

Prime Retail Spaces for Lease

928-1002 Austin Ave, Waco TX 76701



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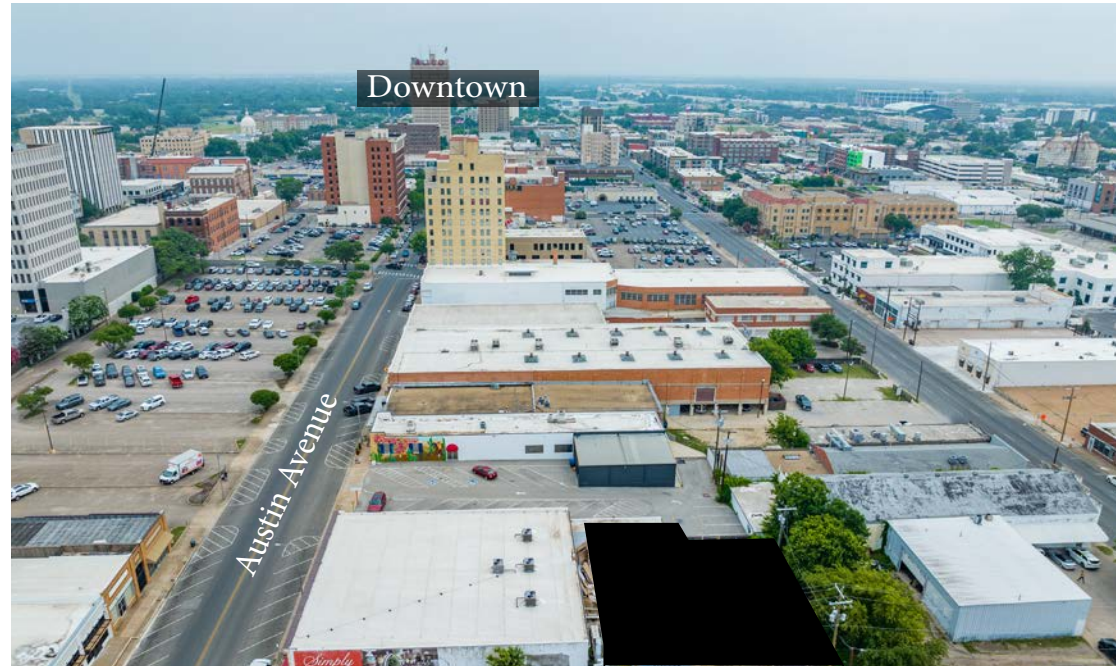
Reid Peevey
Commercial

UNIQUE BUILDINGS AND SPACES

Location **928-1002 Austin Ave, Waco TX 76701**

HIGHLIGHTS

- Significant planned site improvements
- Plentiful Parking
- \$8.00 - 10.00 per SF + NNN
- Multiple sized Suites (2,227 - 14,421 SF)
- Prime location and visibility on Austin Avenue
- Diverse mix of neighboring tenants from furniture, clothing to axe throwing, restaurants and other retailers
- Exterior site improvements underway



Tenant	Square Feet	Lease Type
Suite 930A	2,227	\$8.00 - 10.00 NNN
Suite 930B	2,227	\$8.00 - 10.00 NNN
Suite 928	3,790	\$8.00 - 10.00 NNN
Suite 1002	6,177	\$8.00 - 10.00 NNN

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
10,728	80,397	128,500

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$46,199	\$49,910	\$60,389

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,585	28,844	48,446



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Renderings of Planned Improvements



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Available Spaces

- | | | | | | |
|---------------|-------------|-------------------------|------------------|----------------|--------------------|
| 1. Milo | 3. Tecova's | 5. Dr. Pepper Museum | 7. Pivovar Hotel | 9. Stumpy's | 11. Hotel Indigo |
| 2. Union Hall | 4. Magnolia | 6. Simply Irrestistable | 8. Waco Ale Co. | 10. Alfa Omega | 12. Southern Roots |



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Waco Highlights

Convenience

Just 90 minutes to/from Austin & Dallas
185 miles to Houston & San Antonio
Just 3 hours to 85% of Texas population

Workforce

5 local colleges & universities
75,000 students within 60 minutes
Advanced education high school programs

Jobs

#2 in Texas in job growth
#7 nationally in job growth
We have surpassed pre-covid employment numbers

Tourism

1.7 Million tourists visited in 2021 (over 45% tourism growth)
Over 1 million hotel rooms booked annually
2nd ranked hotel occupancy rate in Texas
A top-ranked Texas travel destination

<https://www.waco-texas.com/Departments/Economic-Development>

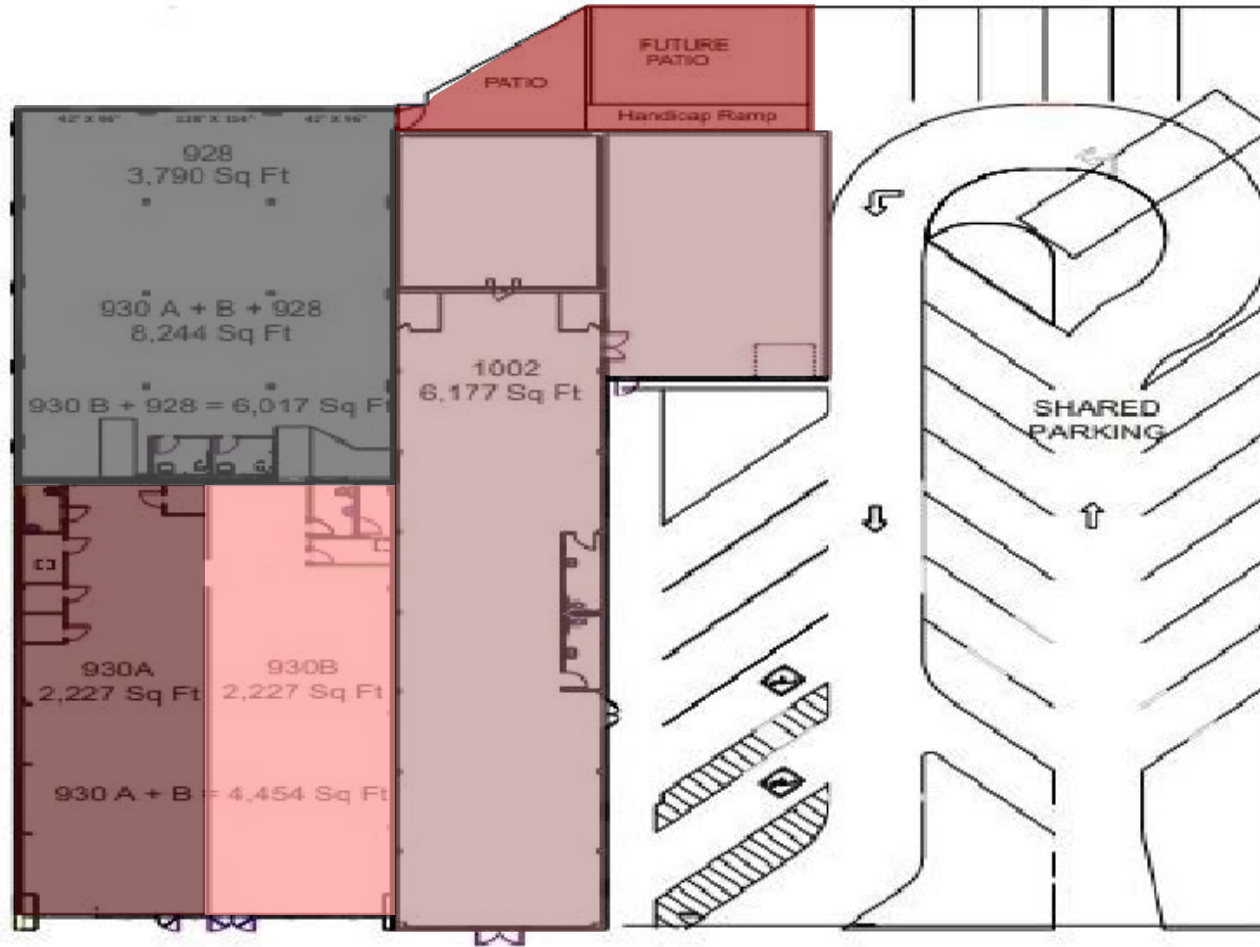


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Floorplan

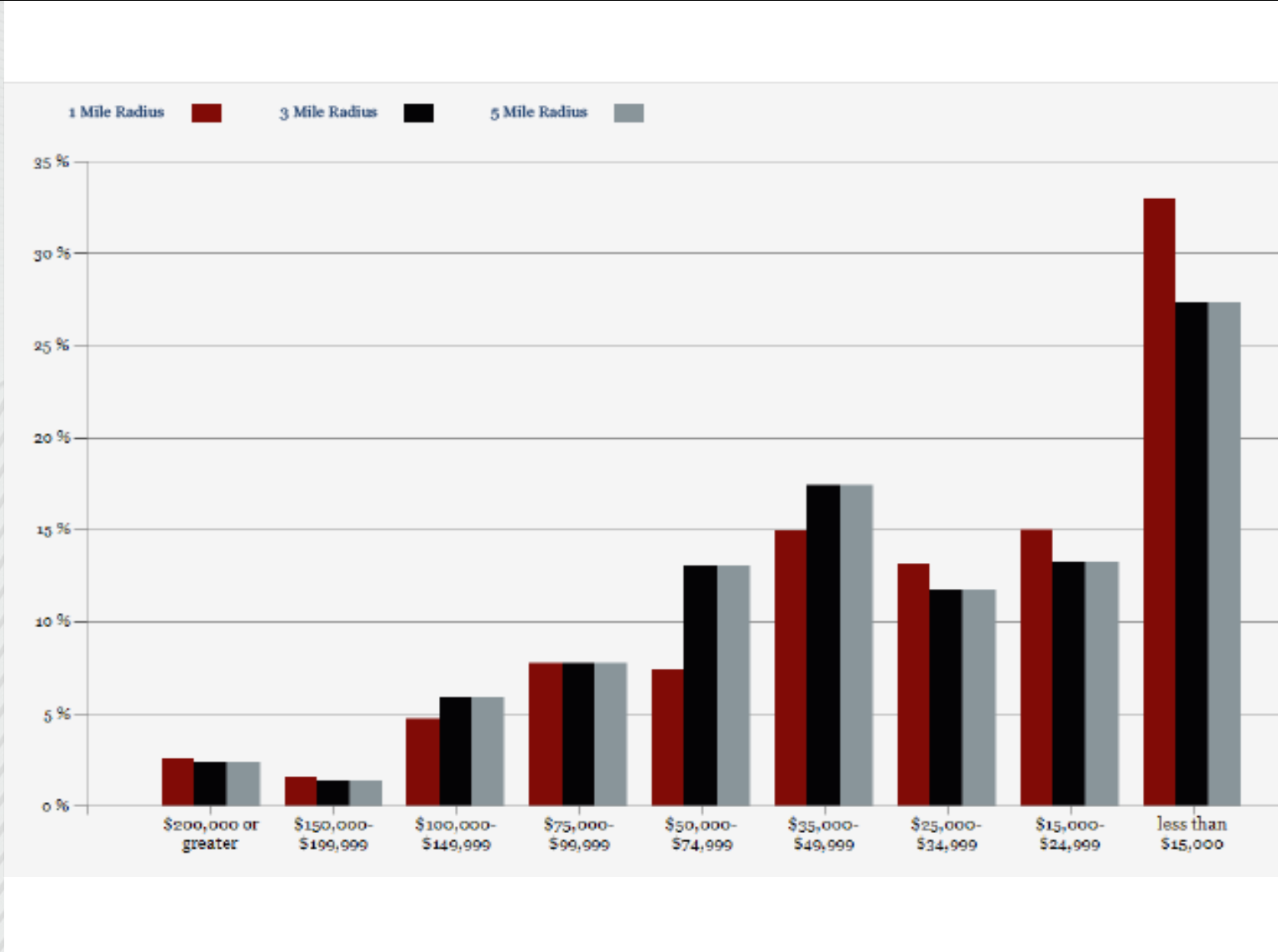


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2022 Household Income



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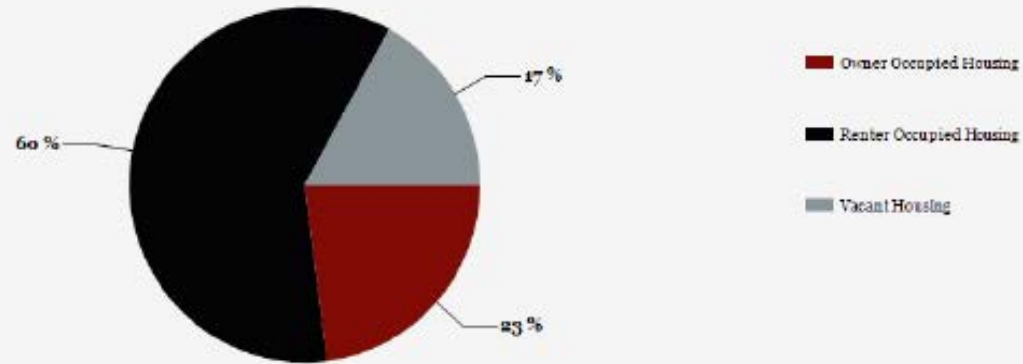


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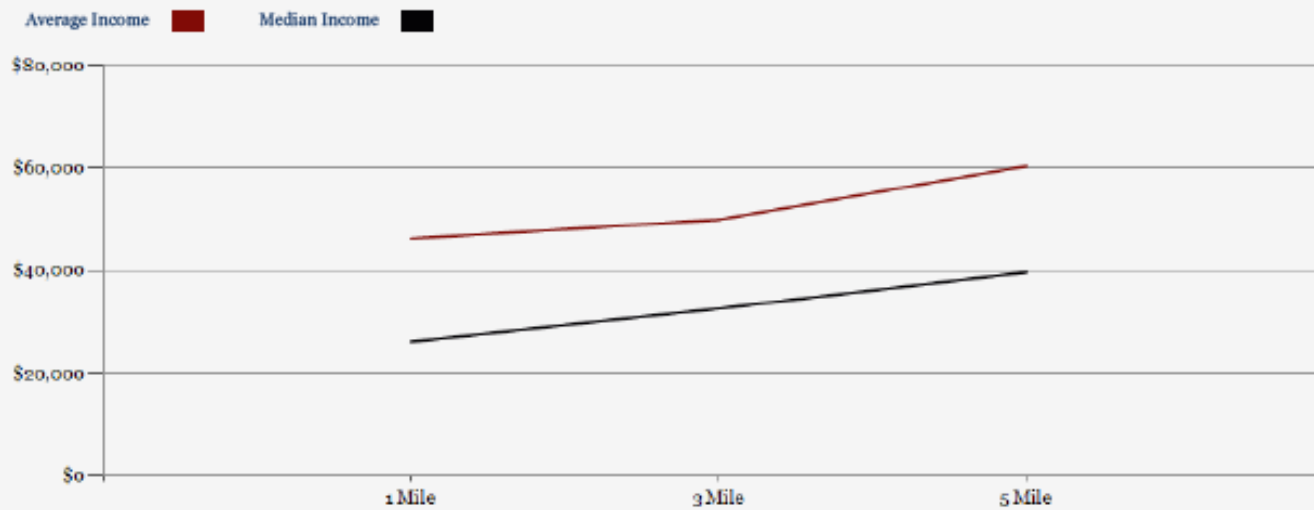
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2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average & Median



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REAL ESTATE ASSOCIATIONS

- Member of CTCAR (Central Texas Association of Realtors)
- Member of National Association of REALTORS
- Member of Texas Association of Realtors
- SIOR (Society of Industrial & Office Realtors)

Symbol of the highest level of knowledge, production, and ethics in the real estate industry. Recognized as the most capable and experienced brokerage practitioners in any market.

EDUCATION

- Baylor University 2011 (Bachelor of Science in Education)
- The Texas Real Estate Commission (Agent: 2013)
- Individual Texas Real Estate Broker (2018)
- SIOR (Society of Industrial & Office Realtors 2022)



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Retail Spaces for Lease

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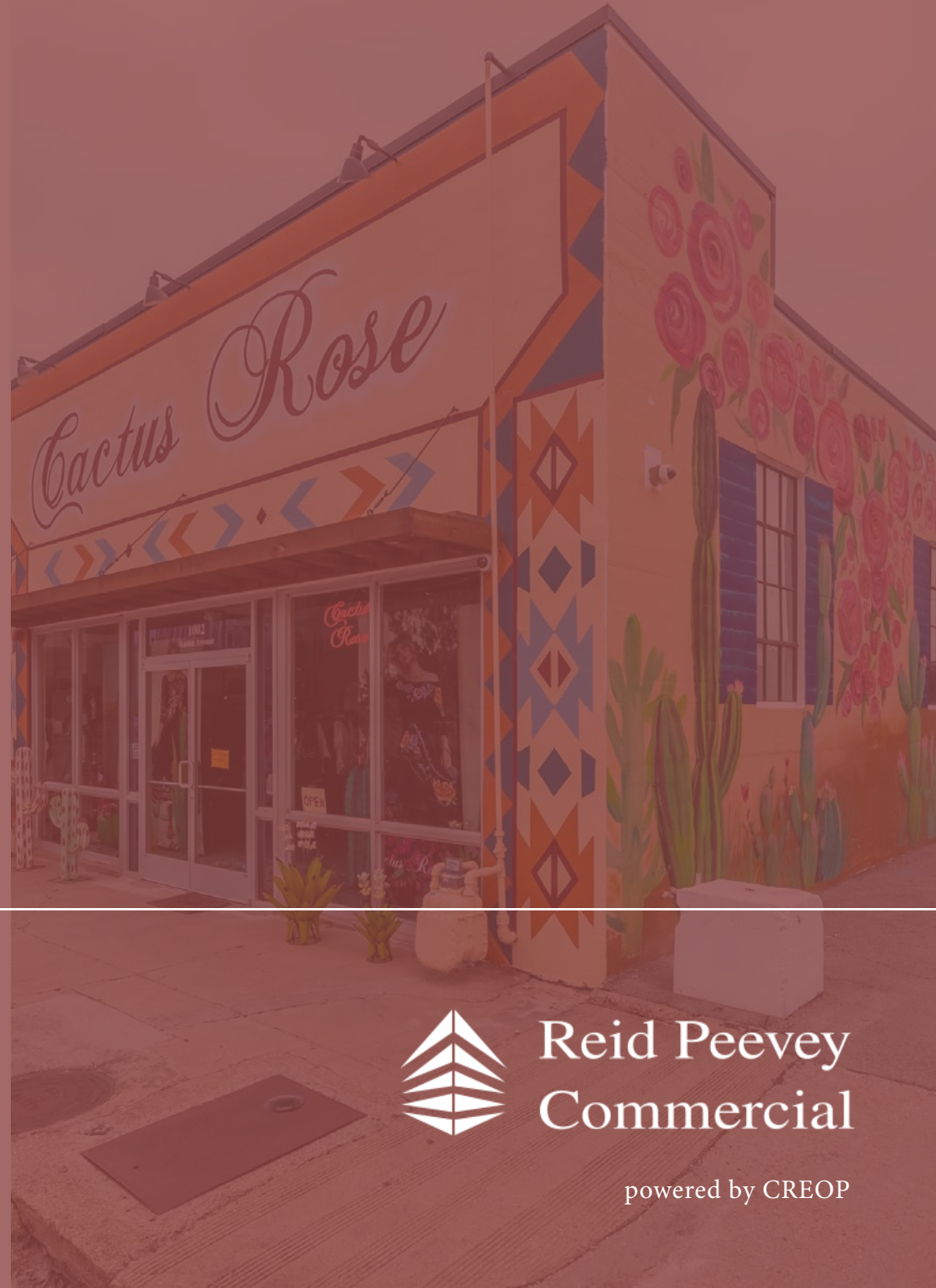
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Exclusively Marketed by:

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