

# WEST BAY

WACO, TX | I-35 FRONTAGE | 921 AND 922 S. 9TH STREET AND 1011 S. 10TH STREET



## KEY FEATURES:

- Situated along I-35, which consists of 505 miles in Texas and 1,569 miles from Mexico to Canada
- Close proximity to Baylor University [16,186 students] and McLane Stadium [capacity of 45,140]
- Located within walking distance to Magnolia Market, which attracts 33,665 visitors per week
- Waco has the highest hotel capacity in the state of Texas at 80–90%. There are 3 hotels [aloft, La Quinta, and Staybridge Suites] adjacent to West Bay Shopping Center within walking distance
- The VA Regional Office is blocks away with 400 employees who only get 30 minutes for lunch
- There are 310 new multi-family | student housing units within walking distance to the site

### DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2019 Population	16,992	72,890	124,775
2019 Daytime Population	48,715	107,819	189,482
2019 Total Households	5,528	25,039	46,166
2019 Average HH Income	\$40,117	\$45,473	\$52,683

### TRAFFIC COUNTS:

I-35: 131,250 VPD  
 Dutton Avenue: 5,748 VPD  
 S. 11th Street: 5,434 VPD

**AVAILABILITY:**  
 1,200 SF – 12,500 SF  
 57,673 SF | PAD SITE

**LEASE RATES:**  
 PLEASE CALL FOR RATES

**NNN: ESTIMATED \$10.00 PSF**

## TRAFFIC GENERATORS:



Baylor University



LA QUINTA  
 BY WYNDHAM

MAGNOLIA



speed • style • pizza



A VISION OF W HOTELS



FOR MORE INFORMATION, PLEASE CONTACT:

**SARAH LAMB**

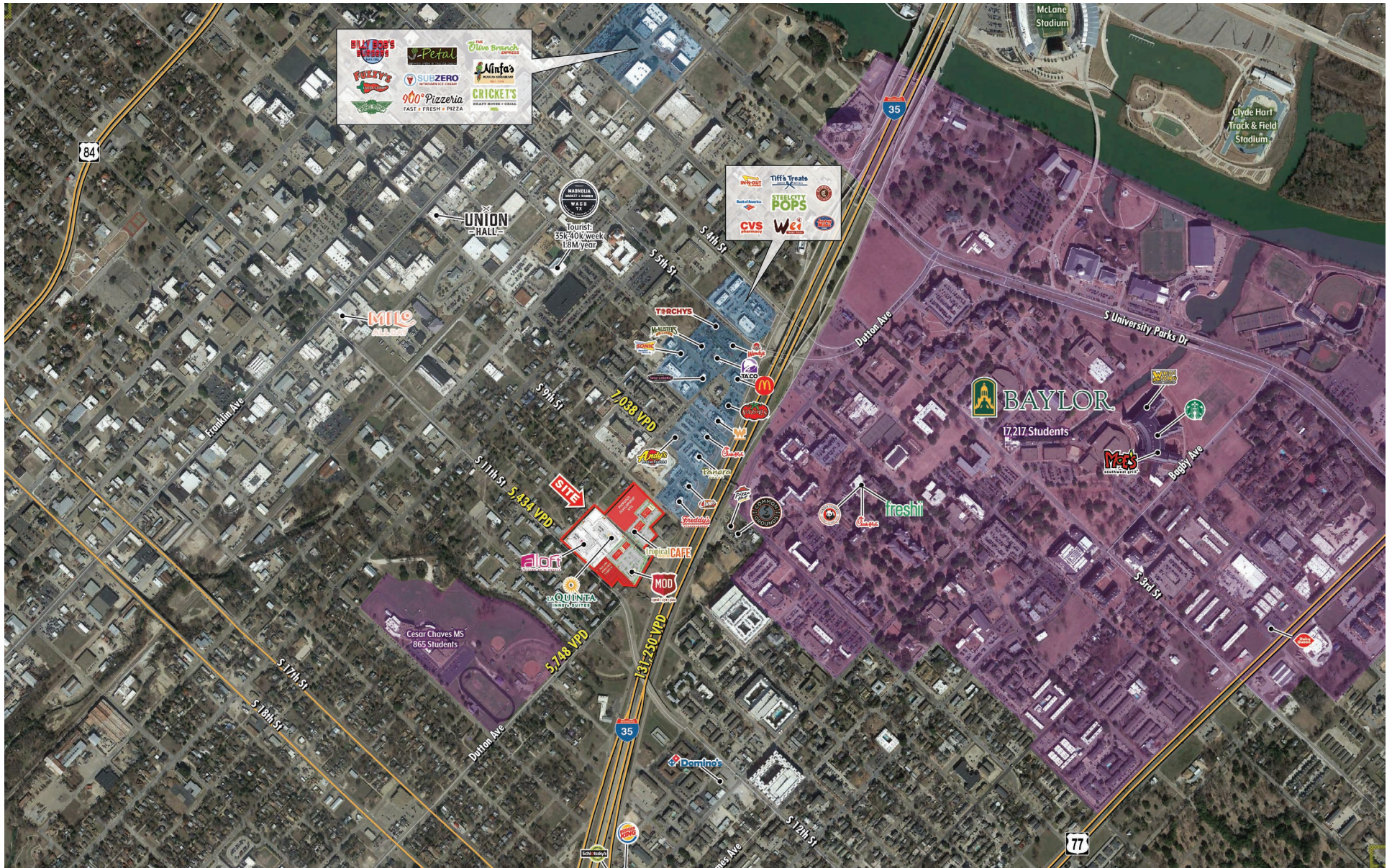
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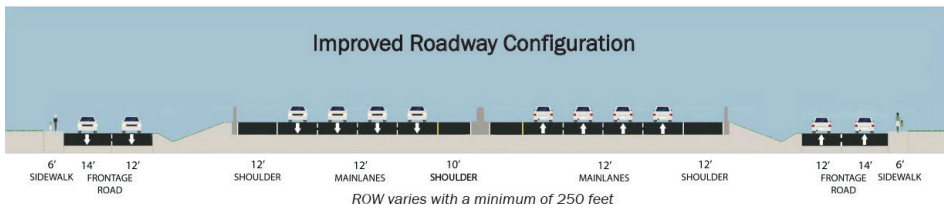
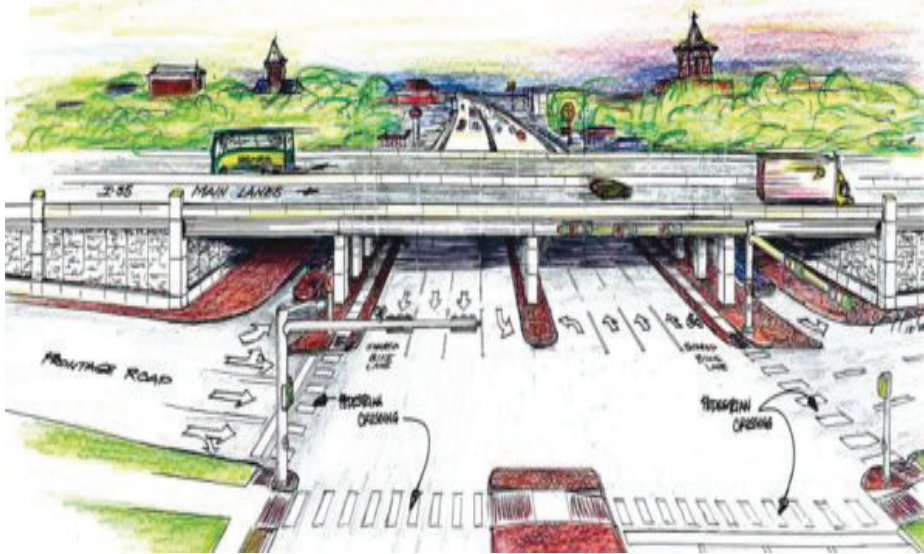
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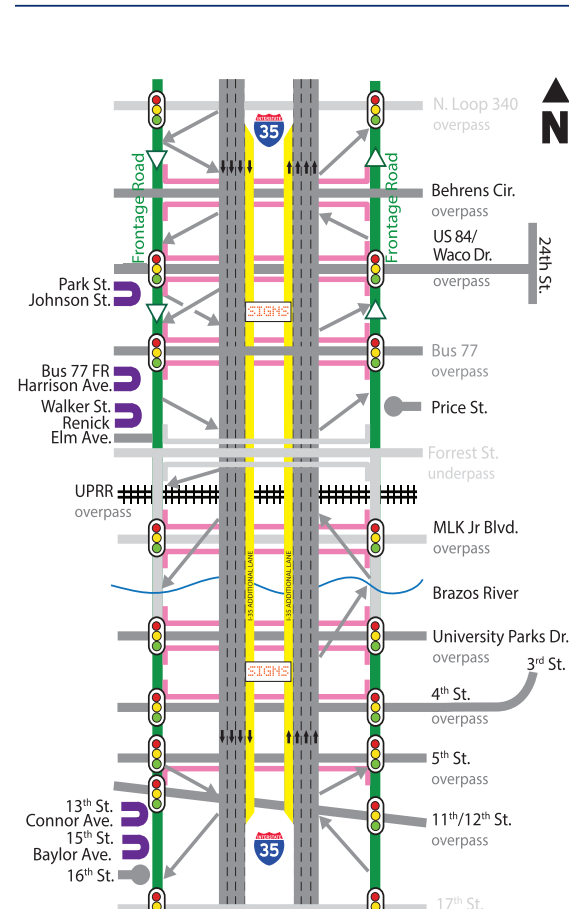
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## I-35 CONSTRUCTION HIGHLIGHTS:

- Widen to 4 lanes in each direction
- Improve frontage roads
- Improve ramps
- Add U-Turns
- Rebuild full roadway to replace aging infrastructure
- A new overpass at 11<sup>th</sup> | 12<sup>th</sup> Streets will change the way traffic flows from the East side of 35 [Baylor University] to the West side of 35. This new addition will allow traffic to dump directly into the site making access a breeze
- The service road construction located in front of the site will be the first section to be completed with an estimated timeframe of April 2020



### 4B SECTION FACTS

- **Construction start:** Spring 2019
- **Anticipated completion:** Spring 2024
- **Length:** 6 miles
- **Cost:** \$341.2M
- **Contractor:** Webber, LLC

### SECTION ENHANCEMENTS

- Expansion from 3 to 4 lanes in each direction
- ▲ Continuous frontage roads
- ↗ Upgraded on/off-ramps
- ┌ U-turns
- 🚦 Traffic signal
- 📶 SIGNS New electronic signs
- ⤵ Cul-de-sac
- ⤶ Curve
- ▬ Completed



# 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 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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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 Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date