



Reid Peevey
Commercial

Randy Reid
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35,000 SF

WACO COMMONS

35,000 SF AVAILABLE
300 N VALLEY MILLS DR., WACO TX 76710

THE SPACE

Location	300 N Valley Mills Dr., Waco, TX, 76710
Square Feet	35,000
Annual Rent PSF	\$7.25
Lease Type	NNN

Notes This 35,000-square-foot “Big Box” retail space is in a high traffic area, and its C-3 zoning provides for a wide variety of business uses. This space has tremendous frontage on Valley Mills Drive with visibility from Waco Drive, and Franklin Ave. There is ample parking in this high-traffic intersection.

HIGHLIGHTS

- Loading Docks
- 14' Ceiling height
- Sprinklered
- C-3 Zoning
- Built in 1986
- Located in a strong retail corridor on Valley Mills Drive between Waco Drive and Franklin Avenue
- Nearby retailers include Planet Fitness, Tractor Supply, Jason's Deli, Academy, Lowes, Wal-Mart, etc.
- Convenient access to the property with multiple drive entrances
- 18 Columns spaced (37' W) (30' L) between Columns



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,899	82,044	141,468



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$67,605	\$63,799	\$68,435



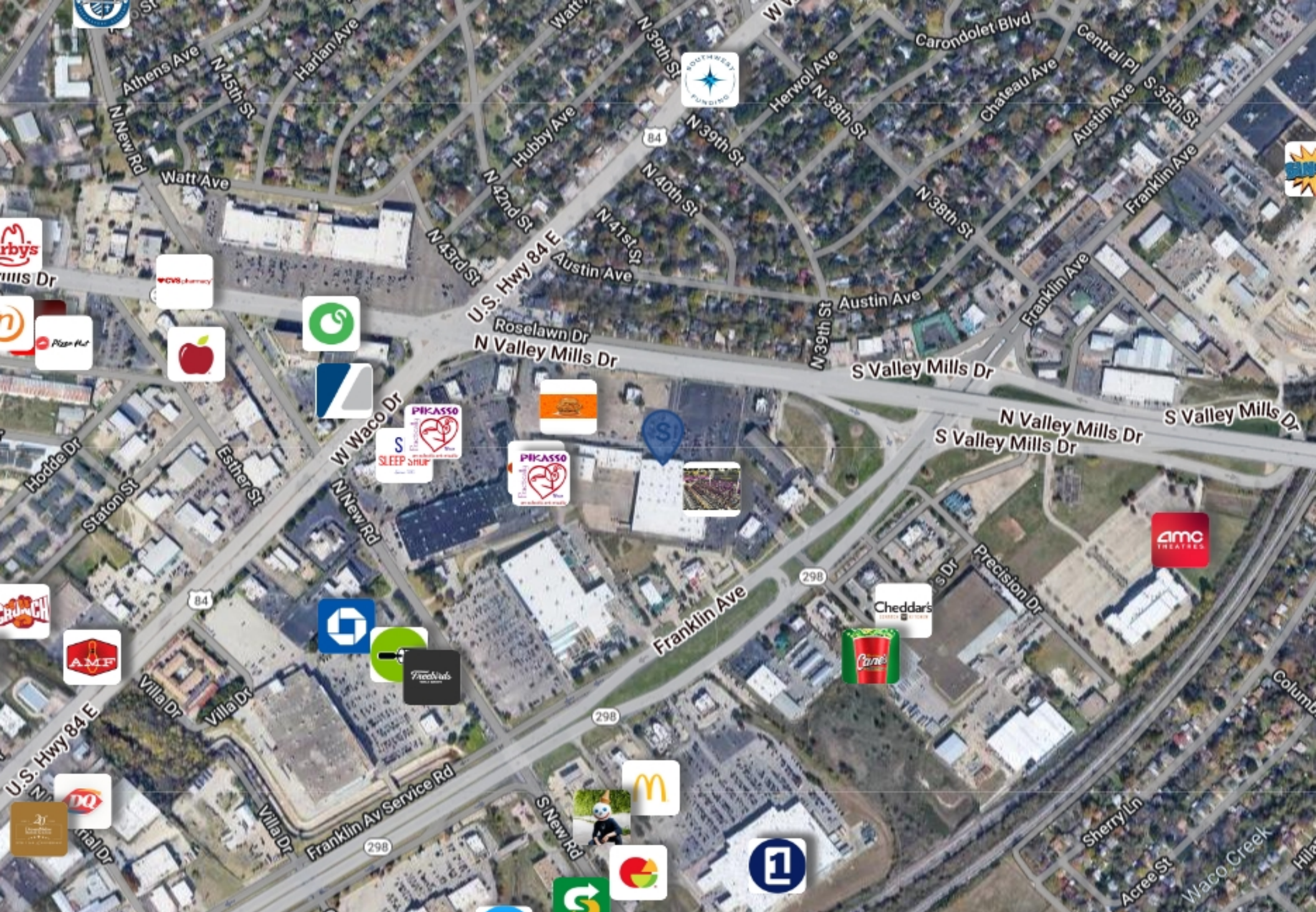
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,502	30,882	53,909



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Aerial Map

