601 N VALLEY MILLS DRIVE / Waco Texas

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MECY

Photo

15,692 SF AVAILABLE FOR Sale / Lease / Ground Lease

Drive-Turu F

Randy Reid Broker (254) 709-0456 randy@reidpeevey.com



*

THE SPACE

80 	
62	

POPULATION			
1.00 MILE	3.00 MILE	5.00 MILE	
10,314	75,646	140,470	

Location size

601 N Valley Mills Drive, Waco , TX, 76710 15,692 SF

HIGHLIGHTS

- Sale
- Lease
- Ground lease
- Signalized hard corner intersection
- Extensive Parking
- Drive-thru equipped



AVERAGE HOUSEHOLD INCOME						
1.00 MILE	3.00 MILE	5.00 MILE				
\$63,121	\$70,149	\$72,587				



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,438	29,442	53,948





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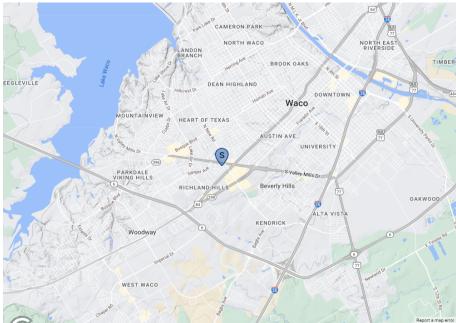
Reid Peevey Company, LLC 2420 Wycon Drive, Suite 301, Waco, TX 76712

LOCATION DETAILS

- The property is located in a highly desirable area of Waco, Texas, known as the Valley Mills corridor. The Valley Mills corridor is a commercial district that is home to a wide range of businesses, including retail stores, restaurants, and professional offices. Examples of popular establishments in the area include Target, Home Depot, Lowe's, and Academy Sports.
- The property benefits from its proximity to major roads and highways. - N Valley Mills Drive, where the property is situated, is a major thoroughfare that connects to several other major roads, including W Waco Drive and I-35. - This provides easy accessibility and high visibility for businesses operating in the area.
- The area is surrounded by a mix of residential and commercial properties. - There are several residential neighborhoods nearby, providing a steady flow of potential customers and clientele for businesses in the area. - Additionally, there are many commercial properties, such as strip malls and office buildings, creating a vibrant and diverse business community.
- The Valley Mills corridor is experiencing steady growth and development. - The area has seen an increase in new businesses and investments in recent years, indicating a positive economic outlook. - This growth trend is expected to continue, making the location a promising choice for businesses looking to establish or expand their presence in Waco.



Regional Map





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pharmacy

1.1











POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,174	71,787	123,084
2010 Population	9,122	70,990	127,613
2023 Population	10,314	75,646	140,470
2028 Population	10,329	77,775	144,168
2023-2028: Population: Growth Rate	0.15 %	2.80 %	2.60 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	577	3,135	7,648
\$15,000-\$24,999	511	3,478	6,066

4,043

4,139

6,033

3,334

3,020

1,283

\$49,638

\$70,149

976

655

610

966

510

322 194

93

\$45,854

\$63,121

6,574 6,913

10,357

5,541

5,416

3,222

2,211

\$49,349

\$72,587

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,568	29,108	49,805
2010 Total Households	4,012	26,755	48,163
2023 Total Households	4,438	29,442	53,948
2028 Total Households	4,461	30,539	55,867
2023 Average Household Size	2.30	2.53	2.46
2000 Owner Occupied Housing	1,607	14,493	23,262
2000 Renter Occupied Housing	2,643	12,569	23,175
2023 Owner Occupied Housing	1,610	15,246	25,822
2023 Renter Occupied Housing	2,828	14,196	28,126
2023 Vacant Housing	422	3,148	5,735
2023 Total Housing	4,860	32,590	59,683
2028 Owner Occupied Housing	1,660	15,640	26,653
2028 Renter Occupied Housing	2,801	14,899	29,214
2028 Vacant Housing	423	3,186	5,780
2028 Total Housing	4,884	33,725	61,647
2023-2028: Households: Growth Rate	0.50 %	3.65 %	3.50 %

\$25,000-\$34,999

\$35,000-\$49,999

\$50,000-\$74,999

\$75,000-\$99,999

\$100,000-\$149,999

\$150,000-\$199,999 \$200,000 or greater

Median HH Income

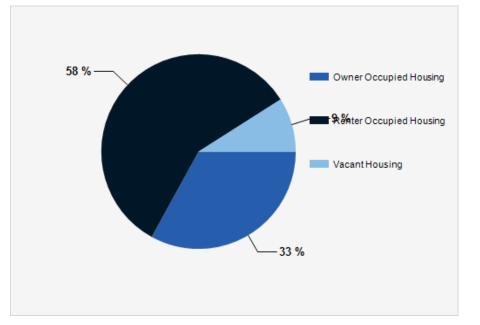
Average HH Income

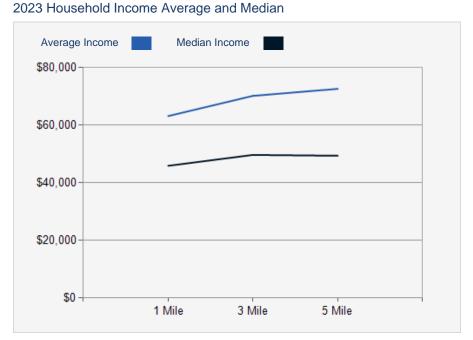


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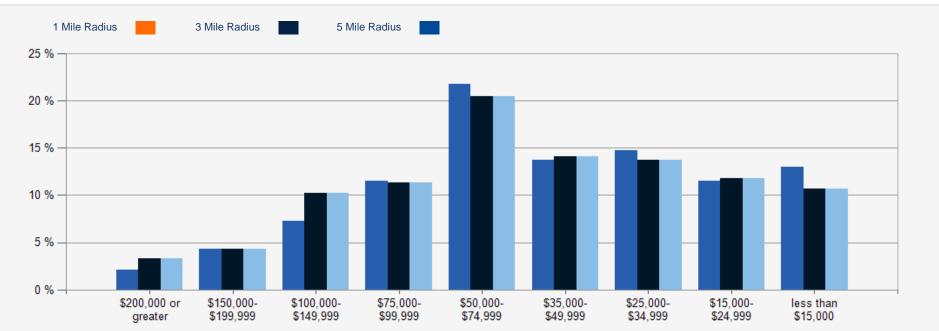
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE	2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	838	5,743	9,488	2028 Population Age 30-34	746	5,028	8,610
2023 Population Age 35-39	756	5,224	8,615	2028 Population Age 35-39	743	5,446	8,995
2023 Population Age 40-44	659	4,524	7,482	2028 Population Age 40-44	688	5,082	8,385
2023 Population Age 45-49	531	3,674	6,231	2028 Population Age 45-49	604	4,440	7,393
2023 Population Age 50-54	516	3,625	6,263	2028 Population Age 50-54	508	3,664	6,232
2023 Population Age 55-59	525	3,866	6,824	2028 Population Age 55-59	489	3,537	6,170
2023 Population Age 60-64	556	4,076	7,039	2028 Population Age 60-64	505	3,703	6,481
2023 Population Age 65-69	505	3,735	6,525	2028 Population Age 65-69	471	3,735	6,529
2023 Population Age 70-74	396	3,000	5,522	2028 Population Age 70-74	406	3,302	6,006
2023 Population Age 75-79	266	2,177	4,054	2028 Population Age 75-79	293	2,579	4,820
2023 Population Age 80-84	160	1,652	3,078	2028 Population Age 80-84	204	1,863	3,551
2023 Population Age 85+	188	1,960	3,669	2028 Population Age 85+	192	2,157	4,026
2023 Population Age 18+	7,761	56,285	108,798	2028 Population Age 18+	7,722	57,829	111,848
2023 Median Age	34	35	32	2028 Median Age	35	36	33
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE	2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,112	\$50,938	\$50,534	Median Household Income 25-34	\$53,795	\$55,795	\$55,053
Average Household Income 25-34	\$61,219	\$65,124	\$66,910	Average Household Income 25-34	\$70,629	\$74,064	\$76,131
Median Household Income 35-44	\$55,322	\$56,500	\$59,783	Median Household Income 35-44	\$60,587	\$61,710	\$65,150
Average Household Income 35-44	\$73,624	\$79,628	\$86,271	Average Household Income 35-44	\$83,753	\$89,395	\$96,050
Median Household Income 45-54	\$54,435	\$56,200	\$60,173	Median Household Income 45-54	\$60,876	\$62,515	\$67,019
Average Household Income 45-54	\$70,881	\$78,060	\$88,197	Average Household Income 45-54	\$82,681	\$89,214	\$99,026
Median Household Income 55-64	\$47,756	\$51,435	\$54,519	Median Household Income 55-64	\$53,849	\$56,642	\$60,515
Average Household Income 55-64	\$70,181	\$74,902	\$84,672	Average Household Income 55-64	\$82,395	\$84,684	\$95,287
Median Household Income 65-74	\$42,159	\$45,135	\$49,888	Median Household Income 65-74	\$50,413	\$52,066	\$54,608
Average Household Income 65-74	\$60,537	\$69,822	\$74,577	Average Household Income 65-74	\$72,832	\$81,002	\$85,511
Average Household Income 75+	\$45,521	\$64,697	\$65,221	Average Household Income 75+	\$51,816	\$75,868	\$76,935







2023 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; 0
 - 0 that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 0 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

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