

1120 Lake Air Retail

5,500 SF AVAILABLE FOR LEASE



Presented by:

Randy Reid

Broker

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1120 Lake Air Suite 100
Waco, TX 76710



Reid Peevey
Commercial

THE SPACE

Location	1120 Lake Air Suite 100, Waco, TX, 76710
Square Feet	5,500
Annual Rent PSF	\$24.00
Lease Type	NNN

HIGHLIGHTS

- 5,500 SF Available
- Excellent Location
- New Construction
- Pull-up Parking
- Competitive Rental Rates
- Located in a strong retail corridor
- Nearby retailers include Target, HEB, Hobby Lobby and many others



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
12,524	67,642	135,502



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$61,574	\$73,561	\$68,620



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,403	26,369	51,443



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PROPERTY FEATURES

TOTAL TENANTS	3
BUILDING SF	12,936
GLA (SF)	5,500
YEAR BUILT	2019
ZONING TYPE	C-3

TENANT INFORMATION

SUITE 500	Brazos Braces
SUITE 200	Trek Bicycle
LEASE TYPE	NNN



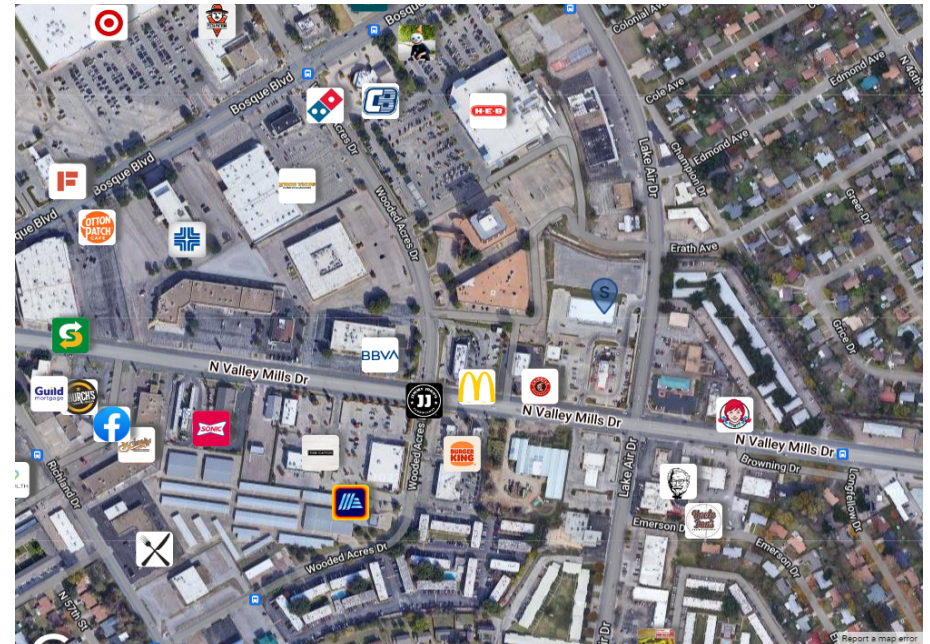
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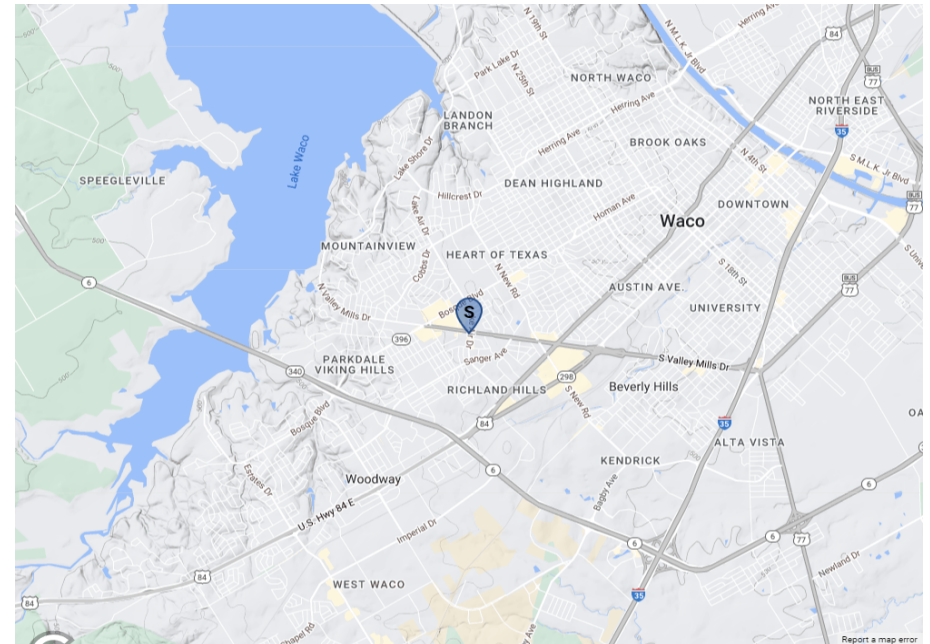
LOCATION OVERVIEW

- This space is located on the end cap of a retail strip center. Other tenants include Brazos Braces and Trek Bicycle. Surrounded by national retailers, the property benefits from its strategic position. This prime location ensures excellent visibility and accessibility, attracting a steady flow of potential customers. The presence of well-known retailers in the vicinity further enhances the property's value and commercial viability.

Locator Map

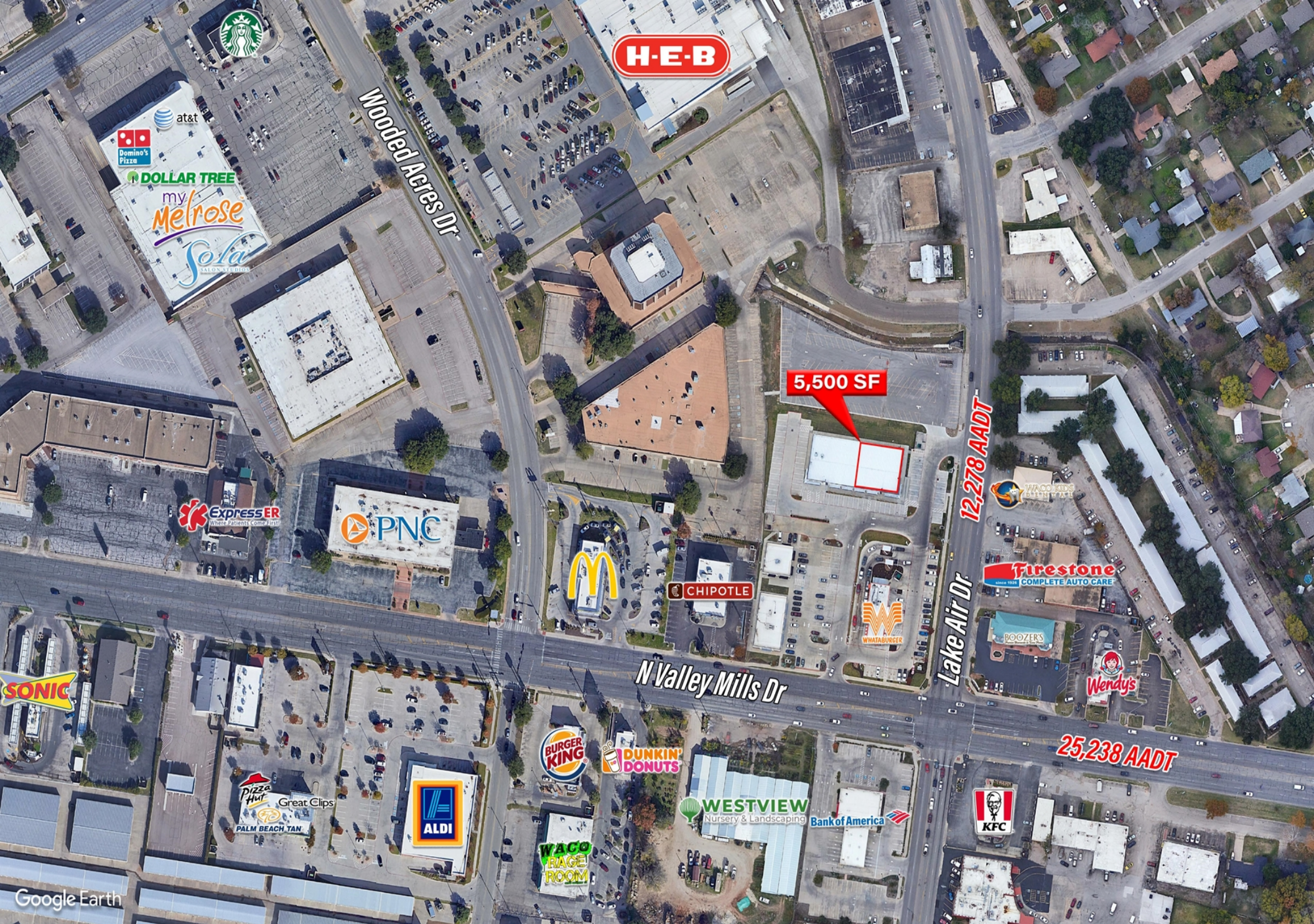


Regional Map



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H-E-B

Wooded Acres Dr

5,500 SF

12,278 AADT

Lake Air Dr

N Valley Mills Dr

25,238 AADT

Google Earth



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Parcel Map | 1120 Lake Air Retail



ORTHODONTIST
2,500 SF

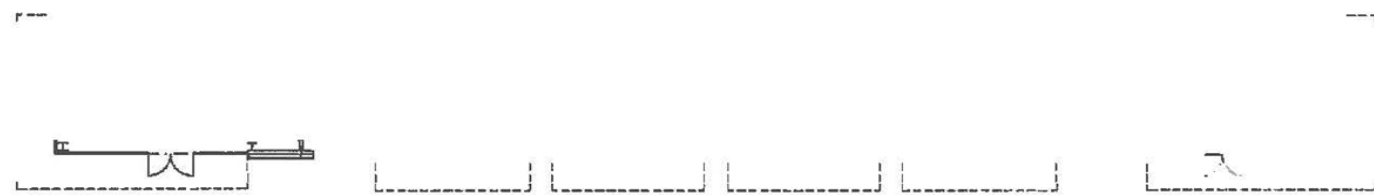
6'-6"



4,977 SF

70'-8 1/8"

5,500SF
AVAILABLE



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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,002	64,622	119,739
2010 Population	11,102	64,471	123,492
2022 Population	12,524	67,642	135,502
2027 Population	12,668	67,874	137,617
2022-2027: Population: Growth Rate	1.15 %	0.35 %	1.55 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	781	3,305	9,434
\$15,000-\$24,999	620	2,833	5,393
\$25,000-\$34,999	638	2,682	4,934
\$35,000-\$49,999	954	4,566	8,388
\$50,000-\$74,999	991	4,566	8,190
\$75,000-\$99,999	657	3,373	5,662
\$100,000-\$149,999	496	3,020	5,527
\$150,000-\$199,999	170	784	1,737
\$200,000 or greater	96	1,240	2,177
Median HH Income	\$44,252	\$49,097	\$44,569
Average HH Income	\$61,574	\$73,561	\$68,620

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,490	26,893	48,184
2010 Total Households	5,024	24,803	46,439
2022 Total Households	5,403	26,369	51,443
2027 Total Households	5,457	26,470	52,309
2022 Average Household Size	2.28	2.52	2.49
2000 Owner Occupied Housing	2,110	14,081	22,516
2000 Renter Occupied Housing	3,032	10,993	22,467
2022 Owner Occupied Housing	2,127	14,350	24,649
2022 Renter Occupied Housing	3,275	12,019	26,794
2022 Vacant Housing	494	2,641	5,345
2022 Total Housing	5,897	29,010	56,788
2027 Owner Occupied Housing	2,187	14,597	25,378
2027 Renter Occupied Housing	3,270	11,873	26,931
2027 Vacant Housing	503	2,719	5,542
2027 Total Housing	5,960	29,189	57,851
2022-2027: Households: Growth Rate	1.00 %	0.40 %	1.65 %

Source: esri



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2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	929	4,939	9,064
2022 Population Age 35-39	850	4,670	8,283
2022 Population Age 40-44	736	4,004	6,993
2022 Population Age 45-49	640	3,446	6,149
2022 Population Age 50-54	605	3,302	6,046
2022 Population Age 55-59	666	3,631	6,808
2022 Population Age 60-64	686	3,727	6,771
2022 Population Age 65-69	624	3,411	6,152
2022 Population Age 70-74	558	2,756	5,105
2022 Population Age 75-79	443	2,070	3,819
2022 Population Age 80-84	326	1,605	2,911
2022 Population Age 85+	488	2,120	3,777
2022 Population Age 18+	9,704	50,858	104,860
2022 Median Age	37	36	32

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$46,504	\$49,043	\$45,200
Average Household Income 25-34	\$60,322	\$66,325	\$62,882
Median Household Income 35-44	\$55,014	\$56,395	\$56,335
Average Household Income 35-44	\$73,958	\$81,002	\$80,900
Median Household Income 45-54	\$52,092	\$55,025	\$55,235
Average Household Income 45-54	\$69,611	\$81,847	\$84,115
Median Household Income 55-64	\$47,587	\$52,650	\$51,939
Average Household Income 55-64	\$62,722	\$78,903	\$80,624
Median Household Income 65-74	\$38,329	\$48,115	\$46,857
Average Household Income 65-74	\$55,582	\$77,295	\$73,981
Average Household Income 75+	\$57,641	\$68,010	\$60,867

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	823	4,356	8,286
2027 Population Age 35-39	854	4,644	8,536
2027 Population Age 40-44	803	4,497	7,978
2027 Population Age 45-49	729	3,899	6,914
2027 Population Age 50-54	612	3,316	6,034
2027 Population Age 55-59	575	3,140	5,927
2027 Population Age 60-64	624	3,384	6,359
2027 Population Age 65-69	649	3,399	6,233
2027 Population Age 70-74	580	2,980	5,621
2027 Population Age 75-79	490	2,388	4,458
2027 Population Age 80-84	364	1,726	3,288
2027 Population Age 85+	489	2,155	3,879
2027 Population Age 18+	9,787	50,915	106,515
2027 Median Age	38	37	33

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,520	\$57,065	\$53,104
Average Household Income 25-34	\$70,608	\$77,083	\$73,139
Median Household Income 35-44	\$61,938	\$65,392	\$64,464
Average Household Income 35-44	\$83,110	\$93,401	\$91,616
Median Household Income 45-54	\$59,524	\$63,511	\$64,604
Average Household Income 45-54	\$81,411	\$94,331	\$96,457
Median Household Income 55-64	\$54,651	\$60,721	\$60,239
Average Household Income 55-64	\$73,575	\$90,801	\$91,772
Median Household Income 65-74	\$46,319	\$56,878	\$55,277
Average Household Income 65-74	\$67,306	\$90,084	\$86,117
Average Household Income 75+	\$70,810	\$81,597	\$73,867



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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:
 - 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.

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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