



Reid Peevey
Commercial

215 S UNIVERSITY PARKS DRIVE

215 S UNIVERSITY PARKS DRIVE, WACO TX 76701

THE SPACE

Location	215 S University Parks Drive, Waco, TX, 76701
COUNTY	McLennan
Square Feet	2464
Annual Rent PSF	\$28.00
Lease Type	NNN

HIGHLIGHTS

- Prime downtown location - University Parks frontage
- Conveniently walkable to most sites in the downtown Waco market
- Close proximity to new hotel, multifamily and retail development
- Turn key - A+ finish out
- Neighboring tenants include: Fuzzy's Taco's, Bicycle World, Mamaka Bowls, Sub Zero Ice Cream, Wingstop, Bangkok Royal, Ninfa's, Diamondback Steak House & Bittie & Beau's Coffee



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,330	70,388	127,123



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$41,200	\$47,484	\$58,743



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,583	24,678	47,887



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Auto Maps | 215 S University Parks Drive

Location Summary

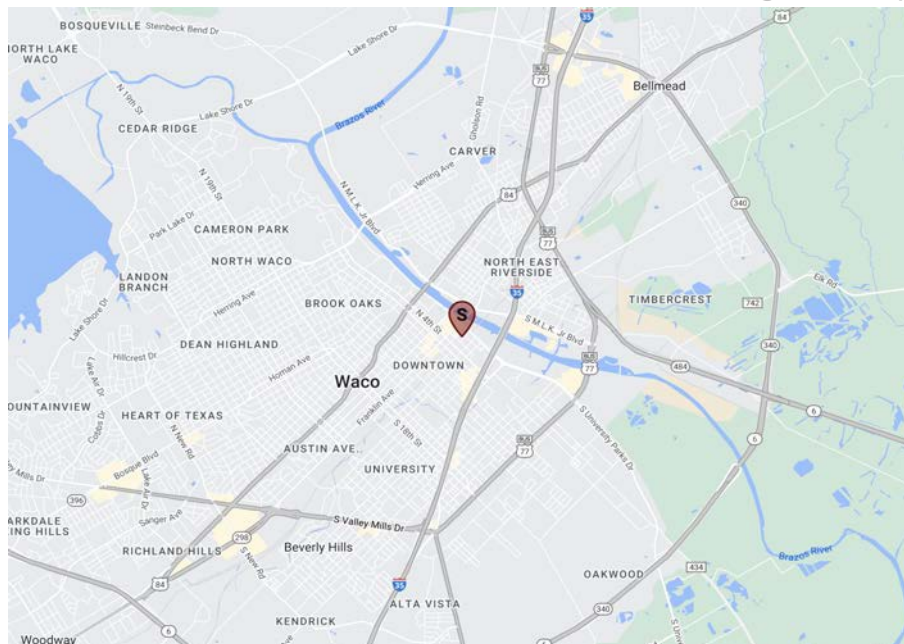
- Prime retail, restaurant and/or office space along University Parks Drive in the downtown Waco market that attracts locals, Baylor students and visitors nationally. 215 S. University Parks drive is one of the most convenient locations to retail that will be in the center of Waco's downtown riverfront development. The site is minutes from Waco's acclaimed Cameron Park Bike trail system, Cameron Park Zoo & Baylor University's newly built Foster's Pavilion.

Location highlights

- Great opportunity to enter into Waco's downtown retail market with a high end finish out that's suitable for retail, office or restaurant.
- Frontage of University Parks - the main corridor that connects downtown Waco and Baylor University
- Within walking distance to Baylor's new Foster Pavilion, new Riverfront development and new hotel development



Regional Map



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SITE

Brazos River
Development



**Baylor's Foster Pavillion
Multi-Purpose Arena
7,000 Capacity**



**More than 20,000 Enrollment
(2023)**



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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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Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

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Becky Antunes



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