

601 N VALLEY MILLS DRIVE / Waco Texas

15,692 SF

AVAILABLE FOR

Sale / Lease / Ground Lease



Randy Reid
Broker

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Reid Peevey
Commercial

THE SPACE

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

HIGHLIGHTS

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



POPULATION

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



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



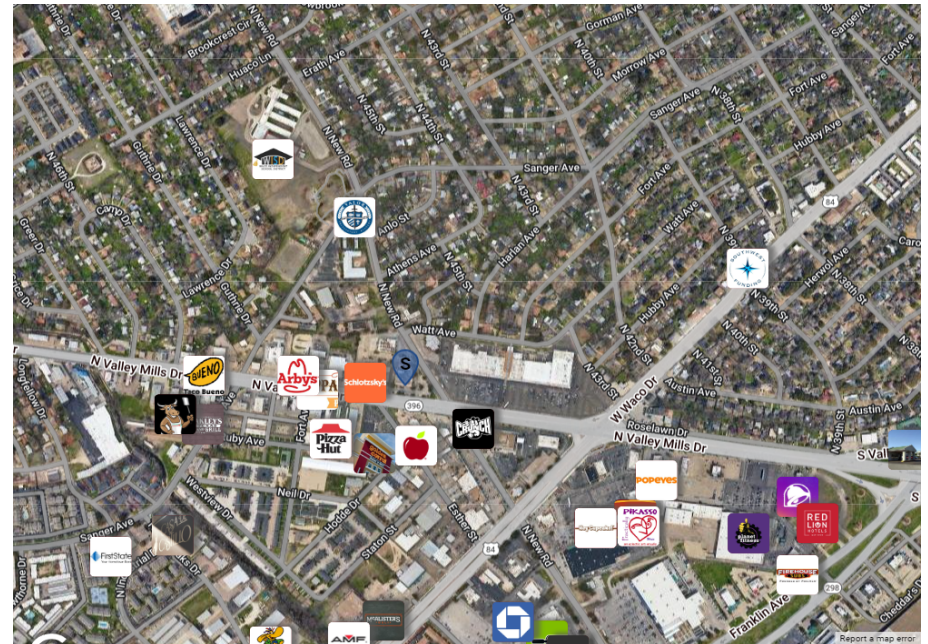
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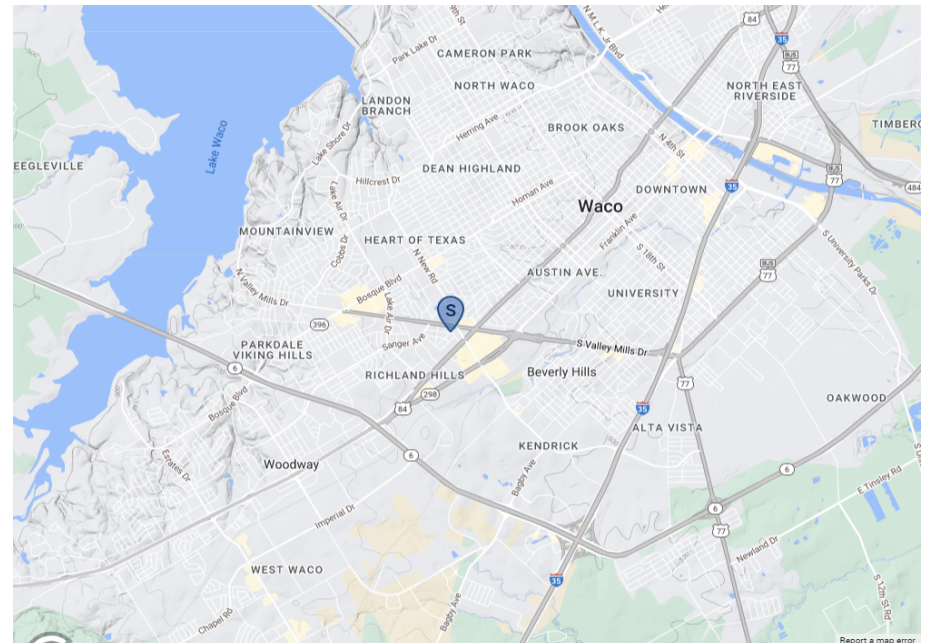
LOCATION DETAILS

- 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.

Locator Map



Regional Map



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Valley Mills Drive

N NEW RD

SUNSHINE

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
\$25,000-\$34,999	655	4,043	6,574
\$35,000-\$49,999	610	4,139	6,913
\$50,000-\$74,999	966	6,033	10,357
\$75,000-\$99,999	510	3,334	5,541
\$100,000-\$149,999	322	3,020	5,416
\$150,000-\$199,999	194	1,283	3,222
\$200,000 or greater	93	976	2,211
Median HH Income	\$45,854	\$49,638	\$49,349
Average HH Income	\$63,121	\$70,149	\$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 %

Source: esri



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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	838	5,743	9,488
2023 Population Age 35-39	756	5,224	8,615
2023 Population Age 40-44	659	4,524	7,482
2023 Population Age 45-49	531	3,674	6,231
2023 Population Age 50-54	516	3,625	6,263
2023 Population Age 55-59	525	3,866	6,824
2023 Population Age 60-64	556	4,076	7,039
2023 Population Age 65-69	505	3,735	6,525
2023 Population Age 70-74	396	3,000	5,522
2023 Population Age 75-79	266	2,177	4,054
2023 Population Age 80-84	160	1,652	3,078
2023 Population Age 85+	188	1,960	3,669
2023 Population Age 18+	7,761	56,285	108,798
2023 Median Age	34	35	32

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,112	\$50,938	\$50,534
Average Household Income 25-34	\$61,219	\$65,124	\$66,910
Median Household Income 35-44	\$55,322	\$56,500	\$59,783
Average Household Income 35-44	\$73,624	\$79,628	\$86,271
Median Household Income 45-54	\$54,435	\$56,200	\$60,173
Average Household Income 45-54	\$70,881	\$78,060	\$88,197
Median Household Income 55-64	\$47,756	\$51,435	\$54,519
Average Household Income 55-64	\$70,181	\$74,902	\$84,672
Median Household Income 65-74	\$42,159	\$45,135	\$49,888
Average Household Income 65-74	\$60,537	\$69,822	\$74,577
Average Household Income 75+	\$45,521	\$64,697	\$65,221

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	746	5,028	8,610
2028 Population Age 35-39	743	5,446	8,995
2028 Population Age 40-44	688	5,082	8,385
2028 Population Age 45-49	604	4,440	7,393
2028 Population Age 50-54	508	3,664	6,232
2028 Population Age 55-59	489	3,537	6,170
2028 Population Age 60-64	505	3,703	6,481
2028 Population Age 65-69	471	3,735	6,529
2028 Population Age 70-74	406	3,302	6,006
2028 Population Age 75-79	293	2,579	4,820
2028 Population Age 80-84	204	1,863	3,551
2028 Population Age 85+	192	2,157	4,026
2028 Population Age 18+	7,722	57,829	111,848
2028 Median Age	35	36	33

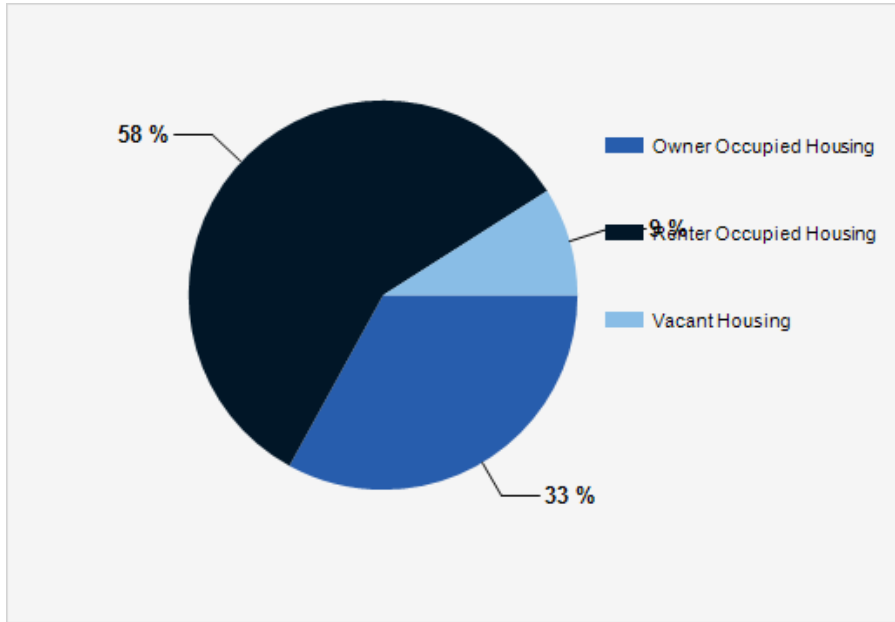
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,795	\$55,795	\$55,053
Average Household Income 25-34	\$70,629	\$74,064	\$76,131
Median Household Income 35-44	\$60,587	\$61,710	\$65,150
Average Household Income 35-44	\$83,753	\$89,395	\$96,050
Median Household Income 45-54	\$60,876	\$62,515	\$67,019
Average Household Income 45-54	\$82,681	\$89,214	\$99,026
Median Household Income 55-64	\$53,849	\$56,642	\$60,515
Average Household Income 55-64	\$82,395	\$84,684	\$95,287
Median Household Income 65-74	\$50,413	\$52,066	\$54,608
Average Household Income 65-74	\$72,832	\$81,002	\$85,511
Average Household Income 75+	\$51,816	\$75,868	\$76,935



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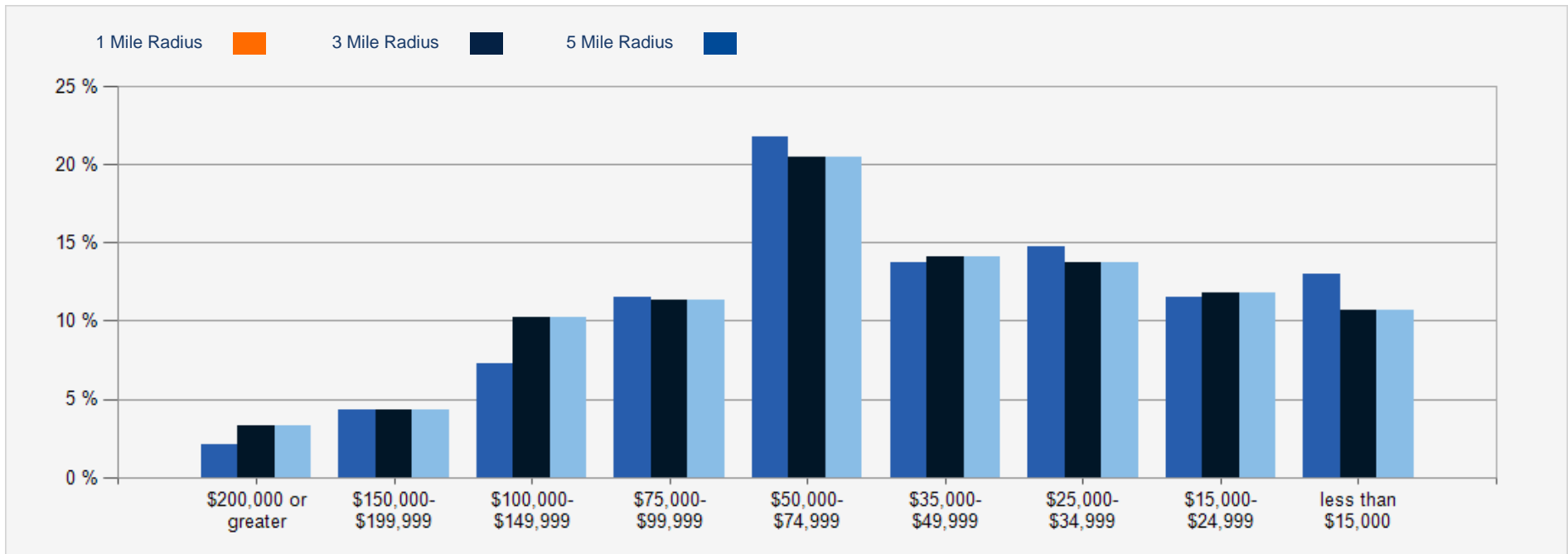
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



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