

FOR LEASE

THE OUTLOOK AT BOSQUE RIDGE

Retail

13701 W Woodway Drive
Waco, TX 76712



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OFFERING SUMMARY - FOR LEASE

APPROX SQ FT: 1,593 sf

INITIAL LEASE RATE: \$26.00/SF/YR

LEASE TYPE: NNN (estimated \$8.06/sf/yr)

INITIAL LEASE TERM: 5 Yrs

JANITORIAL: Tenant

UTILITIES: Tenant

CURRENT FINISH OUT: General Retail Storefront

ZONING: PC - Planned Commercial



PROPERTY HIGHLIGHTS

- **AVAILABLE FOR IMMEDIATE TENANCY**
- Newer development in Woodway, TX
- 2nd generation retail
- Interior finishes include exposed ceilings, finished concrete floors, bathroom, office/storage
- Located in the Hwy 84 Growth Corridor adjacent to Badger Ranch planned development and close to Twin Rivers community, Bear Ridge Golf Club...and several new residential developments.
- Developer's representative indicates plans for 2 new restaurants in the future.

CO-TENANTS:



OAK & IVY
WINE BAR BISTRO



BODYHACK
LABS

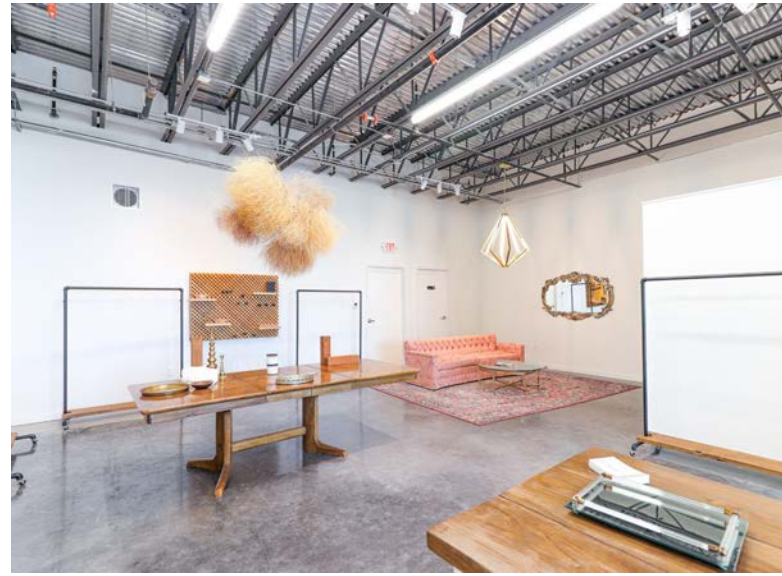
ME TIME NAILS



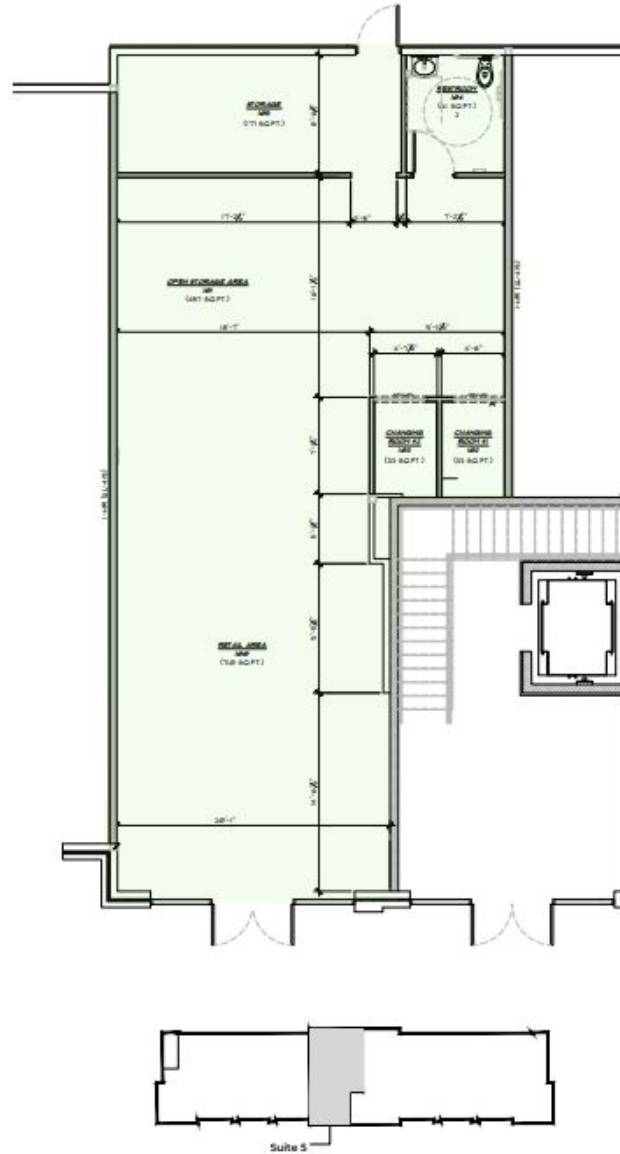
BUILDING EXTERIOR



BUILDING INTERIOR



FLOORPLAN



*This floor plan is for illustrative purposes only and may not accurately represent the current layout of the space.

AERIAL MAP - LOCAL



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,329	23,157	55,571
2020 Total Population	2,842	27,761	67,336
2022 Total Population	2,978	28,914	68,995
2027 Total Population	3,178	30,275	71,263
2022-2027 Annual Rate	1.31%	0.92%	0.65%
2022 Total Daytime Population	2,582	31,374	85,080
Workers	1,125	17,078	51,634
Residents	1,457	14,296	33,446
Household Summary			
2010 Households	863	9,196	22,242
2010 Average Household Size	2.70	2.45	2.45
2020 Total Households	1,022	10,422	26,131
2020 Average Household Size	2.78	2.50	2.50
2022 Households	1,068	10,814	26,720
2022 Average Household Size	2.79	2.52	2.50
2027 Households	1,138	11,312	27,573
2027 Average Household Size	2.79	2.53	2.51
2022-2027 Annual Rate	1.28%	0.90%	0.63%
Median Household Income			
2022	\$135,955	\$78,863	\$77,611
2027	\$136,322	\$90,867	\$87,356
Median Home Value			
2022	\$299,049	\$250,915	\$234,597
2027	\$358,392	\$286,444	\$280,671
Per Capita Income			
2022	\$62,343	\$42,627	\$42,423
2027	\$63,100	\$47,626	\$48,092
Median Age			
2022	49.9	43.2	41.2
2027	50.1	43.6	41.9

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

AREA AMENITIES & RESTAURANTS



OAK & IVY
WINE BAR BISTRO



Walgreens

BODYHACK
LABS





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.

11/2/2015

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;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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IABS 1-0 Date
Unfiled

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