



Reid Peevey  
Commercial

OPERING MEMORANDUM



UPARKS VILLAGE THREE

300 S 2ND STREET  
300 S 2ND STREET, WACO TX 76701

## OFFERING SUMMARY

ADDRESS	300 S 2nd Street Waco TX 76701
COUNTY	McLennan
MARKET	Waco
SUBMARKET	Downtown
BUILDING SF	13,250 SF
LAND ACRES	.60
YEAR BUILT	2018

## FINANCIAL SUMMARY

OFFERING PRICE	Call for Pricing
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	9,579	70,082	126,906
2022 Median HH Income	\$23,490	\$29,873	\$38,994
2022 Average HH Income	\$41,250	\$47,430	\$58,754

## Investment Summary

- 51% occupied with a possible 5 tenant building in highly attractive area with many new developments surrounding the site. Rent roll and financials are available upon request.
- Current tenants have occupied the center for +/- 5 years and have recently extended their lease for an additional 5 years.
- With Waco's Billy Bobs, Fuzzy's Taco, new hotel developments with steps of the retail space, new restaurants leasing - Uparks has seen an increase in leasing opportunities.
- High end finish outs, turf in the front, extended patios for restaurant or retail purposes - Uparks is set up to be an attractive investment for any user/investor.



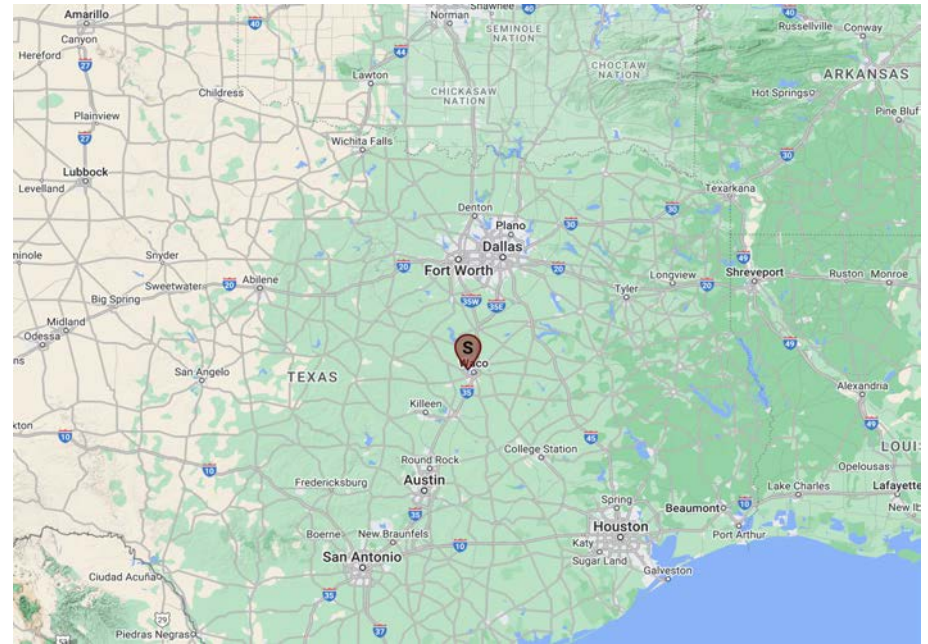
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Reid Peevey Company, LLC  
2420 Wycon Drive Suite 301, Waco, TX 76712

# Location Summary

- **High Foot Traffic:** Downtown Waco draws in a steady flow of foot traffic due to its popular attractions, including Magnolia Market, the Dr. Pepper Museum, and the Waco Suspension Bridge. This foot traffic provides an excellent opportunity for retailers to gain visibility and exposure to a diverse customer base.
- **Revitalized Environment:** Downtown Waco has experienced significant revitalization in recent years, making it an attractive destination for residents and tourists alike. Investments in infrastructure, public spaces, and historic preservation have transformed the area into a lively hub with a unique character and charm.
- **Tourism and Visitors:** Waco has become a popular tourist destination, largely due to the fame of Chip and Joanna Gaines from the HGTV show "Fixer Upper." Magnolia Market, owned by the Gaineses, attracts a significant number of visitors to downtown Waco. This tourism influx can generate additional business opportunities for retailers in the area.
- **Community Events and Festivals:** Downtown Waco serves as a hub for community events, festivals, and cultural activities throughout the year. Participating in or capitalizing on these events can provide retailers with opportunities for increased exposure, customer engagement, and potential sales.
- **New developments include Multi Family, Retail, Restaurant, event venues and Baylor's Basketball Pavilion.** Situated on the main street toward Baylor University Campus - Uparks is a perfect location for many different types of use.

Regional Map



Locator Map



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## PROPERTY FEATURES

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NUMBER OF TENANTS	5
BUILDING SF	13,250
LAND ACRES	.60
YEAR BUILT	2018
# OF PARCELS	1
ZONING TYPE	C-4
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

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## NEIGHBORING PROPERTIES

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NORTH	River Front Development Properties
SOUTH	Hyatt Place; Embassy Suites
EAST	J petal   Posh & Co
WEST	Fuzzy's Taco

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## MECHANICAL

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HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	3 Phase

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## TENANT INFORMATION

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TENANTS	Rush Cycle
OTHERS	Billy Bob's Burgers
LEASE TYPE	NNN

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Brazos River  
Development



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



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









Mary Ave.



S 2nd St.



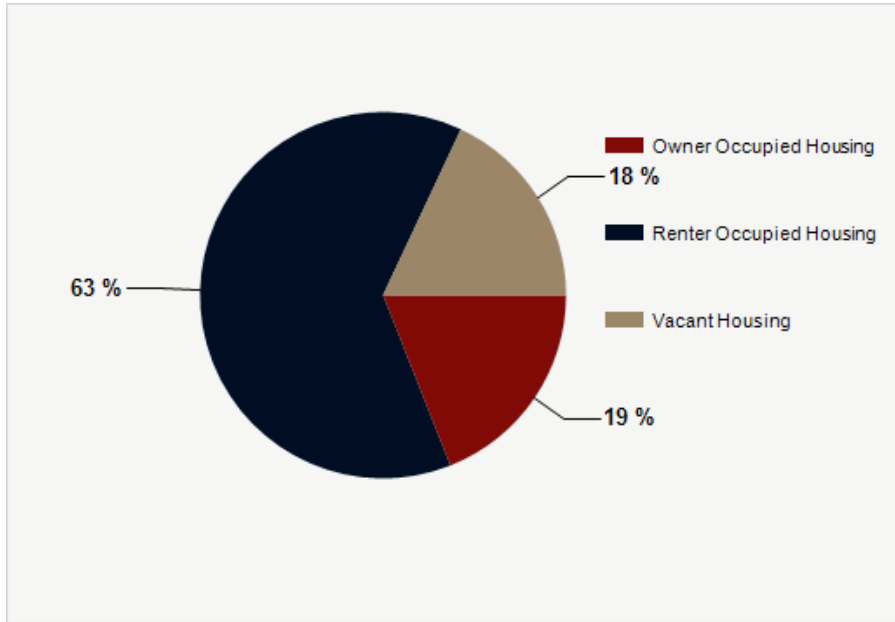
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Uparks THREE Site Plan | Uparks Village THREE

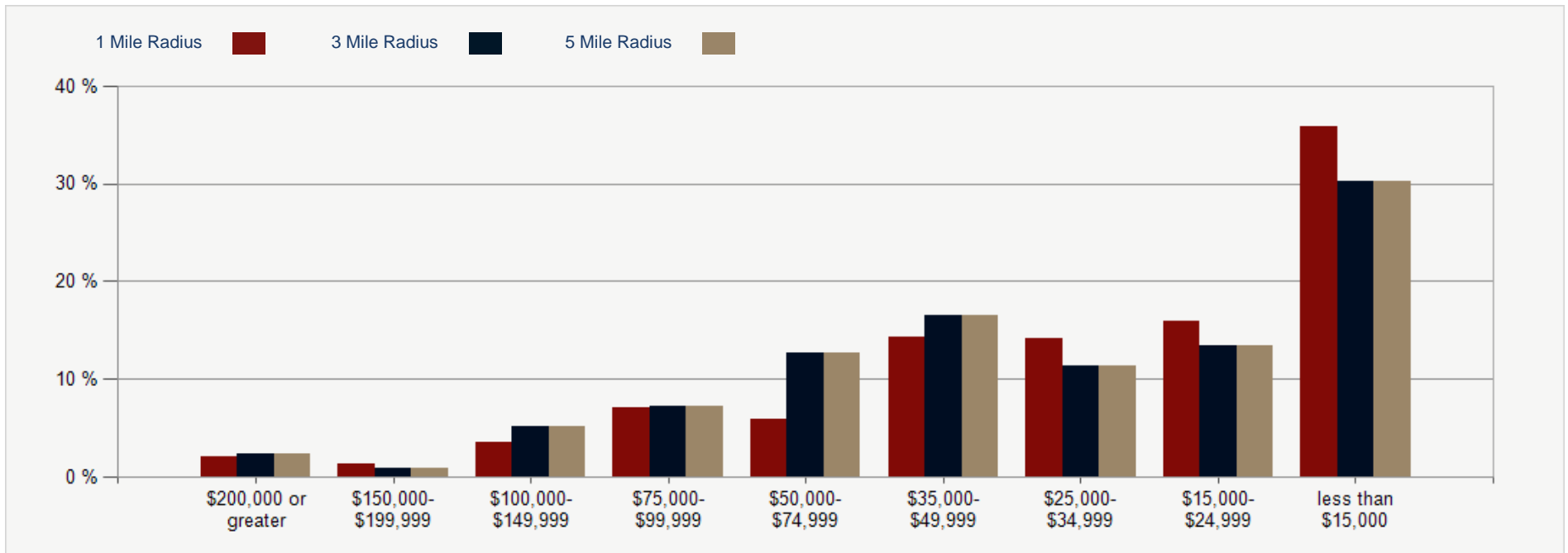
## 2022 Household Occupancy - 1 Mile Radius



## 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:
  - 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Randy Reid</u>	<u>333073</u>	<u>randy@reidpeevey.com</u>	<u>254-752-9500</u>
Designated Broker of Firm	License No.	Email	Phone
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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](http://www.trec.texas.gov)

IABS 1-0 Date

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# UParks Village THREE



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