

Brazos Place Shopping Center

4330 W Waco Dr - Waco, Tx



Overview

Space available from 1,250 - 25,000 sf

Brazos Place is a well known and highly desirable shopping center located in the heart of Waco, Tx. With frontage and access to three of Waco's busiest streets Brazos Place is positioned to maximize the impact of retailers and restaurants.

- Over 90,000 combined Vehicles Per Day along frontage
- Anchors include Mardels, Jason's Deli, On the Border Pei Wei
- Visibility from 2 signaled intersections
- Attractive, well maintained and managed property
- Good tenant mix and traffic generators

Rental Rates: \$10.00-15.00 NNN

Pat Farrar
Broker

O: (254)752-9500
C: (254)749-0613

R P
Reid Peevey

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Site Plan



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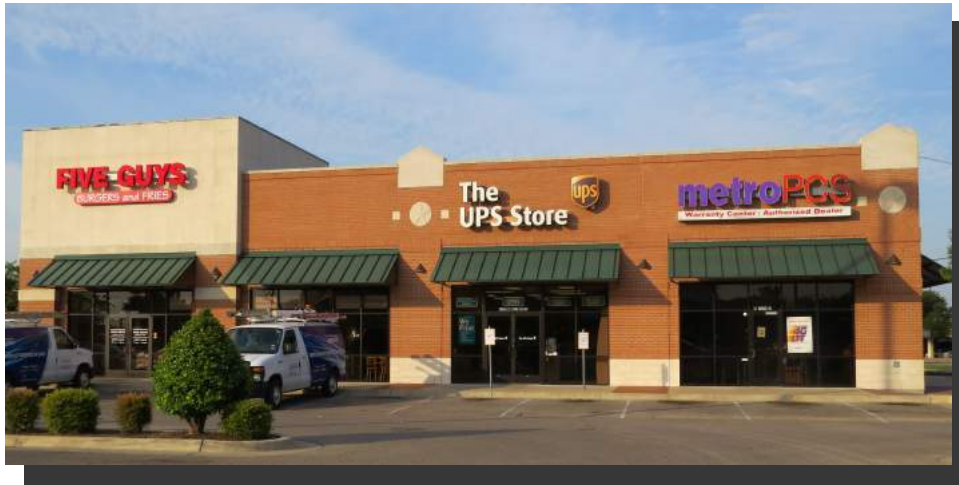


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Photos



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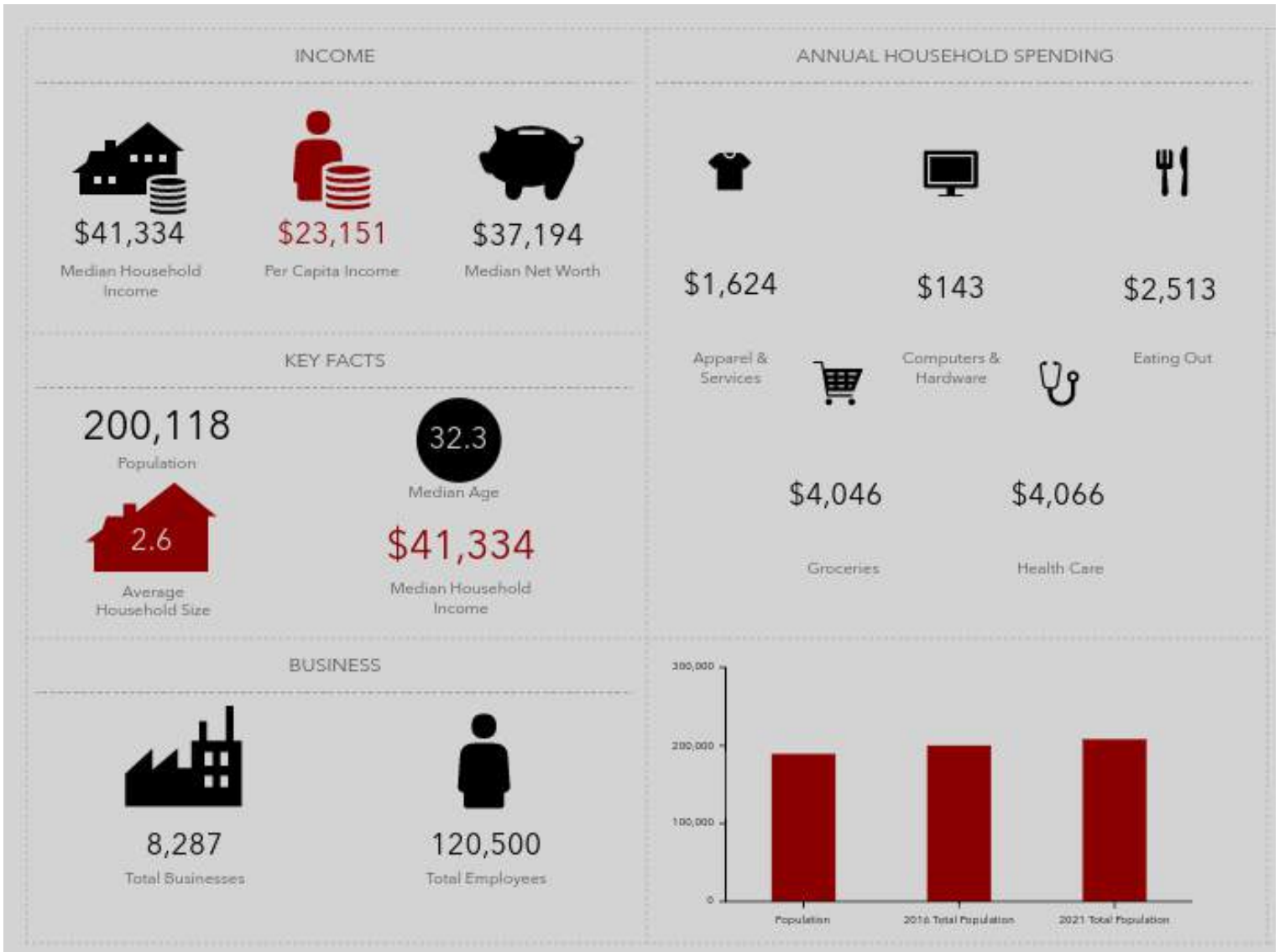
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Key Demos - 10 Mile

2016 ESRI Estimate



Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	124,795	65.9%	128,792	64.4%	131,412	63.1%
Black Alone	32,519	17.2%	33,743	16.9%	34,475	16.6%
American Indian Alone	1,196	0.6%	1,274	0.6%	1,360	0.7%
Asian Alone	3,093	1.6%	3,706	1.9%	4,242	2.0%
Pacific Islander Alone	95	0.1%	131	0.1%	160	0.1%
Some Other Race Alone	22,748	12.0%	26,425	13.2%	29,456	14.2%
Two or More Races	4,943	2.6%	6,047	3.0%	7,052	3.4%
Hispanic Origin (Any Race)	49,013	25.9%	56,869	28.4%	64,055	30.8%

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