



FOR SALE

Legends Crossing

Waco, TX

SITE

69,135 AADT '21

2,739 AADT '21

Baylor Scott & White
HEALTH

 SRS

DAVID'S BRIDAL, at&t, BioLife, AspenDental, LOFT ULTA, Starbucks, the Vitamin Shoppe, GameStop, Chico's, popshelf, Marshalls, DOLLAR TREE, KOHL'S, bek, Party City, verizon, Wendy's, KAY, Logans ROADHOUSE, Newk's, Ross DRESS FOR LESS, Cabela's, CAVENDER, Kirklands, OLD NAVY, NIKKILANDS

NISSAN, Chuy's, INCOMMON BANK, FastMed, FISH CITY GRILL, SALT GRASS STEAK HOUSE, PF CHANG'S, WALK-ON'S, Los Cucos MEXICAN CAFE, HOMERWOOD SUITES Hilton, Hilton Garden Inn, TOWNEPLACE SUITES MARRIOTT, Holiday Inn Express, SUBARU, Volkswagen

Bagby Ave

Corporation Pkwy

Crosslake Pkwy

Legend Lake Pkwy

Legends Crossing

Waco, TX



FOR SALE

VIDEO TOUR

1.265± AC
Available

Contact
Broker
Sale Price

ABOUT THE PROPERTY

- Ready to develop
- Pad just south of Central Texas Marketplace with strong regional draw, high barrier market with few sites available
- Close Proximity to Baylor Scott & White Medical Center and 4.5 miles south of Baylor University

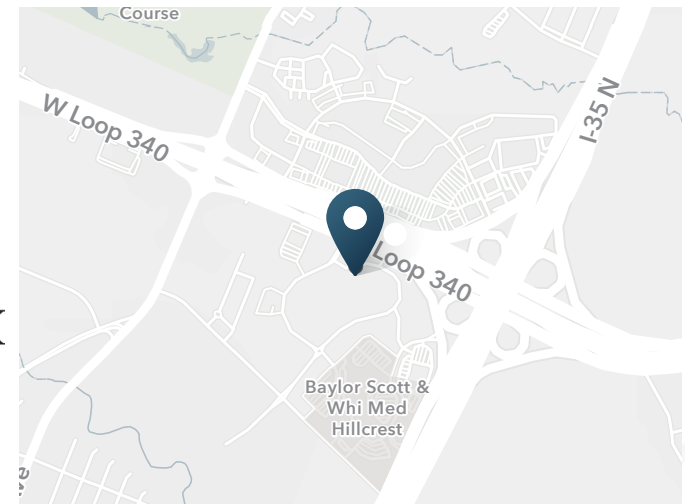
NEARBY RETAILERS

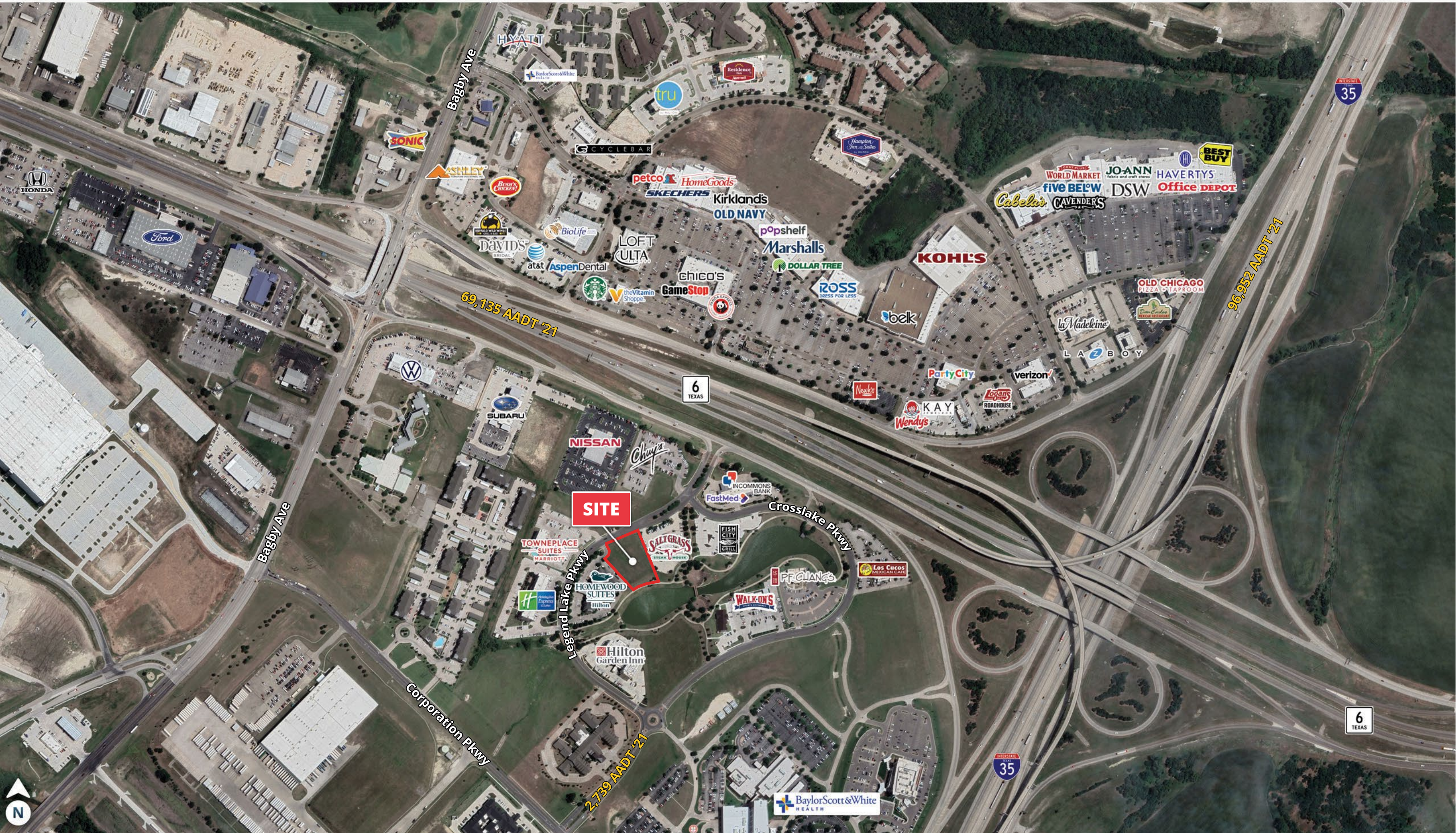


TRAFFIC COUNTS

Hwy 6	69,135 VPD
Crosslake Parkway	2,739 VPD

Year: 2021 | Source: TxDOT





SITE

69,135 AADT '21

96,952 AADT '21

2,739 AADT '21





- Central Texas Marketplace**
- ULTA LOFT HAVERTY'S BED BATH & BEYOND
 - CAVENDER'S DSW Cabela's KOHL'S
 - BEST BUY belk Marshalls RACK ROOM SHOES ROSS
 - OLD NAVY PETCO DAVID'S BRIDAL five BELOW Office DEPOT WORLD MARKET

TX-6 & Legend Lake Pkwy

Waco, TX



Legend Lake Pkwy

Crosslake Pkwy

SITE
+/- 1.26 AC
Zoning: C-2

69,135 AADT '21

95,952 AADT '21

6 TEXAS

6 TEXAS

35

HOMEWOOD SUITES
Hilton

Hilton Garden Inn

INCOMMONS BANK
FastMed

FISH CITY GRILL

WALK-ONS

studentloans.com
Brazos Higher Education

KOHL'S
belk

Party City
KAY

popshelf
Marshalls
Kirklands

ROSS
BOOKS FOR LESS

chico's
GameStop

CAVENDER'S
Cabela's

JOANN
Office Depot
WORLD MARKET
HAVERTY'S

LA BOY

Los Cocos

PFC GUNGS





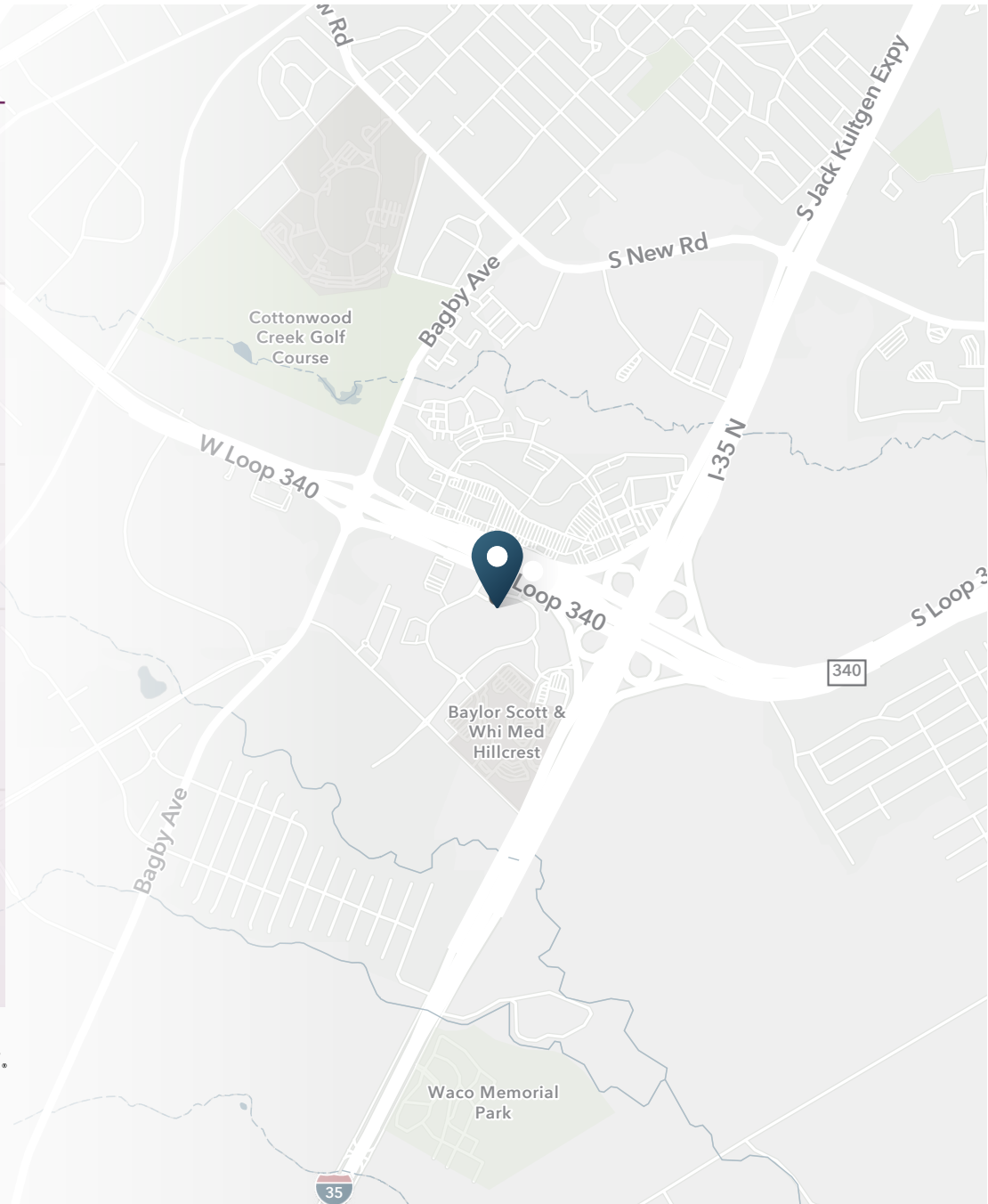
SITE
+/- 1.26 AC
Zoning: C-2

Legend Lake Pkwy



DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2022 Estimated Population	2,895	35,297	135,441
2027 Projected Population	2,905	36,198	138,446
Projected Annual Growth Rate 2022 to 2027	0.07%	0.51%	51.8%
Daytime Population			
2022 Daytime Population	6,685	56,629	159,668
Workers	5,248	38,437	86,883
Residents	1,437	18,192	72,785
Income			
2022 Est. Average Household Income	\$91,515	\$74,624	\$75,379
2022 Est. Median Household Income	\$76,856	\$52,991	\$50,915
Households & Growth			
2022 Estimated Households	1,425	13,694	50,701
2027 Estimated Households	1,431	14,036	51,901
Projected Annual Growth Rate 2022 to 2027	0.08%	0.49%	0.47%
Race & Ethnicity			
2022 Est. White	52.8%	51.0%	54.4%
2022 Est. Black or African American	15.1%	14.5%	15.1%
2022 Est. Asian or Pacific Islander	6.0%	2.1%	3.0%
2022 Est. American Indian or Native Alaskan	1.0%	1.2%	1.0%
2022 Est. Other Races	0.0%	0.1%	0.1%
2022 Est. Hispanic	29.8%	39.0%	31.1%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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 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.

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Designated Broker of Firm	License No.	Email	Phone

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 an 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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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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