



Reid Peevey  
Commercial

OFFERING MEMORANDUM

## BROOKVIEW HILLS SHOPPING CENTER

3400 BOSQUE BLVD, WACO TX 76707

Property lines are approximate



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Executive Summary

Investment Summary

Location Summary

Property lines are approximate

## OFFERING SUMMARY

ADDRESS	3400 Bosque Blvd Waco TX 76707
COUNTY	McLennan
MARKET	Waco
BUILDING SF	50,340 SF
LAND ACRES	3.2
LAND SF	139,392 SF
YEAR BUILT	1950
YEAR RENOVATED	1954 & 1978

## FINANCIAL SUMMARY

OFFERING PRICE	Undisclosed
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2022 Population	15,301	84,714	130,179
2022 Median HH Income	\$42,037	\$41,228	\$41,507
2022 Average HH Income	\$67,250	\$63,882	\$64,732

## Property Description

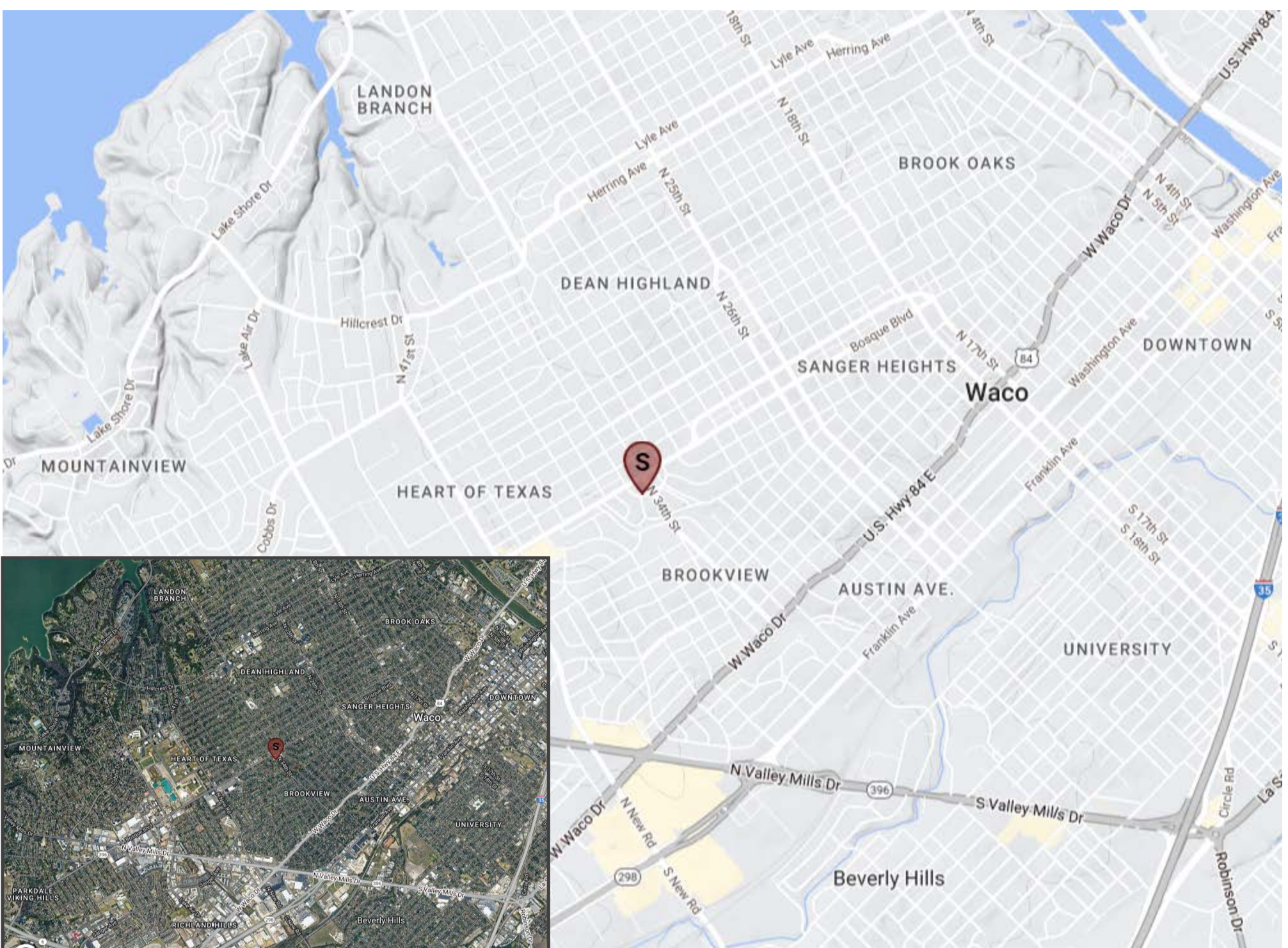
- Brookview Hills Shopping center has immense potential for repurposing, anchored by the renowned Family Dollar chain. This property is now available for sale, presenting a unique proposition for investors seeking to maximize their returns. The investment features two strip centers and two standalone buildings totaling 50,000 +/- SF and +/- 3 acres.

Brookview Hills is supported by ample parking facilities, ensuring convenience and ease of access for customers. The surrounding area offers a robust demographic profile with a strong consumer base, further bolstering the potential for business success and sustained profitability.



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Property Description

- Property Features
- Aerial Map
- Property Images

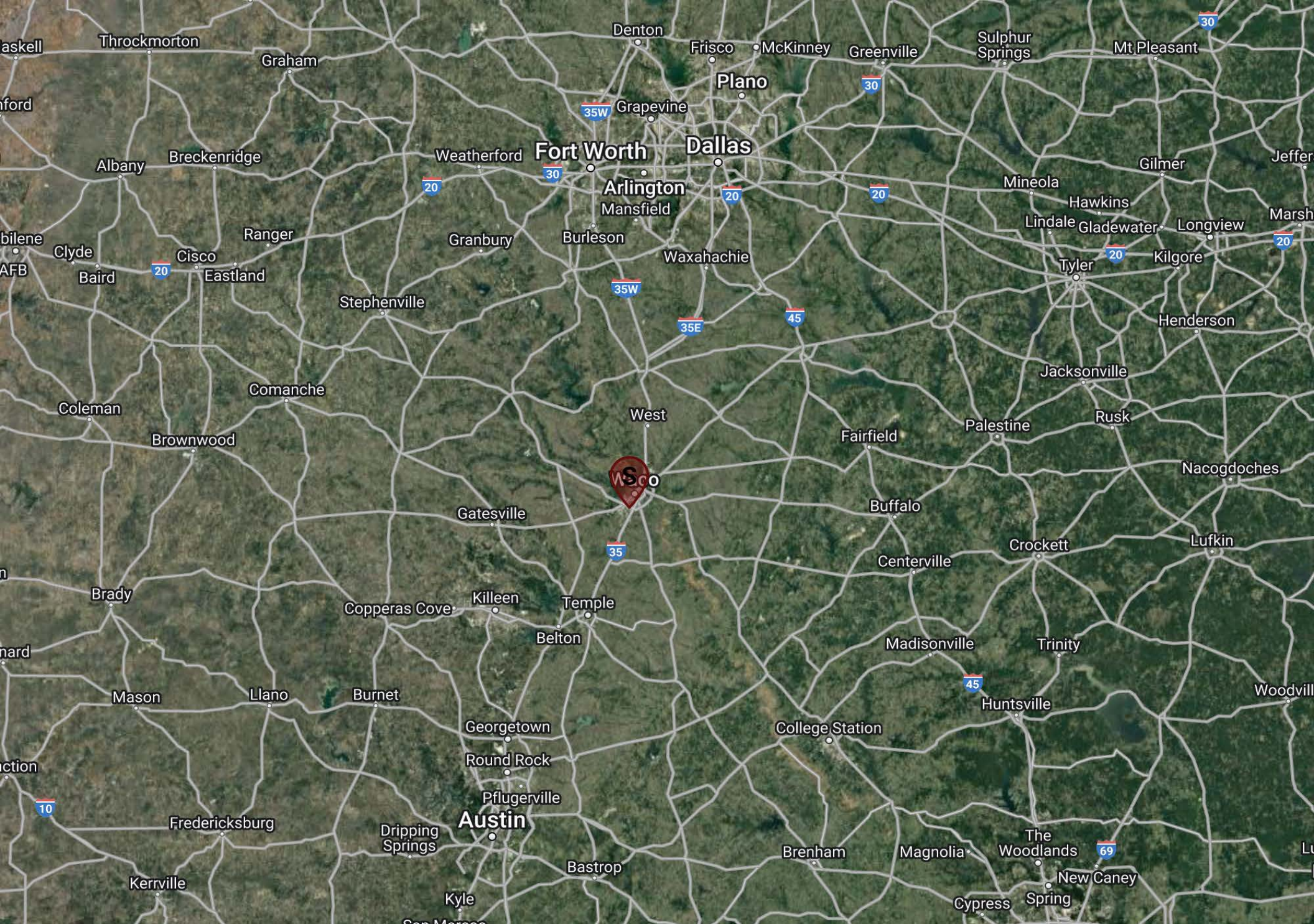
## PROPERTY FEATURES

NUMBER OF TENANTS	12
BUILDING SF	50,340
LAND SF	139,392
LAND ACRES	3.2
YEAR BUILT	1950
YEAR RENOVATED	1954 & 1978
# OF PARCELS	8
ZONING TYPE	C-3
BUILDING CLASS	C
LOCATION CLASS	B
NUMBER OF STORIES	Single
NUMBER OF BUILDINGS	5
NUMBER OF PARKING SPACES	100+



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Additional Information

Jordan IABS 2022

Property lines are approximate



# 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

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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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