

HEB Plus - Pad Site For Lease

1821 S Valley Mills Dr, Waco TX 76712



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**Reid Peevey
Commercial**

THE SPACE

Location 1821 S Valley Mills Dr, Waco, TX, 76712

HIGHLIGHTS

- HEB Plus Anchored Shopping Center
- IH 35 Access Road
- C-3 Zoning
- HEB Owned
- Minimum 15 year term



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,627	70,368	127,453

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$58,295	\$57,659	\$66,516

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,967	26,064	48,575



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PROPERTY FEATURES

GLA (SF)	37,026
LAND SF	37,026
LAND ACRES	.85
PRICING	Undisclosed
ZONING TYPE	C-3

UTILITIES

WATER	City of Waco
SEWER	City of Waco
INGRESS/EGRESS	Shared

TRAFFIC COUNTS

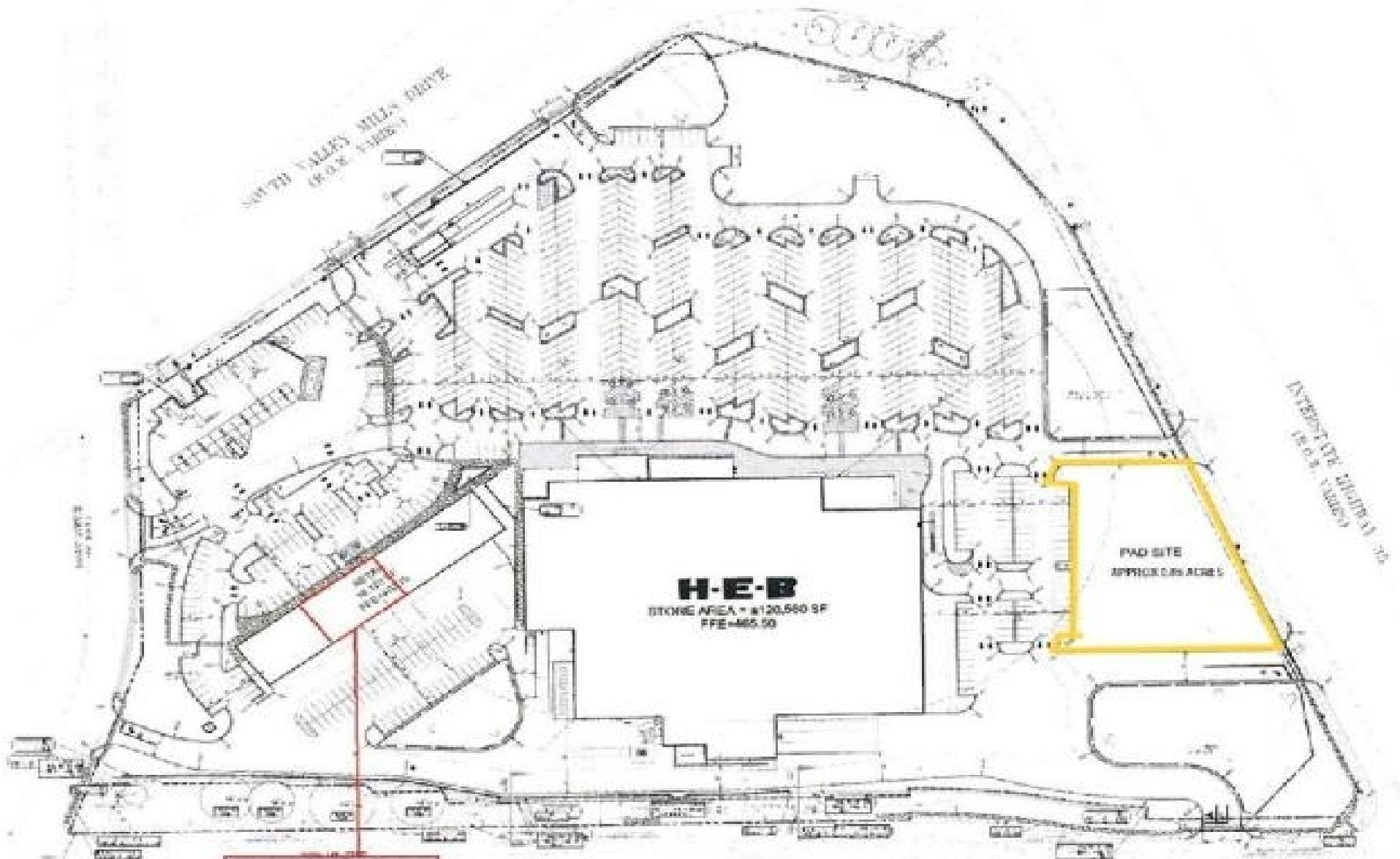
IH 35	110,000 (2010)
SOUTH VALLEY MILLS DR	34,100 (2010)



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EXHIBIT A PROPERTY



Available 6,630 sf

Site Plan

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,121	62,270	111,559
2010 Population	10,165	63,907	116,213
2022 Population	11,627	70,368	127,453
2027 Population	12,713	73,437	130,935
2022-2027: Population: Growth Rate	9.00 %	4.30 %	2.70 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	310	4,987	7,524
\$15,000-\$24,999	421	3,173	5,796
\$25,000-\$34,999	642	3,704	6,333
\$35,000-\$49,999	726	3,621	6,535
\$50,000-\$74,999	968	4,817	9,271
\$75,000-\$99,999	508	2,483	4,734
\$100,000-\$149,999	307	1,877	4,564
\$150,000-\$199,999	59	840	2,262
\$200,000 or greater	25	561	1,557
Median HH Income	\$46,832	\$38,834	\$44,638
Average HH Income	\$58,295	\$57,659	\$66,516

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,552	23,263	45,024
2010 Total Households	3,262	22,345	43,038
2022 Total Households	3,967	26,064	48,575
2027 Total Households	4,378	27,593	50,374
2022 Average Household Size	2.92	2.50	2.48
2000 Owner Occupied Housing	1,906	9,147	20,701
2000 Renter Occupied Housing	1,426	12,528	21,061
2022 Owner Occupied Housing	2,066	9,947	22,889
2022 Renter Occupied Housing	1,901	16,117	25,686
2022 Vacant Housing	361	3,365	5,438
2022 Total Housing	4,328	29,429	54,013
2027 Owner Occupied Housing	2,138	10,306	23,595
2027 Renter Occupied Housing	2,240	17,287	26,779
2027 Vacant Housing	359	3,427	5,488
2027 Total Housing	4,737	31,020	55,862
2022-2027: Households: Growth Rate	9.95 %	5.75 %	3.65 %

Source: esri



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2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	981	4,845	8,800
2022 Population Age 35-39	808	4,007	7,787
2022 Population Age 40-44	696	3,390	6,802
2022 Population Age 45-49	566	2,777	5,631
2022 Population Age 50-54	558	2,789	5,614
2022 Population Age 55-59	594	2,895	6,022
2022 Population Age 60-64	556	2,864	6,208
2022 Population Age 65-69	520	2,518	5,627
2022 Population Age 70-74	360	1,905	4,629
2022 Population Age 75-79	264	1,325	3,355
2022 Population Age 80-84	160	841	2,481
2022 Population Age 85+	155	787	2,740
2022 Population Age 18+	8,277	54,294	98,281
2022 Median Age	32	26	31

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,563	\$43,060	\$47,565
Average Household Income 25-34	\$64,258	\$58,978	\$63,697
Median Household Income 35-44	\$53,249	\$52,027	\$56,020
Average Household Income 35-44	\$64,934	\$71,603	\$80,260
Median Household Income 45-54	\$53,260	\$52,095	\$56,041
Average Household Income 45-54	\$63,870	\$72,049	\$80,208
Median Household Income 55-64	\$46,388	\$44,191	\$50,654
Average Household Income 55-64	\$56,975	\$65,869	\$74,751
Median Household Income 65-74	\$37,960	\$39,062	\$43,767
Average Household Income 65-74	\$50,765	\$57,986	\$67,316
Average Household Income 75+	\$45,943	\$50,198	\$60,724

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	924	4,441	8,082
2027 Population Age 35-39	970	4,487	8,284
2027 Population Age 40-44	810	3,849	7,561
2027 Population Age 45-49	707	3,330	6,675
2027 Population Age 50-54	593	2,788	5,575
2027 Population Age 55-59	583	2,753	5,474
2027 Population Age 60-64	583	2,792	5,710
2027 Population Age 65-69	549	2,577	5,711
2027 Population Age 70-74	472	2,211	5,109
2027 Population Age 75-79	312	1,585	3,979
2027 Population Age 80-84	216	1,081	2,853
2027 Population Age 85+	178	880	3,040
2027 Population Age 18+	9,063	56,678	101,035
2027 Median Age	33	26	32

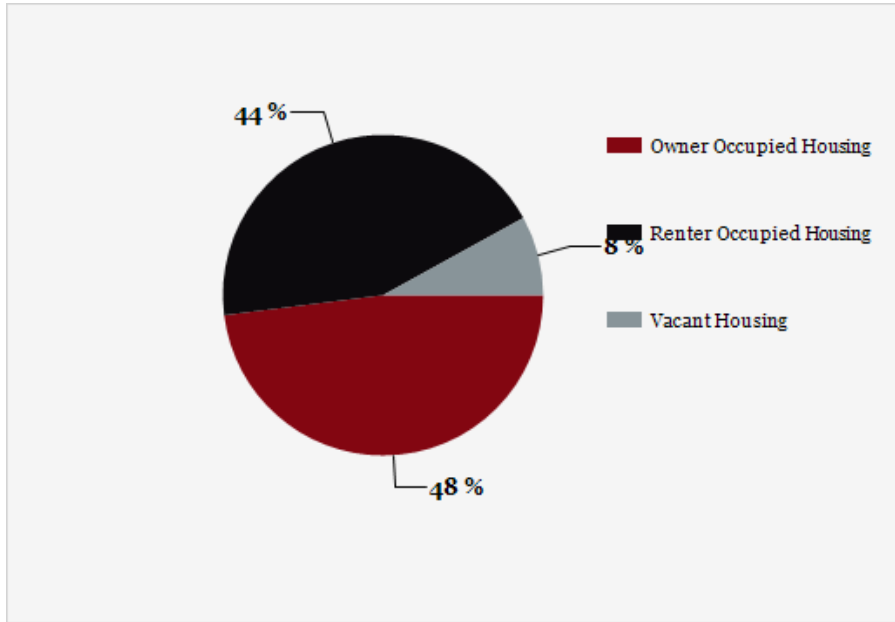
2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,399	\$49,920	\$52,882
Average Household Income 25-34	\$72,772	\$67,144	\$72,258
Median Household Income 35-44	\$56,763	\$56,172	\$60,713
Average Household Income 35-44	\$73,707	\$80,978	\$89,839
Median Household Income 45-54	\$57,359	\$57,022	\$61,897
Average Household Income 45-54	\$73,596	\$82,207	\$91,003
Median Household Income 55-64	\$51,895	\$51,153	\$55,645
Average Household Income 55-64	\$66,650	\$75,920	\$84,677
Median Household Income 65-74	\$42,496	\$44,562	\$50,529
Average Household Income 65-74	\$60,052	\$67,642	\$77,453
Average Household Income 75+	\$55,001	\$59,492	\$71,380



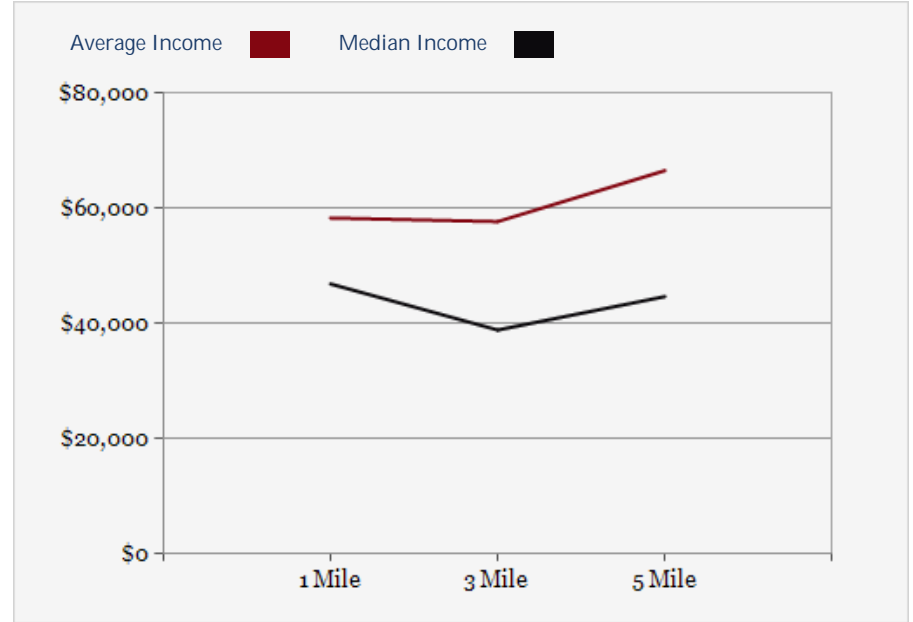
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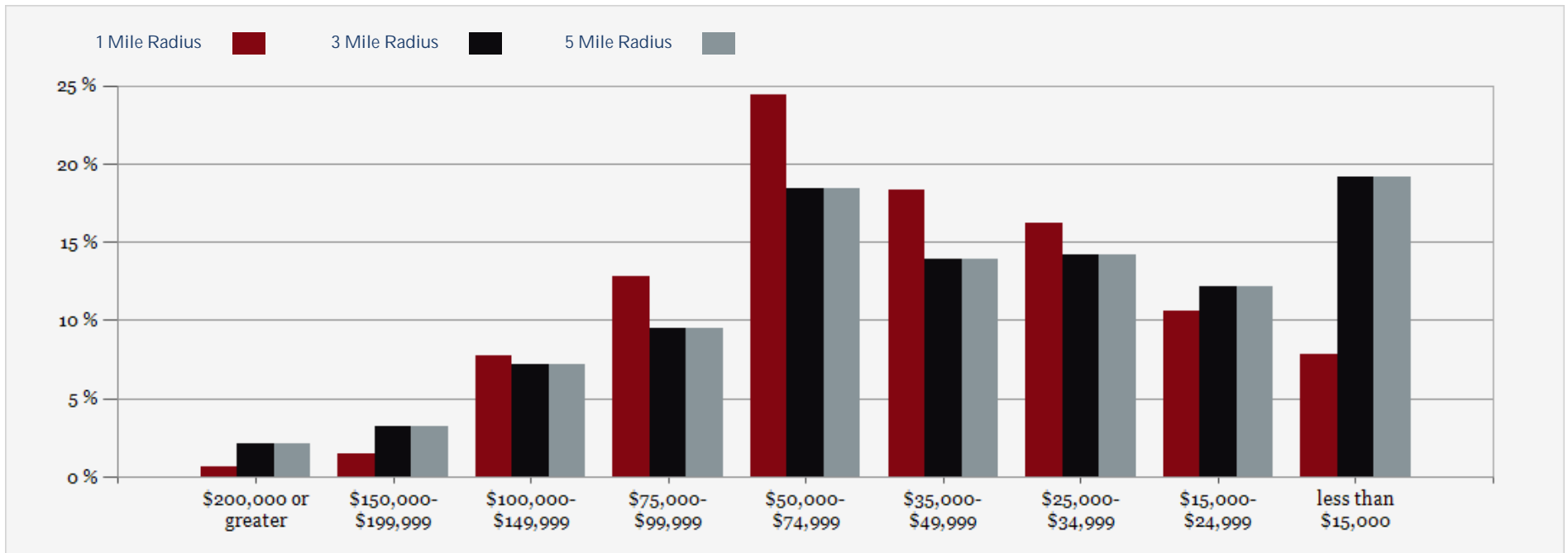
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income



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Exclusively Marketed by:

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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

Peevey IABS

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