



HEB Anchored Pad Site

4800 Bosque Blvd, Waco TX 76701

PAD SITE FOR LEASE



Bosque Blvd

Bosque Blvd

Lake Air Dr

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Reid Peevey
Commercial

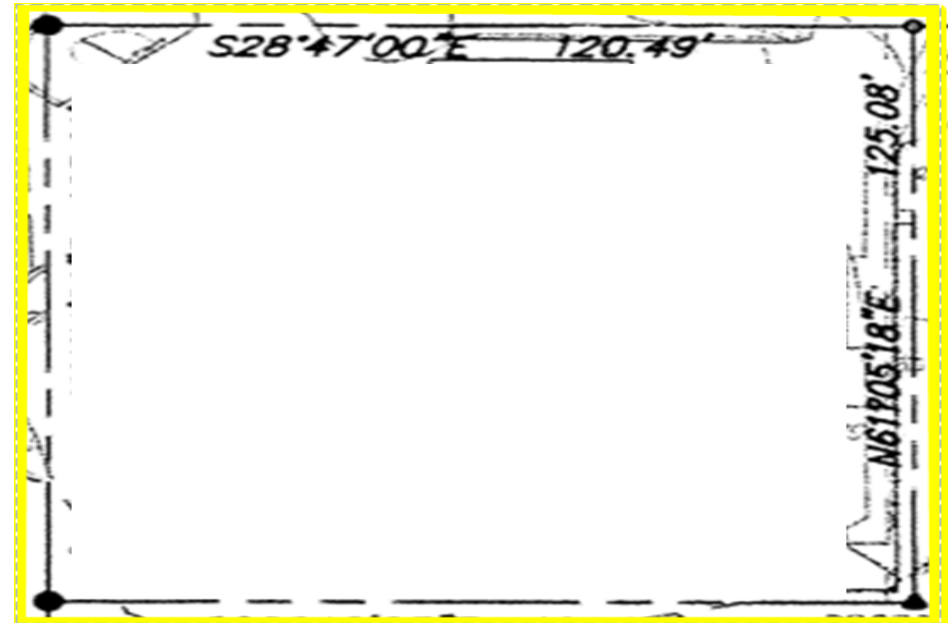
THE SPACE

Location	4800 Bosque Blvd, Waco, TX, 76701
COUNTY	McLennan
Square Feet	15000
Lease Type	Ground

Notes \$6,250 Per Month

HIGHLIGHTS

- Great visibility on the corner of Lake Air Dr and Bosque Blvd
- Neighboring companies include: HEB, Cadence Bank, Alliance Bank, Community Bank, Target, Starbucks, and the HOT Fair Grounds.
- 15,000 sq ft pad site for \$6,250/month
- The pad is 120.49' x 125.08'
- City of Waco Utilities
- C-3 Zoning



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
12,619	68,476	134,271



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$64,593	\$74,229	\$72,716



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,392	26,638	51,302



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2420 Wycon Drive, Suite 301, Waco, TX 76712

PROPERTY FEATURES

LAND SF	15,000
ZONING TYPE	C-3
TOPOGRAPHY	Flat
LOCATION CLASS	A
CORNER LOCATION	Bosque Blvd and Lake Air Drive
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	HOT Event Center
SOUTH	HEB
EAST	Lake Air Court
WEST	Lake Air Mall

TENANT INFORMATION

MAJOR TENANT/S	HEB
SHADOW ANCHOR	Target
LEASE TYPE	Ground Lease



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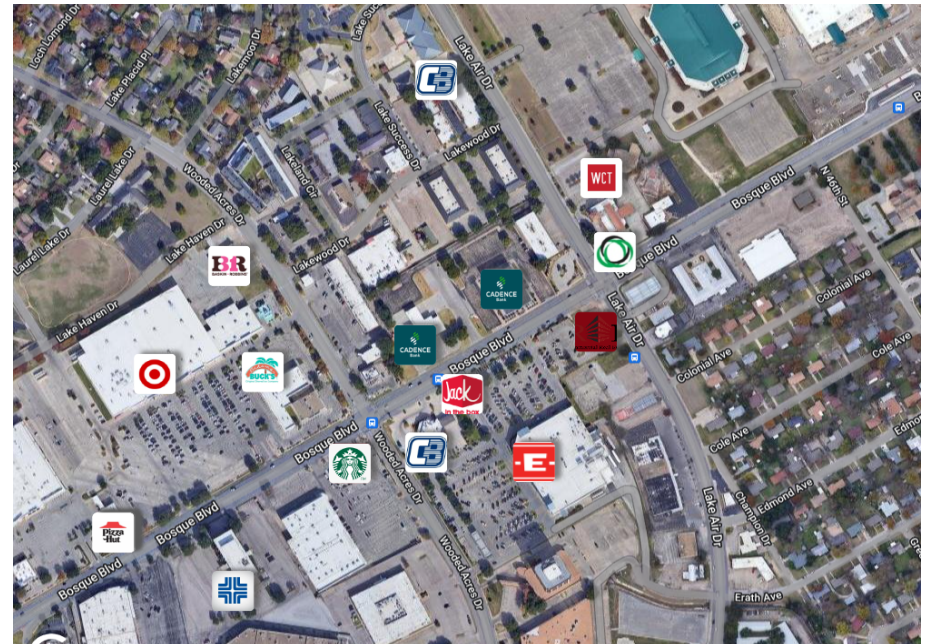
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The Site

- The pad site is owned and shadowed by HEB Grocery. The site is located on the hard corner of Bosque Blvd and Lake Air Drive on a signaled intersection. The site draws from exposure to HEB Grocery, commuter traffic and daytime population. The surrounding area includes regional shopping, office buildings, banking, tourism, and established residential neighborhoods and schools.

Surrounding Users

- HEB Grocery
- Target
- HOT Fair Grounds
- Alliance Bank
- Cadence Bank
- Wells Fargo
- Community Bank and Trust
- Central Bank
- Wells Fargo Tower
- Central Tower
- American Income Life



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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,162	66,021	118,459
2010 Population	11,271	65,324	121,833
2022 Population	12,619	68,476	134,271
2027 Population	12,656	70,158	137,892
2022-2027: Population: Growth Rate	0.30 %	2.45 %	2.65 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	638	2,526	7,252
\$15,000-\$24,999	711	3,021	5,801
\$25,000-\$34,999	762	3,568	6,305
\$35,000-\$49,999	770	3,634	6,590
\$50,000-\$74,999	1,070	5,471	9,819
\$75,000-\$99,999	523	3,112	5,275
\$100,000-\$149,999	510	2,915	5,039
\$150,000-\$199,999	319	1,355	3,078
\$200,000 or greater	90	1,037	2,144
Median HH Income	\$45,489	\$51,727	\$49,111
Average HH Income	\$64,593	\$74,229	\$72,716

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,470	27,434	47,775
2010 Total Households	4,951	25,043	45,877
2022 Total Households	5,392	26,638	51,302
2027 Total Households	5,423	27,554	53,166
2022 Average Household Size	2.32	2.53	2.47
2000 Owner Occupied Housing	2,316	14,330	22,175
2000 Renter Occupied Housing	2,786	11,251	22,394
2022 Owner Occupied Housing	2,400	14,550	24,437
2022 Renter Occupied Housing	2,992	12,088	26,865
2022 Vacant Housing	489	2,626	5,383
2022 Total Housing	5,881	29,264	56,685
2027 Owner Occupied Housing	2,461	14,910	25,229
2027 Renter Occupied Housing	2,962	12,644	27,937
2027 Vacant Housing	486	2,654	5,432
2027 Total Housing	5,909	30,208	58,598
2022-2027: Households: Growth Rate	0.55 %	3.40 %	3.60 %

Source: esri



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2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	933	5,056	9,099
2022 Population Age 35-39	891	4,734	8,219
2022 Population Age 40-44	751	4,144	7,105
2022 Population Age 45-49	618	3,377	5,920
2022 Population Age 50-54	622	3,338	5,998
2022 Population Age 55-59	645	3,561	6,536
2022 Population Age 60-64	693	3,762	6,733
2022 Population Age 65-69	670	3,514	6,261
2022 Population Age 70-74	590	2,916	5,266
2022 Population Age 75-79	450	2,133	3,875
2022 Population Age 80-84	313	1,663	2,967
2022 Population Age 85+	446	2,016	3,589
2022 Population Age 18+	9,675	51,427	104,080
2022 Median Age	37	36	32

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$47,616	\$51,889	\$50,328
Average Household Income 25-34	\$61,057	\$67,090	\$66,770
Median Household Income 35-44	\$57,120	\$58,043	\$59,287
Average Household Income 35-44	\$78,113	\$82,964	\$86,146
Median Household Income 45-54	\$53,537	\$58,087	\$59,832
Average Household Income 45-54	\$70,811	\$81,464	\$87,954
Median Household Income 55-64	\$49,432	\$53,719	\$54,369
Average Household Income 55-64	\$67,149	\$79,499	\$85,230
Median Household Income 65-74	\$40,057	\$50,651	\$49,535
Average Household Income 65-74	\$60,932	\$75,929	\$75,088
Average Household Income 75+	\$59,558	\$69,697	\$65,323

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	834	4,463	8,191
2027 Population Age 35-39	849	4,807	8,593
2027 Population Age 40-44	825	4,642	8,000
2027 Population Age 45-49	712	4,065	7,027
2027 Population Age 50-54	591	3,380	5,957
2027 Population Age 55-59	588	3,239	5,914
2027 Population Age 60-64	604	3,396	6,206
2027 Population Age 65-69	638	3,481	6,252
2027 Population Age 70-74	601	3,134	5,741
2027 Population Age 75-79	503	2,542	4,597
2027 Population Age 80-84	375	1,840	3,401
2027 Population Age 85+	461	2,219	3,929
2027 Population Age 18+	9,643	52,661	107,051
2027 Median Age	38	37	33

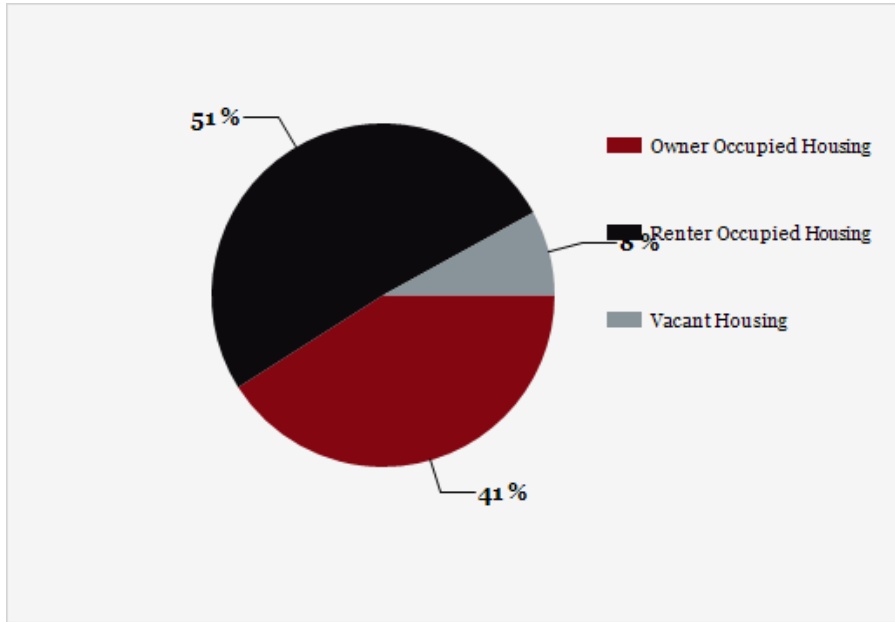
2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,582	\$57,097	\$54,874
Average Household Income 25-34	\$70,285	\$76,355	\$76,047
Median Household Income 35-44	\$64,036	\$64,048	\$64,706
Average Household Income 35-44	\$88,255	\$93,221	\$96,011
Median Household Income 45-54	\$60,403	\$65,125	\$66,517
Average Household Income 45-54	\$82,479	\$92,890	\$98,753
Median Household Income 55-64	\$54,530	\$59,714	\$60,398
Average Household Income 55-64	\$77,290	\$89,761	\$95,925
Median Household Income 65-74	\$47,747	\$56,139	\$54,458
Average Household Income 65-74	\$73,855	\$87,675	\$86,155
Average Household Income 75+	\$71,009	\$81,806	\$76,968



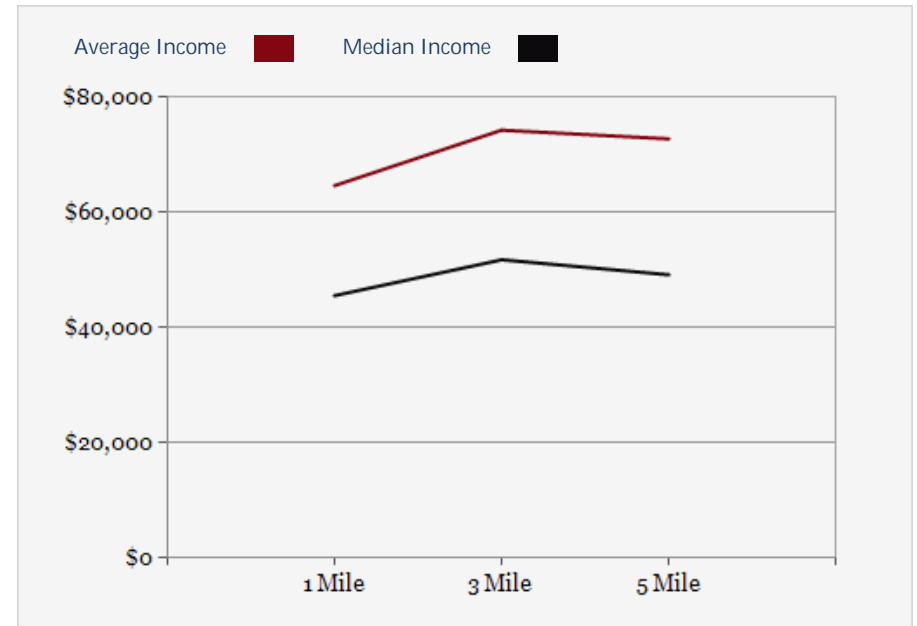
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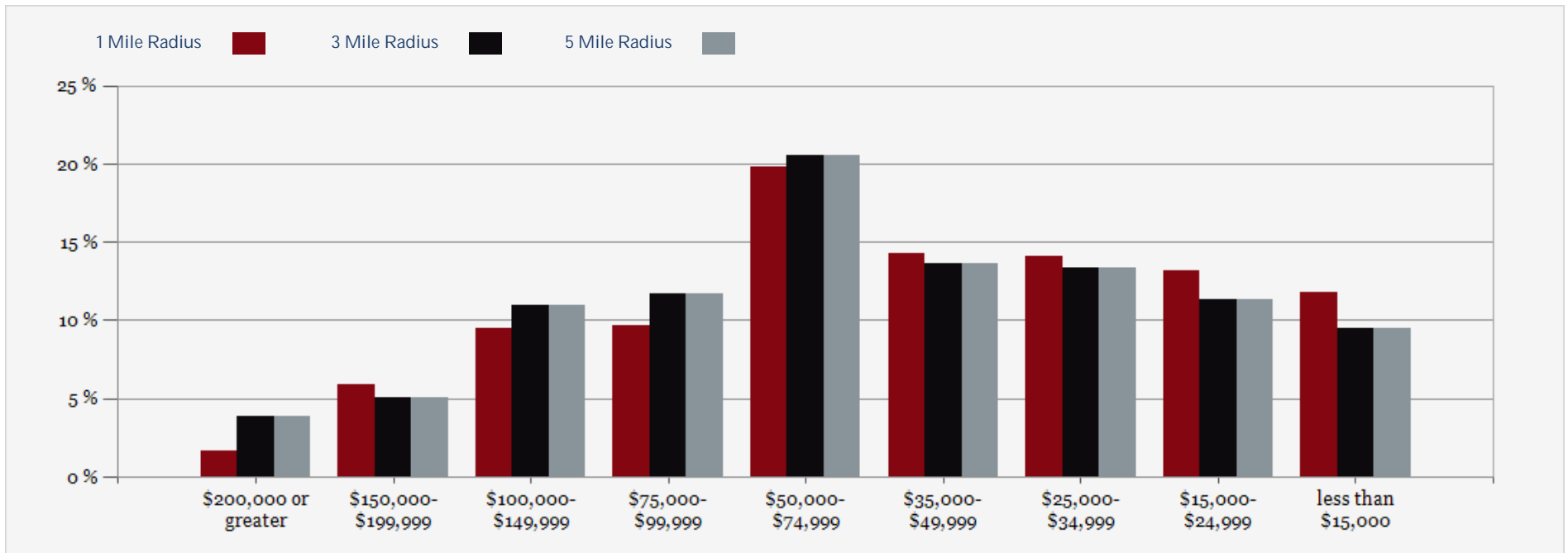
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income



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