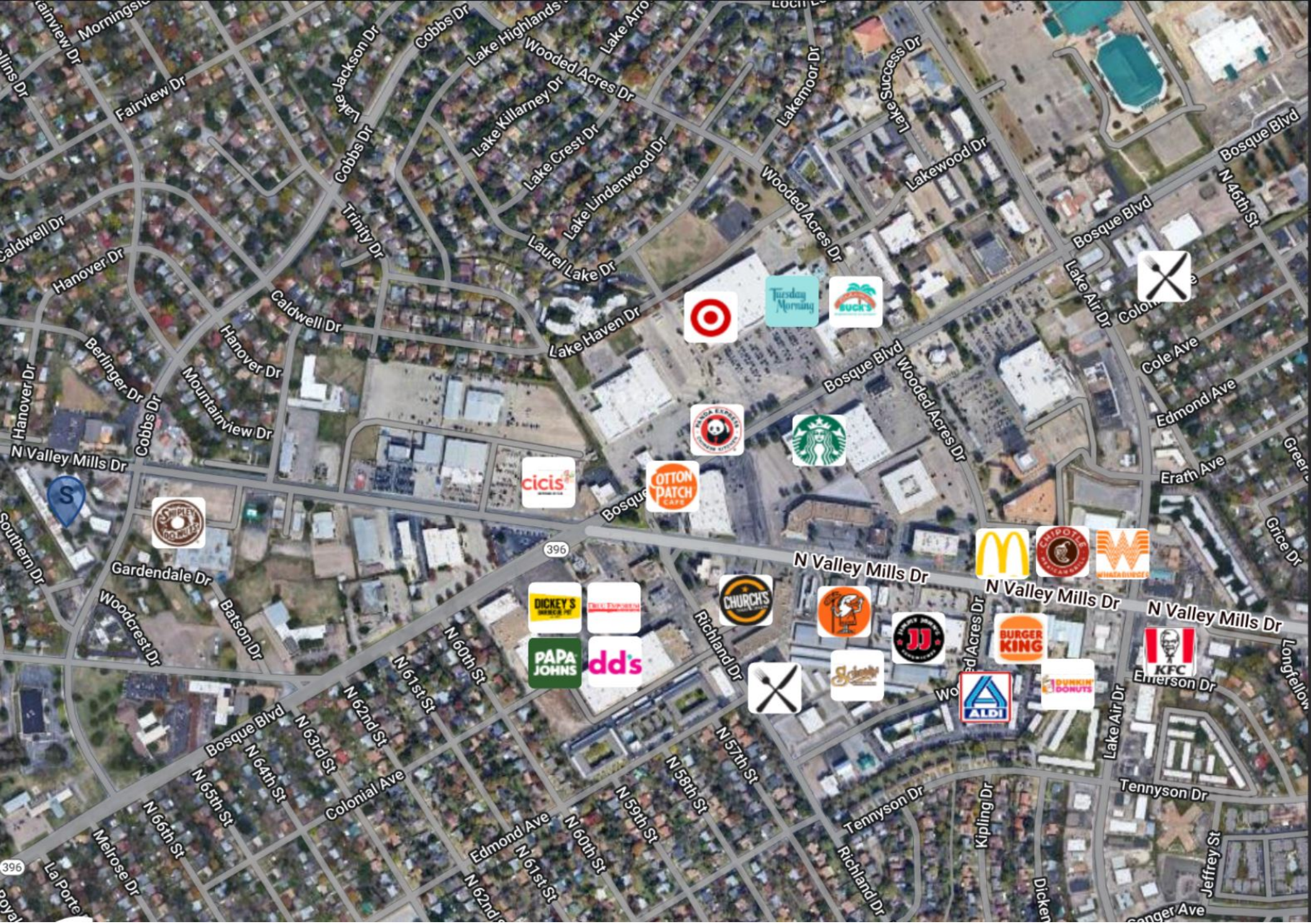

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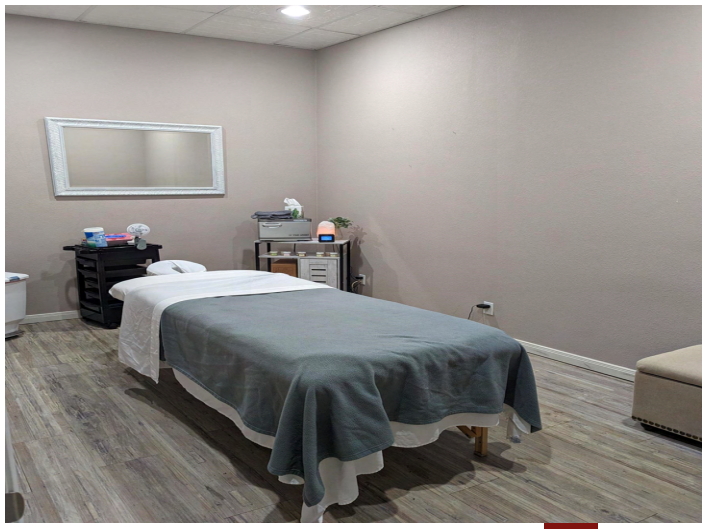
Leased

Available 6,485 SF

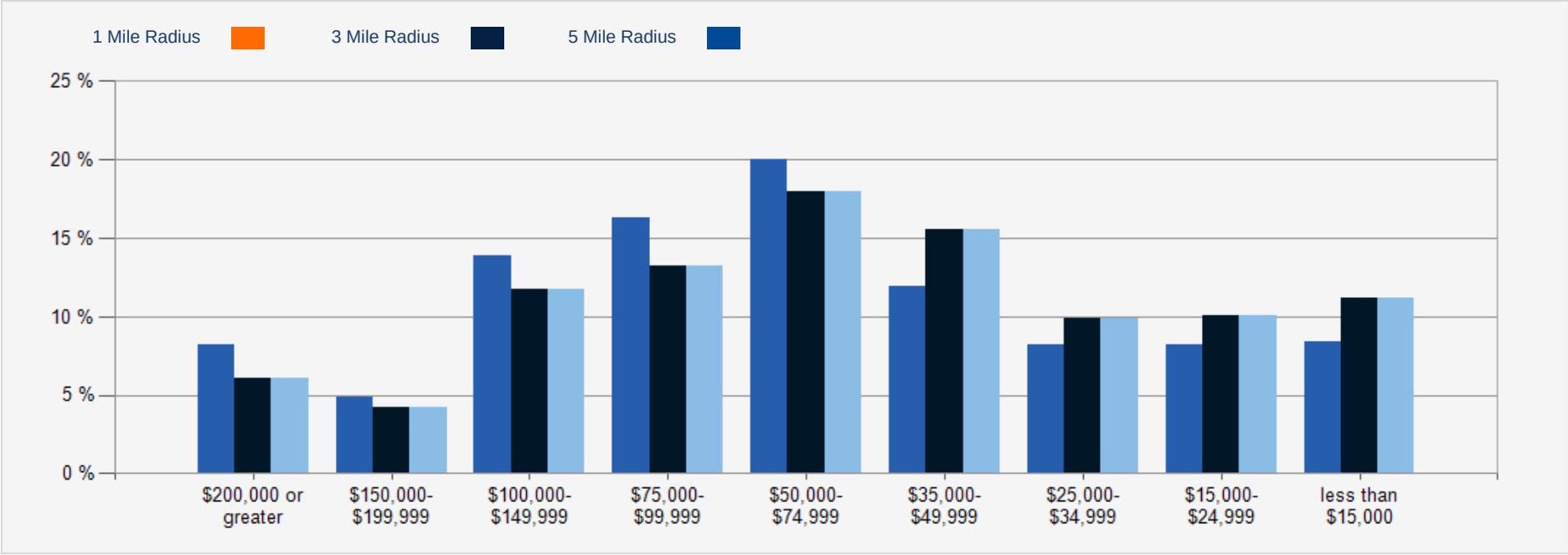
FORMELA

2040
FORMELA

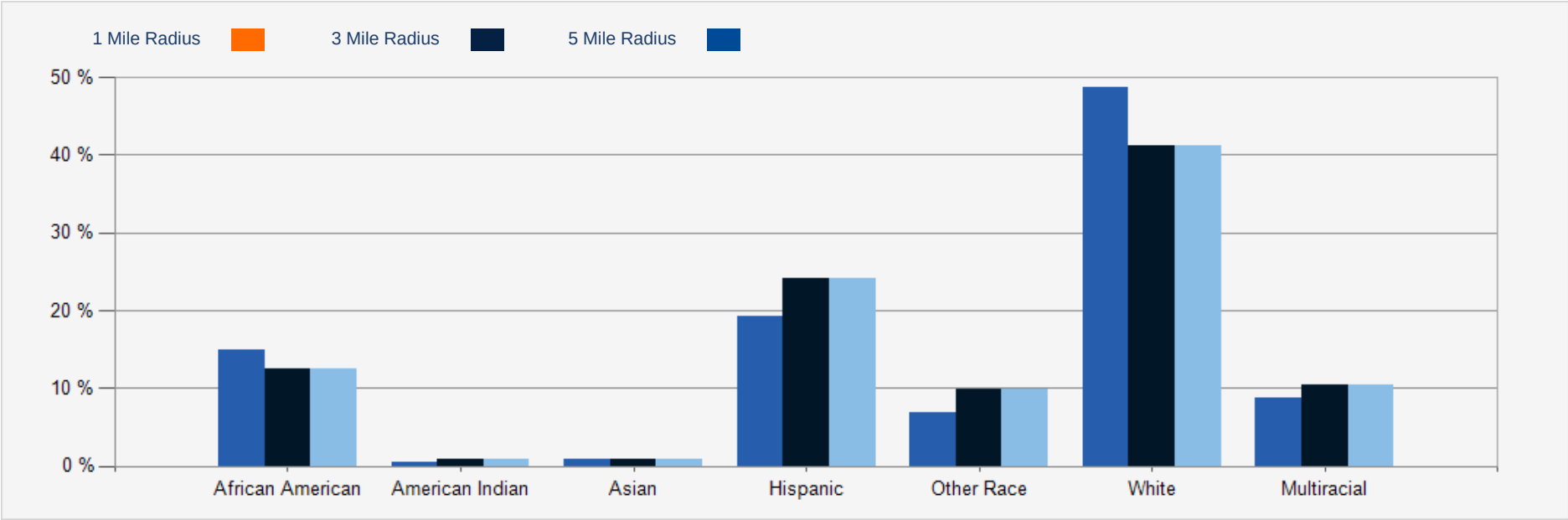
AviClear



2022 Household Income



2022 Population by Race



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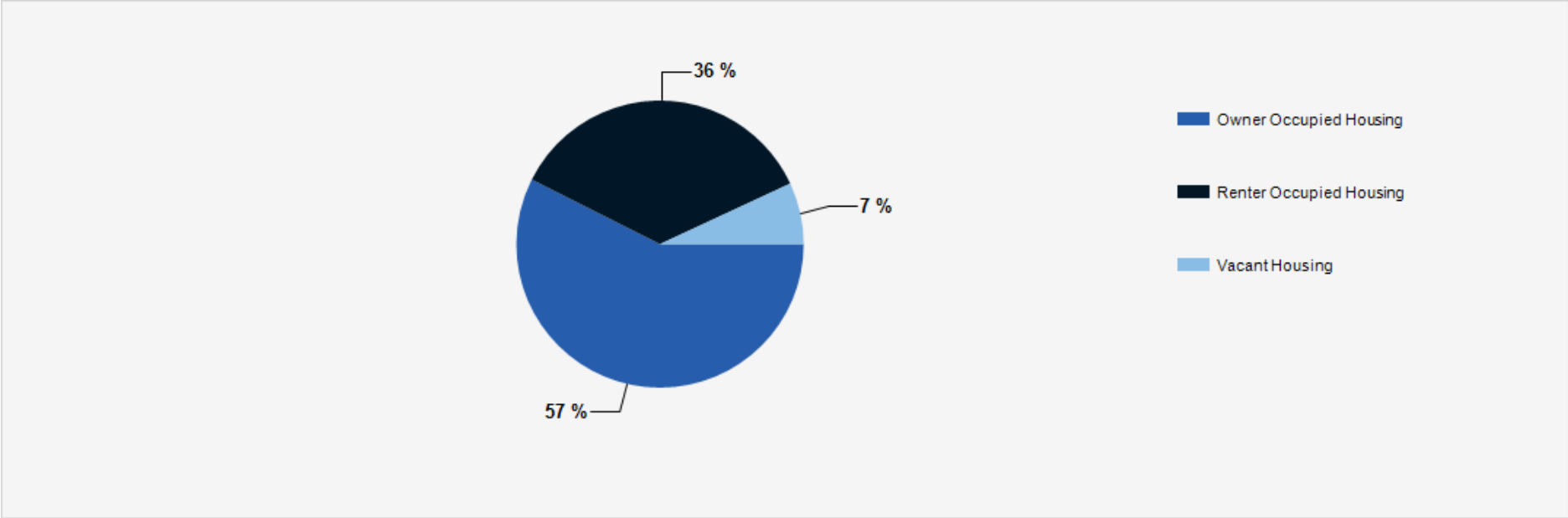
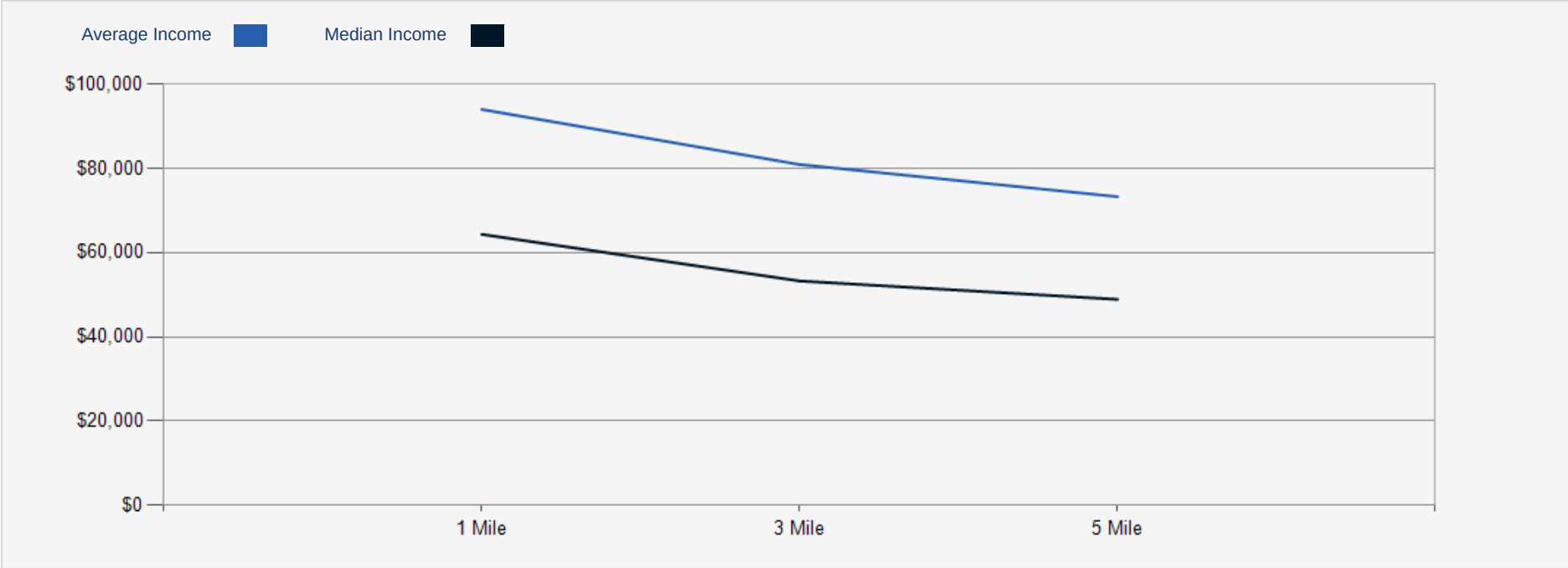
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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SIOR

REAL ESTATE ASSOCIATIONS:

- Member of CTCAR (Central Texas Association of Realtors)

- Member of National Association of REALTORS

- Member of Texas Association of Realtors

- SIOR (Society of Industrial & Office Realtors) Symbol of the highest level of knowledge, production, and ethics in the real estate industry. Recognized as the most capable and experienced brokerage practitioners in any market.

EDUCATION:

- Baylor University 2011 (Bachelor of Science in Education)

- The Texas Real Estate Commission (Agent: 2013)

- Individual Texas Real Estate Broker (2018)

- SIOR (Society of Industrial & Office Realtors 2022)

Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

Reid Peevey Company, LLC.	**9005413**	**randy@reidpeevey.com**	**(254)752-9500**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Randy Reid	**333073**	**randy@reidpeevey.com**	**(254)752-9500**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Raynor Campbell, Associate Broker	**634453**	**raynor@raynorcampbellcre.com**	**254-752-9500**
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**

Ridgewood Village Shopping Center

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Reid Peevey Company, LLC and it should not be made available to any other person or entity without the written consent of Reid Peevey Company, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Reid Peevey Company, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Reid Peevey Company, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Reid Peevey Company, LLC has not verified, and will not verify, any of the information contained herein, nor has Reid Peevey Company, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

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Reid Peevey Commercial

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