



PROPERTY DESCRIPTION

Reid Peevey Commercial Real Estate Services is excited to offer an outstanding lease opportunity in the heart of the expanding Waco market. This unique restaurant space, previously home to Coach's BBQ, is rare second-generation space in a prime, established location. It comes fully equipped with furniture, fixtures, and equipment, presenting an excellent foundation for a new tenant to build upon.

Featuring a spacious layout, the space encompasses an open-concept dining area, a well-equipped bar, a full kitchen, a smoker, and additional mezzanine seating. The design incorporates overhead exterior doors that connect the indoor space to a patio area along vibrant Austin Avenue.

On-street and off-street parking available, providing easy access for customers. Moreover, the restaurant is a key component of a larger mixed-use development that includes 48 residential units positioned above the space. This unique setting provides a built-in customer base from the residents, fostering a sense of community within the development and a steady flow of patrons for the business.

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	6,306 SF
Building Size:	6,306 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	122	664	4,397
Total Population	308	1,613	9,588
Average HH Income	\$31,555	\$31,939	\$36,697

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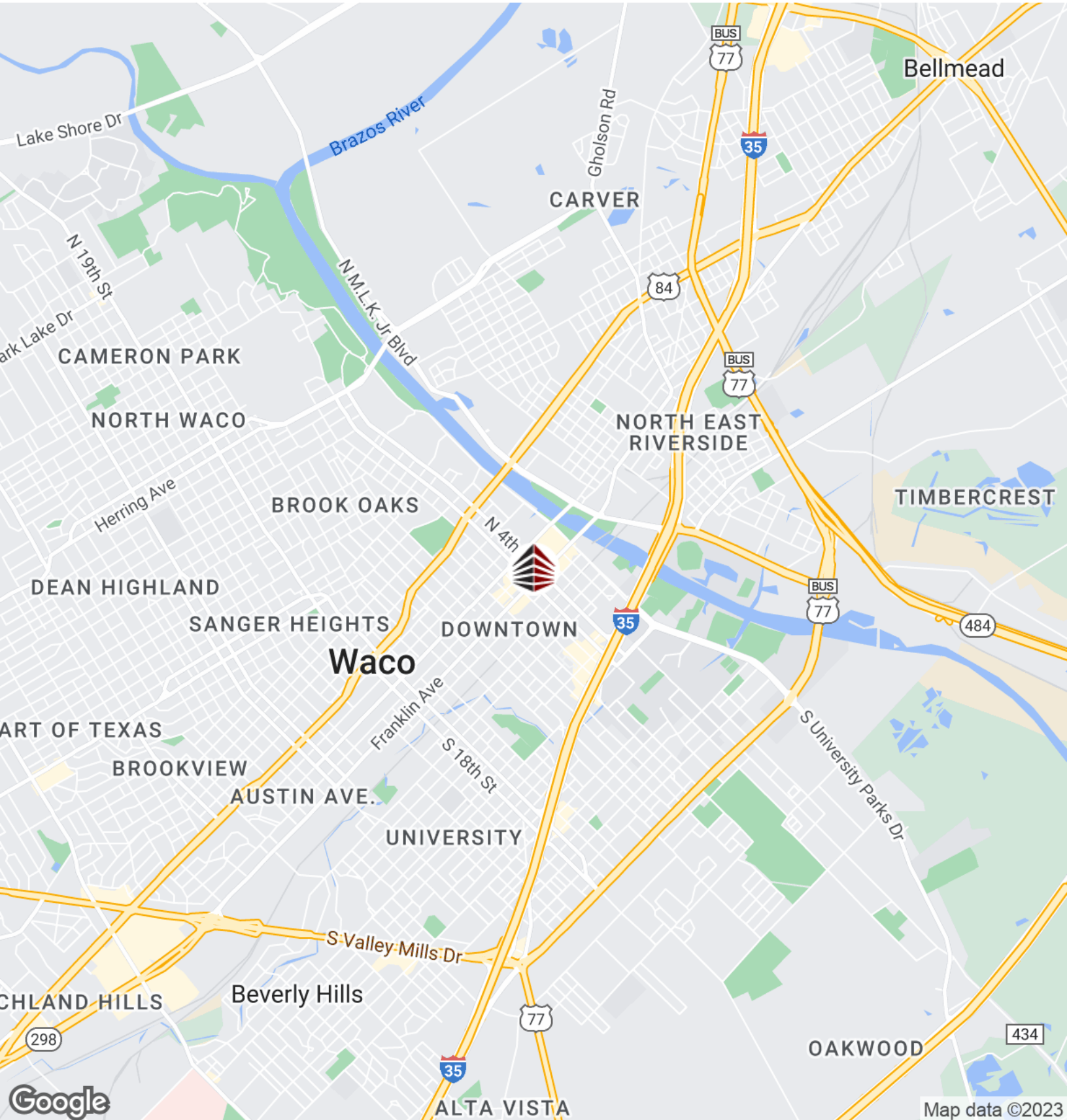




FOR LEASE

LOCATION MAP

The Balconies - 330 Austin Ave C-1 | 330 Austin Ave, Suite C-1, Waco, TX 76701



Map data ©2023

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The Balconies - 330 Austin Ave C-1 | 330 Austin Ave, Suite C-1, Waco, TX 76701



Google

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AERIAL MAP

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Lease Rate	\$22.00 SF/YR
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PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	C-4
Power	Yes

LOCATION INFORMATION

Building Name	The Balconies - 330 Austin Ave C-1
Street Address	330 Austin Ave, Suite C-1
City, State, Zip	Waco, TX 76701
County	McLennan
Signal Intersection	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

BUILDING INFORMATION

Building Size	6,306 SF
Occupancy %	0.0%
Tenancy	Single
Ceiling Height	20 ft
Minimum Ceiling Height	12 ft
Number of Floors	2
Year Built	2008

UTILITIES & AMENITIES

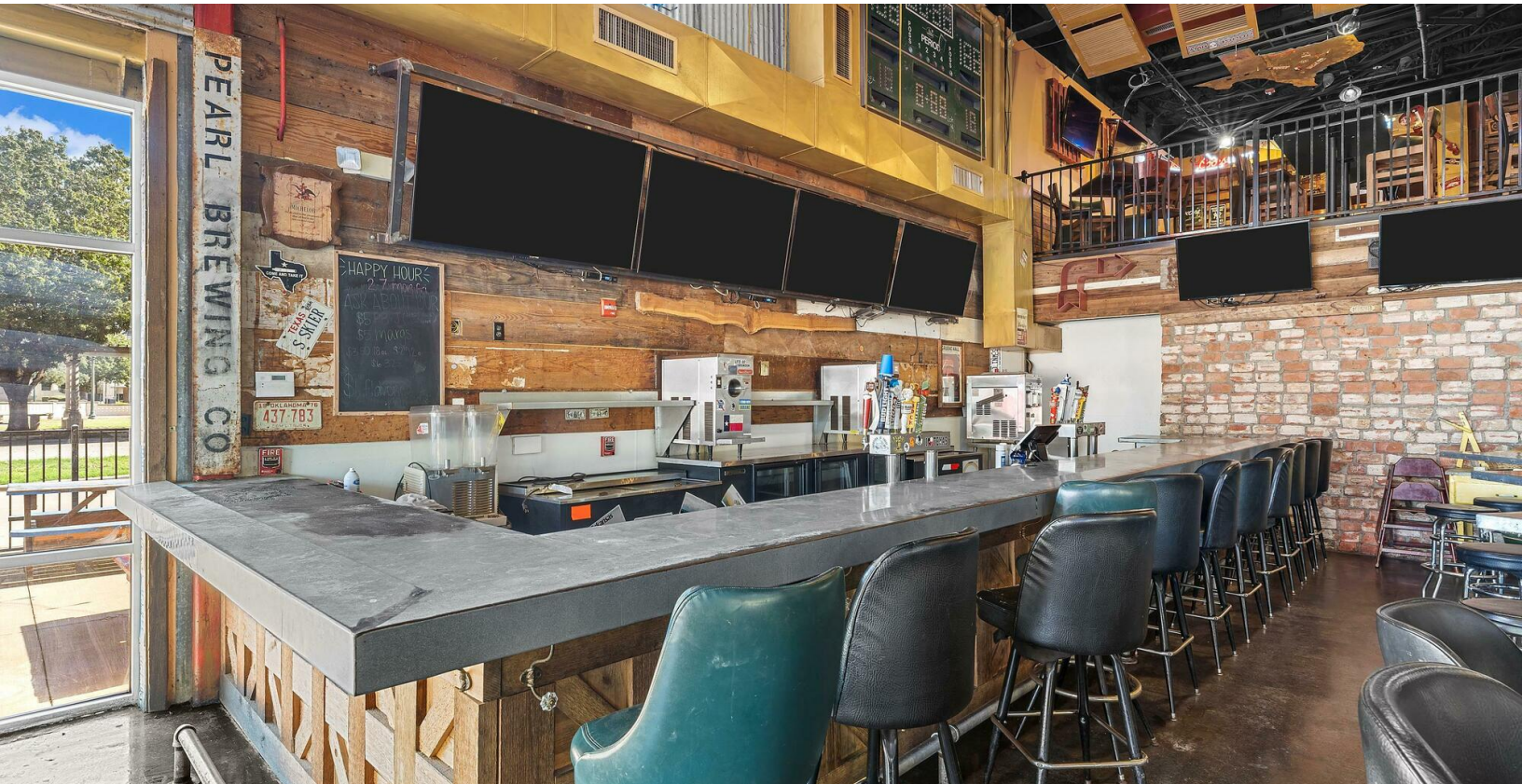
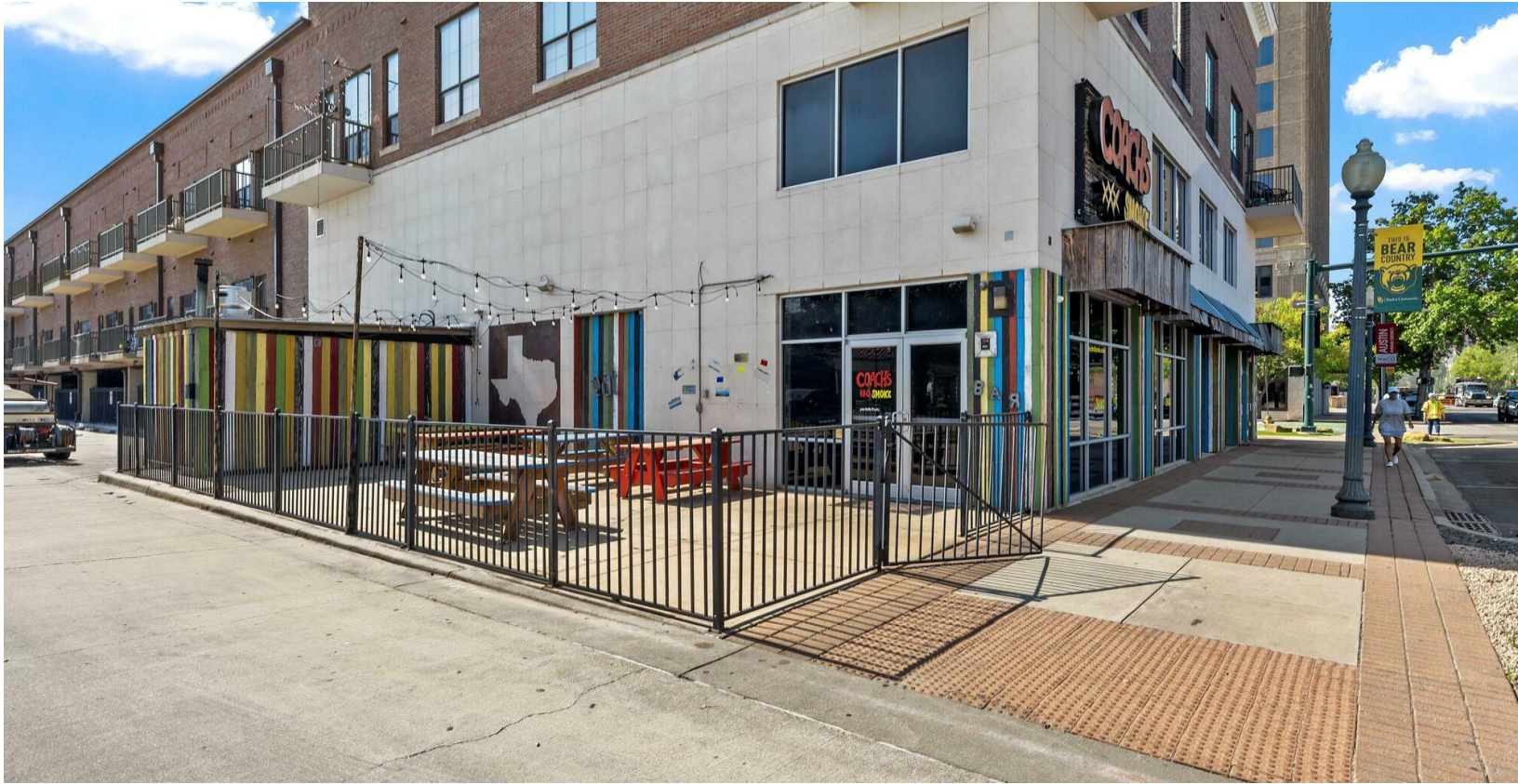
Gas / Propane	Yes
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FOR LEASE

ADDITIONAL PHOTOS

The Balconies - 330 Austin Ave C-1 | 330 Austin Ave, Suite C-1, Waco, TX 76701



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11/2/2015



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.

Table with 4 columns: Name/Title, License No., Email, Phone. Rows include Reid Peevey Company, LLC, Randy Reid (Designated Broker of Firm), Randy Reid (Licensed Supervisor of Sales Agent/Associate), and Jim Peevey, SIOR, CCIM (Sales Agent/Associate's Name).

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

JS Peevey Company, LLC, 213 Old Hewitt Road Waco TX 76712
Becky Antunes

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IABS 1-0 Date
Peevey IABS

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