



Retail For Lease

1810 S. Valley Mills Dr.
Waco, TX 76711

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145,000 VPD Daily

396

Property Highlights

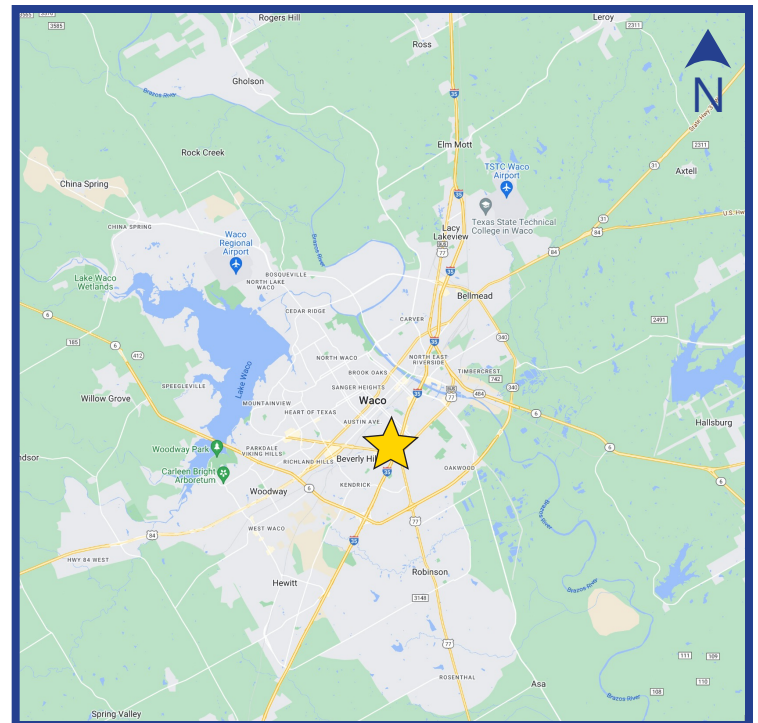
- Former Zoe's Kitchen in Waco, TX
- 3,196-square-foot building with drive-thru
- Built in 2005
- C-3 zoning
- Sits along the Interstate-35 off-ramp
- In close proximity to downtown Waco, Baylor University and Waco's Magnolia Market

Lease Rate

Contact listing agent.

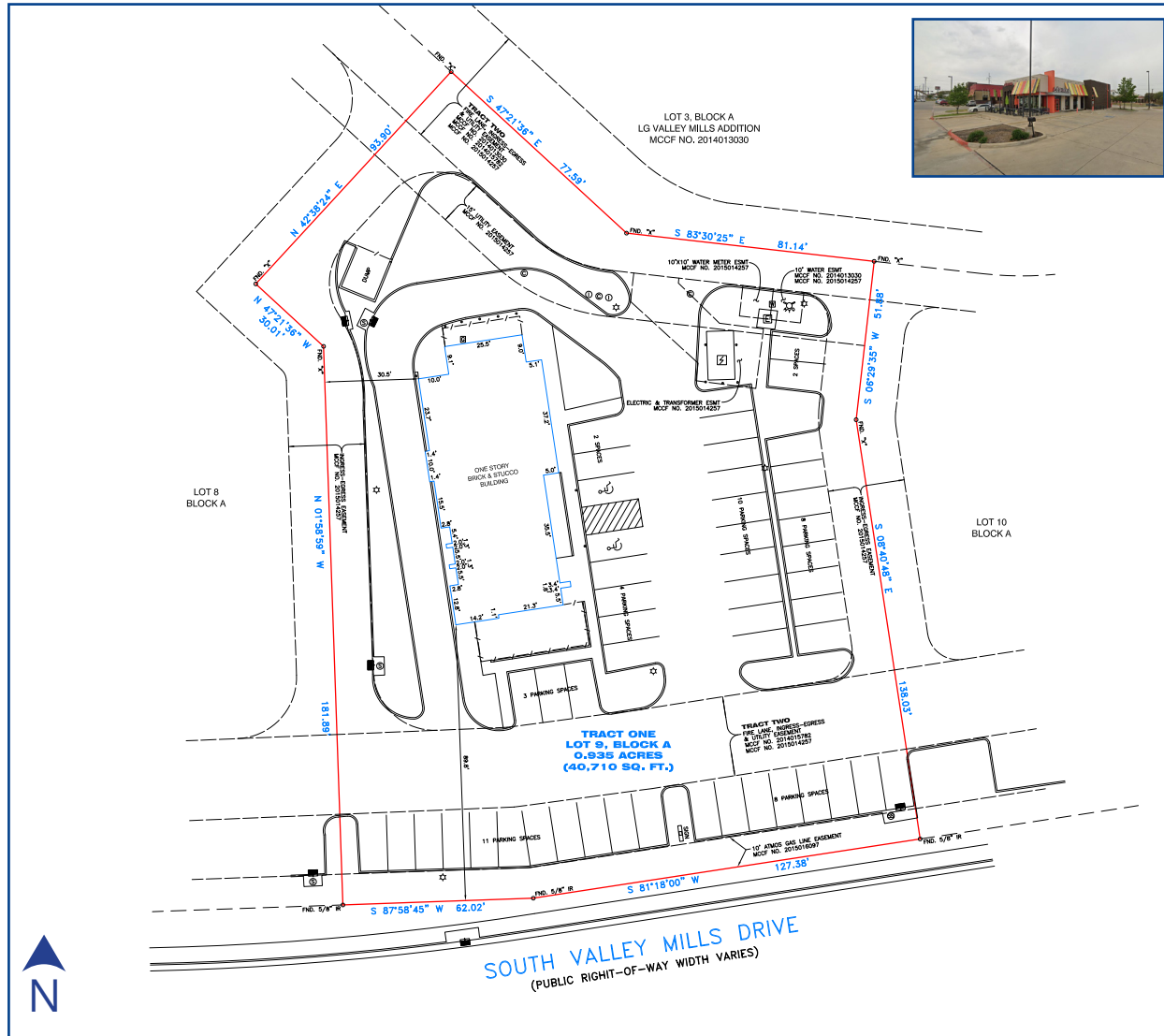


Drive Thru



Property Survey

1810 S. Valley Mills Dr.
Waco, TX 76711



Parcel no.: 480270590009000

Legal Information: LG VALLEY MILLS LOT 9 BLOCK A

← 2.3 Miles to Baylor University



Subject Property

S Valley Mills Dr

396

Bagby Ave





Subject Property

Ichiban

ORSHELN FARM & HOME



Bubba's



verizon



RACE WAY

WATERSHED

Walgreens

H-E-B

TEXAS ROADHOUSE

Rudy's

HEALTH CAMP

Magnolia Table



The City

Population Trend

Median Household Income

Average Household Income

Per Capita Income



111,056

2000 Total Population



115,530

2010 Total Population



126,621

Current Total Population



130,085

5 Yr Projected Total Population



\$44,145

Current Median HH Income



\$50,382

5 Yr Projected Median HH Income



65,713

Current Average HH Income



74,613

5 Yr Projected Avg HH Income



\$25,123

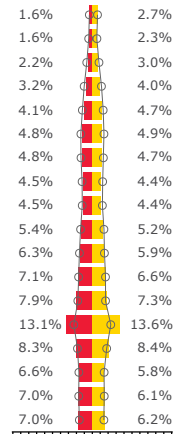
Current Per Capita Income



\$28,768

5 Year Projected Per Capita Income

Current Age Pyramid

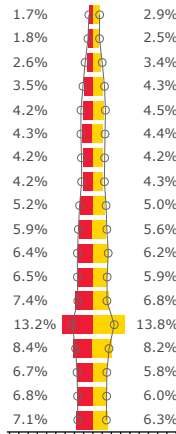


The largest group:
2023 Female Population Age 20-24 (Esri) (%)

The smallest group:
2023 Male Population Age 85+ (Esri) (%)

Dots show comparison to 48309 (McLennan County)

5 Yr Projected Age Pyramid

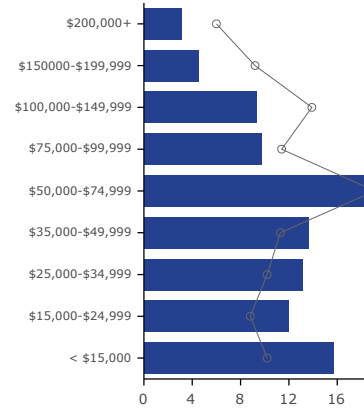


The largest group:
2028 Female Population Age 20-24 (Esri)

The smallest group:
2028 Male Population Age 85+ (Esri)

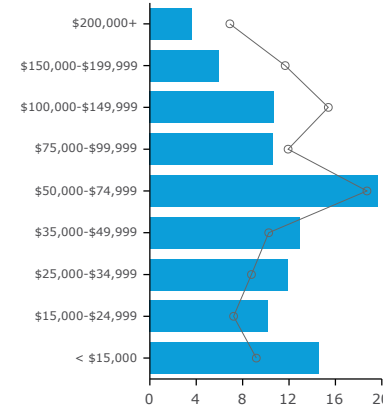
Dots show comparison to 48309 (McLennan County)

Current HH By Income



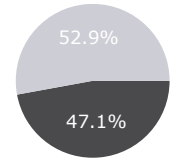
Dots show comparison to 48309 (McLennan County)

5 Yr Projected HH By Income



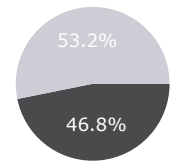
Dots show comparison to 48309 (McLennan County)

Current Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

5 Yr Projected Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

Race and ethnicity

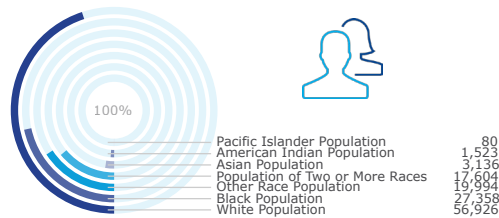
The largest group: White Alone (44.96)

The smallest group: Pacific Islander Alone (0.06)

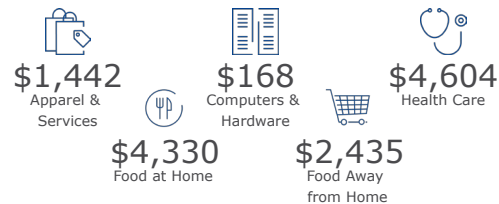
Indicator	Value	Difference
White Alone	44.96	-13.30
Black Alone	21.61	+6.41
American Indian/Alaska Native Alone	1.20	+0.22
Asian Alone	2.48	+0.36
Pacific Islander Alone	0.06	-0.01
Other Race	15.79	+4.62
Two or More Races	13.90	+1.71
Hispanic Origin (Any Race)	35.97	+8.92

Bars show deviation from 48309 (McLennan County)

Current Year Population By Race



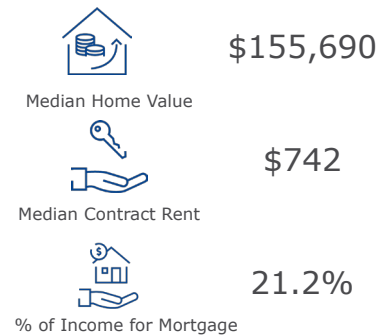
Current Annual Household Spending



Tapestry segments



Current Year Housing Stats



1810 S Valley Mills Dr, Waco, Texas, 76711
5 mile radius



Population, Income & Housing Trends

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a white rectangular border. Below the text is a horizontal bar with a yellow top section and a red bottom section.

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A photograph of a Zoës Kitchen restaurant. In the foreground, a large, 3D sign on a tall, multi-colored pole (yellow, green, grey) displays "ZOËS KITCHEN" in white, bold, sans-serif letters on a red background. The restaurant building is a single-story structure with a brick facade and large glass windows. A colorful striped awning (yellow, orange, red, green) covers the entrance. A white delivery truck is parked in the parking lot. The sky is blue with scattered white clouds.

**ZOËS
KITCHEN**

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Information About Brokerage Services

Texas law requires all real estate license holders 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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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Designated Broker of Firm	License No.	Email	Phone

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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