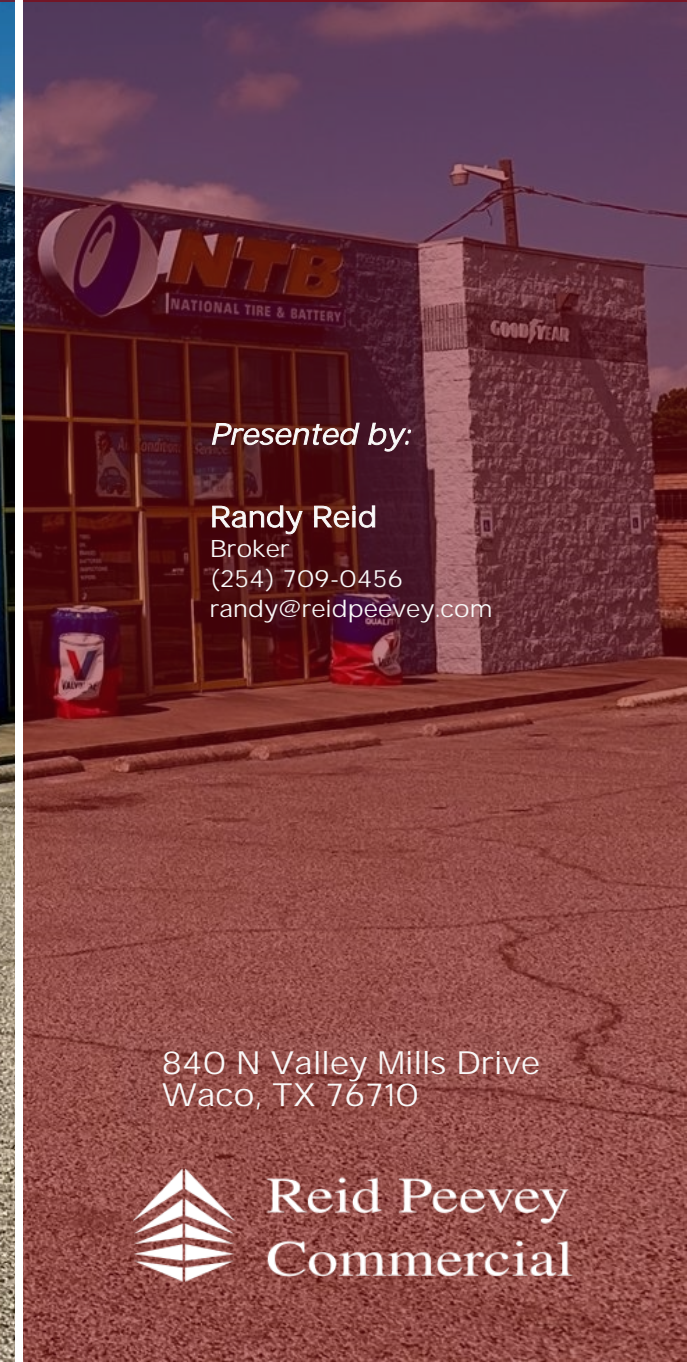


840 N Valley Mills Drive

FREESTANDING BUILDING FOR LEASE



Presented by:

Randy Reid

Broker

(254) 709-0456

randy@reidpeevey.com

840 N Valley Mills Drive
Waco, TX 76710



Reid Peevey
Commercial

THE SPACE

Location	840 N Valley Mills Drive, Waco, TX, 76710
Square Feet	8,640
Lease Type	NNN

HIGHLIGHTS

- Freestanding Retail Building
- GLA 8,640 SF / 1.2379 AC
- NNN Lease
- Showroom and Shop Space
- Equipped with 7 Bays
- Located on a Major Commercial Corridor
- Prominent Location in a Densely Populated Market
- Great Visibility and High Traffic Counts
- Large Pylon Sign
- Current Use Tire and Battery Store/Lease expires November, 2023



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,126	70,150	138,966



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$58,073	\$72,254	\$68,400



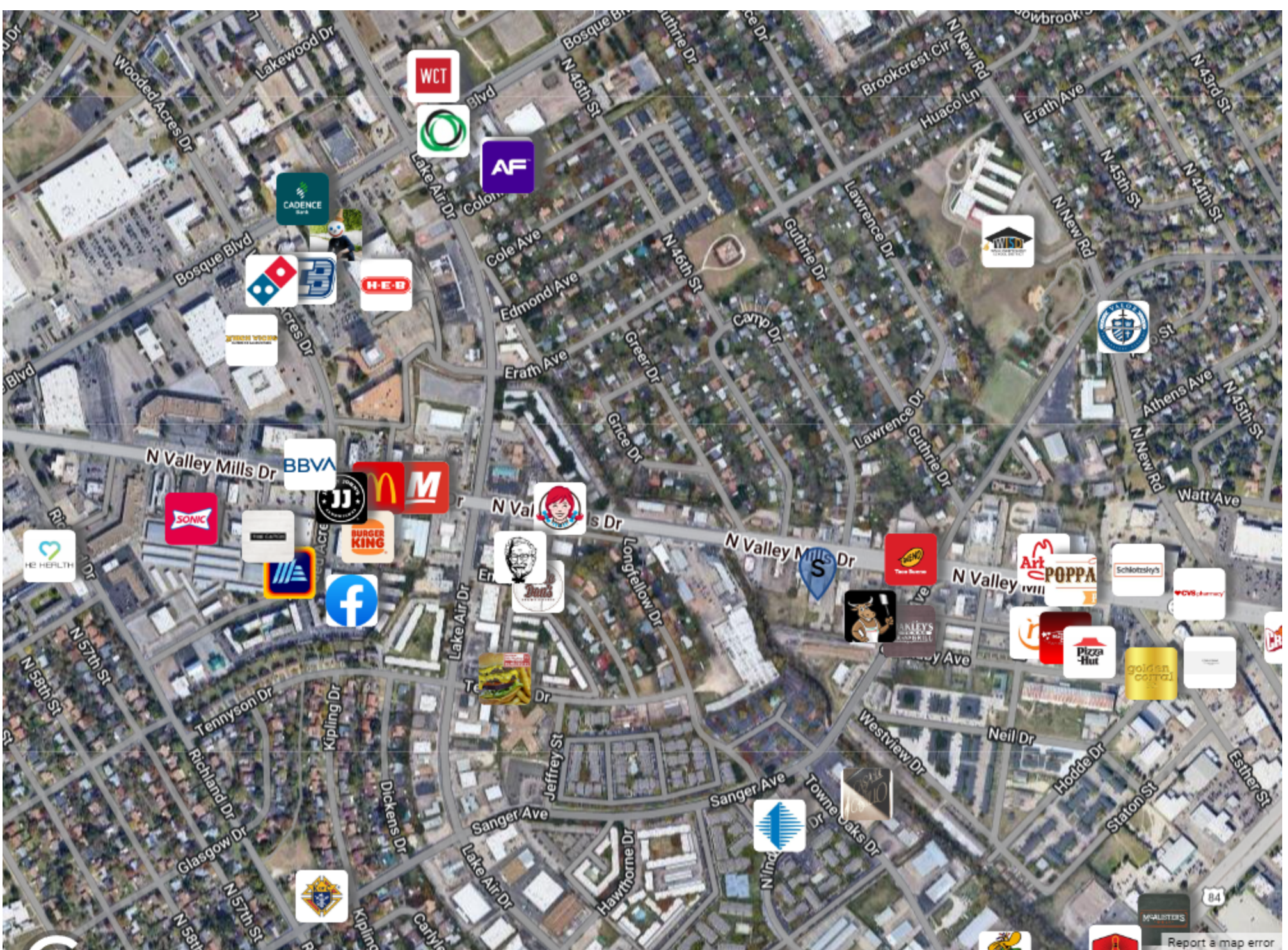
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,801	27,134	52,970



Randy Reid
Broker
(254) 709-0456
randy@reidpeevey.com

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2420 Wycon Drive, Suite 301, Waco, TX 76712



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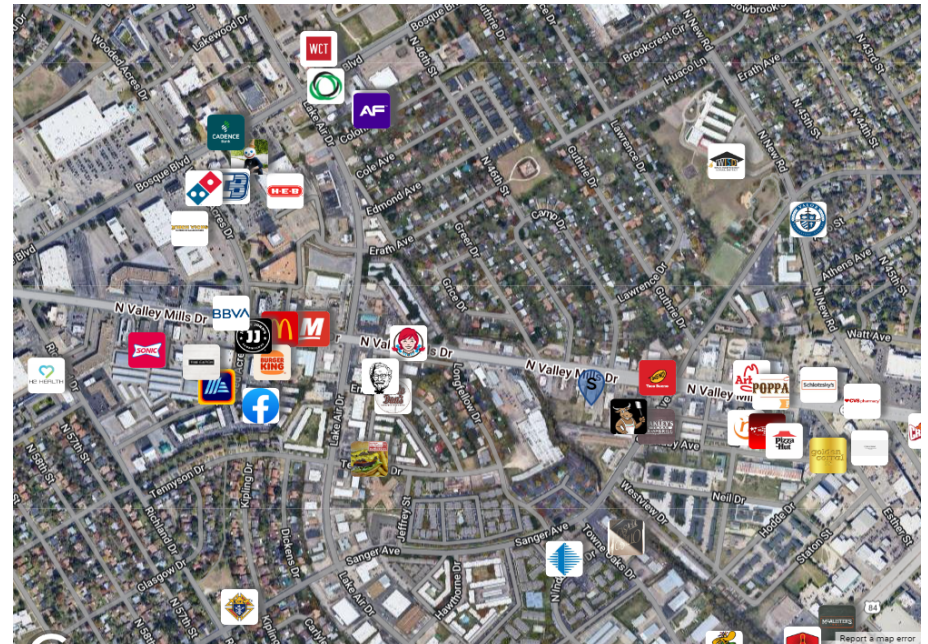
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Auto Maps | 840 N Valley Mills Drive

OVERVIEW

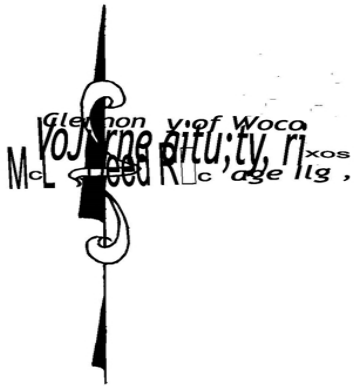
- Conveniently located in the city of Waco, Texas. This property offers excellent accessibility and exposure. Waco is a thriving community known for its strong economy and continuous growth, making it an ideal place to establish or expand your business. Situated in close proximity to major transportation routes and surrounded by a densely populated market, your business will benefit from the steady flow of customers in the area.
- **KEY FEATURES**
 - * **Expansive Area:** Enjoy a generous 8,640 square feet of space, providing ample room to showcase your products and operate your business efficiently.
 - * **Versatile Layout:** This property features a well-designed layout, combining showroom space and a shop area to cater to various industries and business models.
 - * **High Visibility:** Benefit from the prime location, attracting a steady flow of potential customers and maximizing your brand exposure.
 - * **Established Infrastructure:** The current use of the property as a tire and battery store with 7 bays highlights its adaptability and strong infrastructure.
 - * **NNN Lease:** The property is available for lease on a triple-net (NNN) basis, providing you with greater control over your operating expenses.
- **Property Type:** Commercial
Lease Type: NNN (Triple-Net)
Lease Duration: Flexible, long-term preferred
Availability: Negotiable
Price: Contact Broker

Locator Map

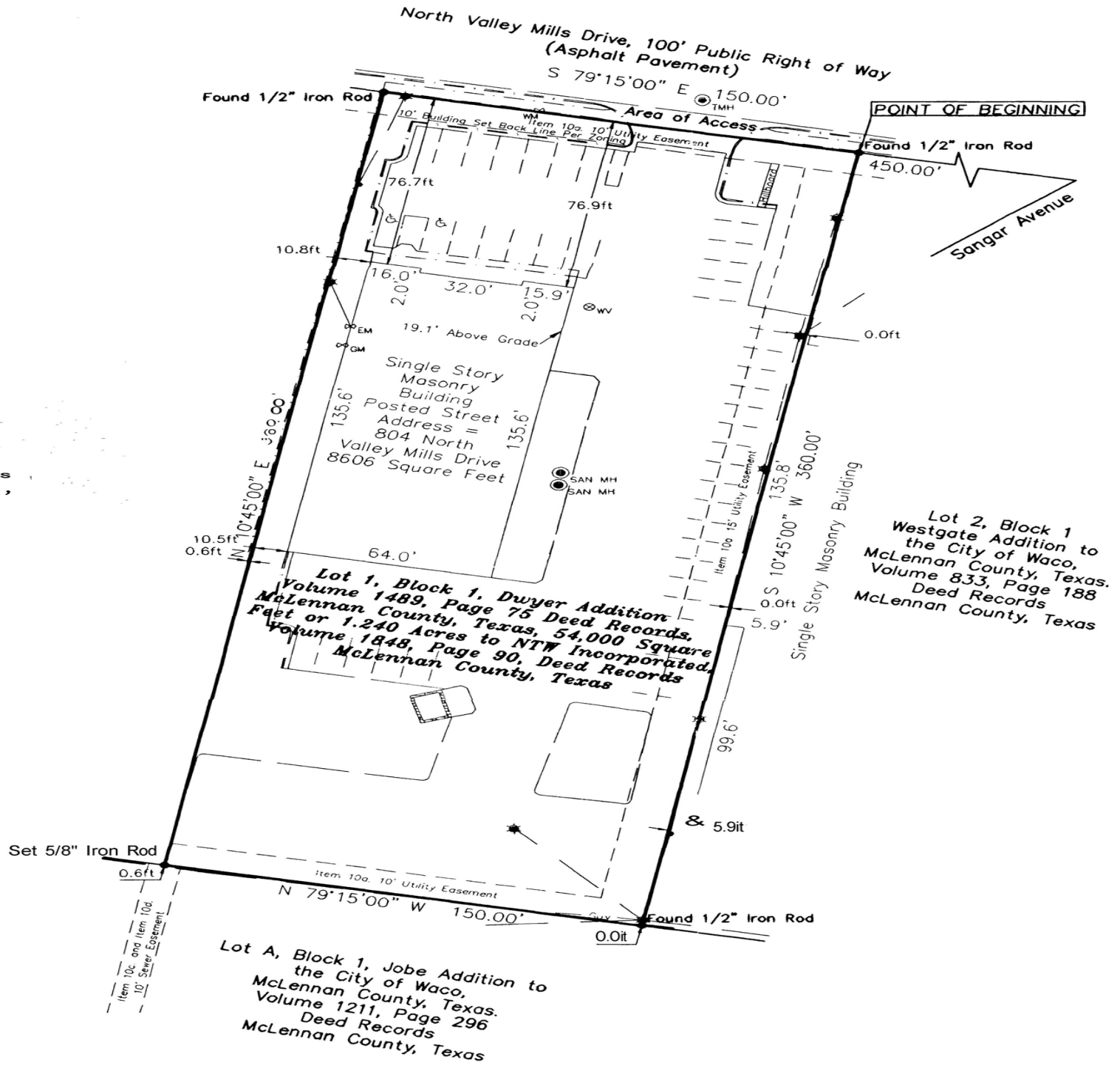


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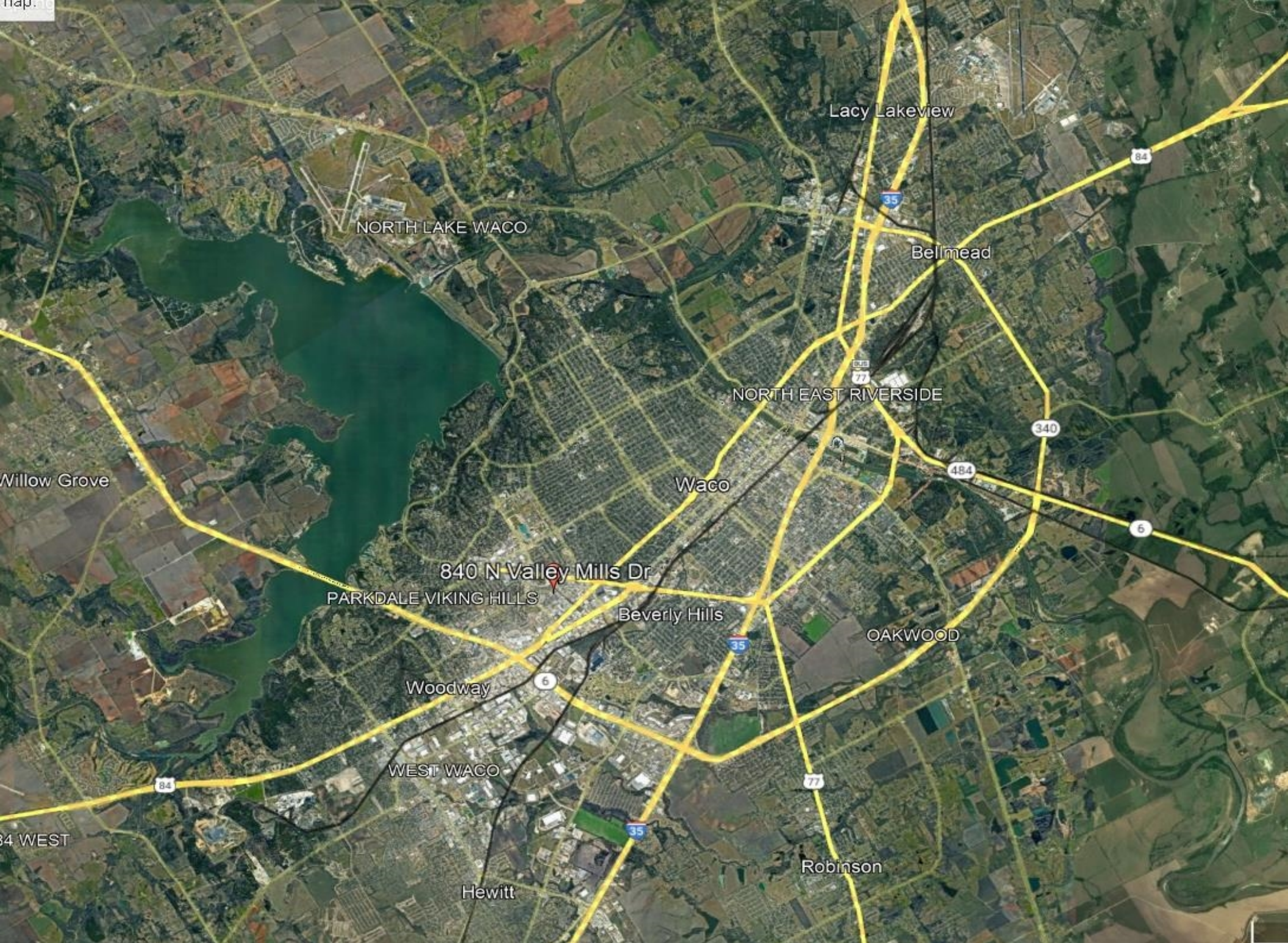
SCALE : 1" = 40'



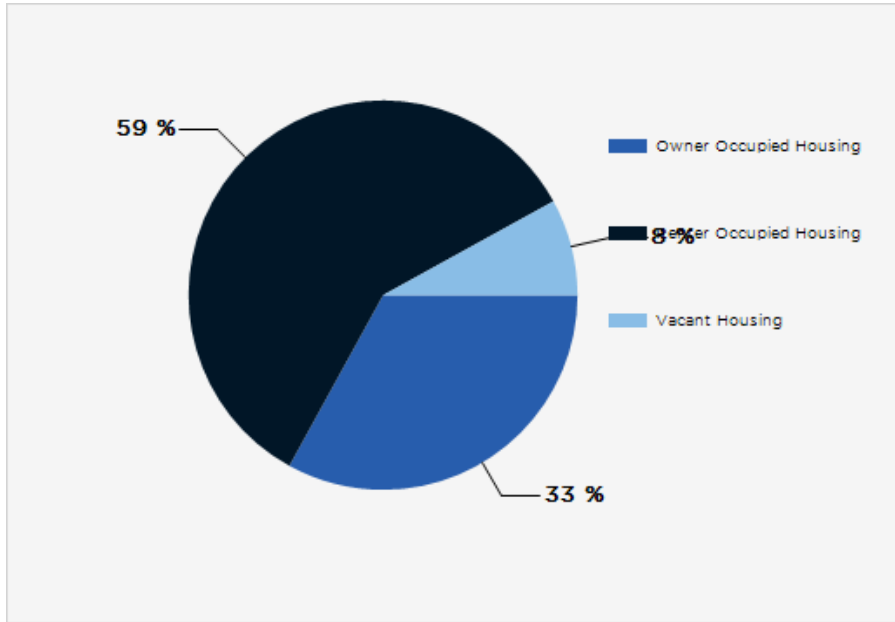
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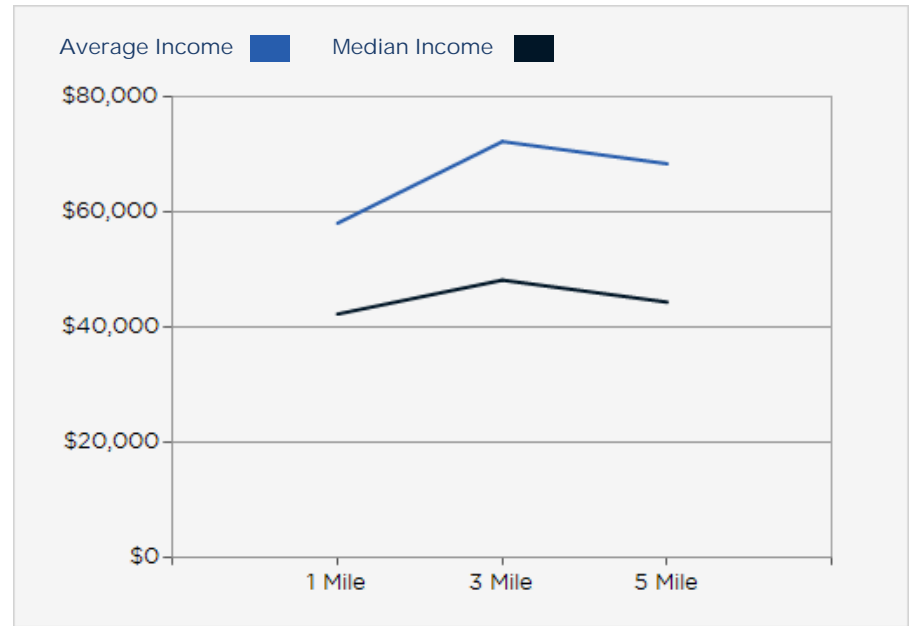




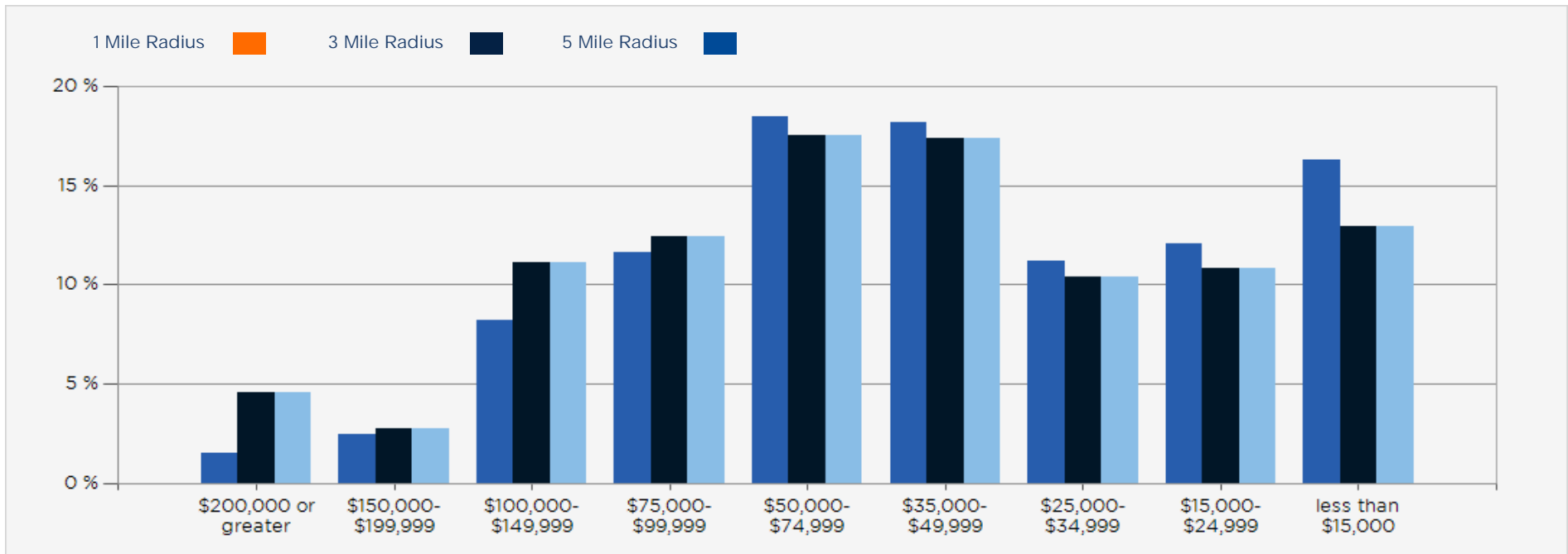
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income



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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:
 - 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.

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
Randy Reid	333073	randy@reidpeevey.com	254-752-9500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

IABS 1-0 Date