

1509 HEWITT DR.

WACO, TX 76712

FOR LEASE



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PRICE: \$26.00/NNN
(ESTIMATED NNN: \$8.50/SF)

SIZE: 2,408 SQ.FT.
(DRIVE-THRU AVAILABLE)

PROPERTY OVERVIEW:

NEW NEIGHBORHOOD CENTER LOCATED ON HEWITT DRIVE WILL BE ANCHORED BY FUZZY'S TACO SHOP AND OFFERS A FANTASTIC LOCATION FOR OTHER RETAIL USERS.

THIS HEWITT AREA HAS EXPERIENCED EXPLOSIVE GROWTH AND RECEIVED NATIONAL RECOGNITION AS ONE OF THE TOP 25 PLACES TO LIVE IN THE UNITED STATES.

GREGG GLIME

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**JIM STEWART,
REALTORS®**

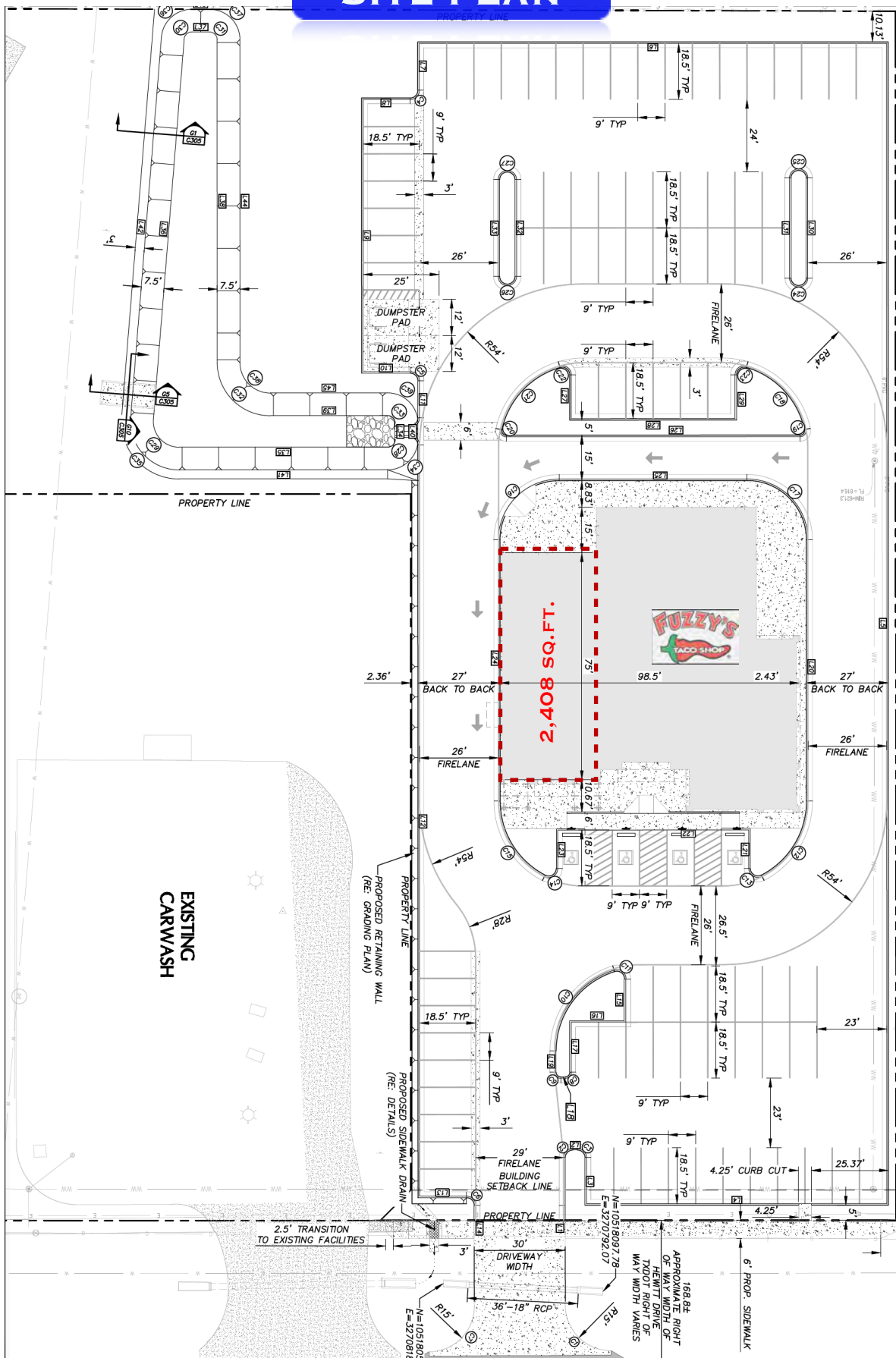
500 N Valley Mills Dr., Waco, TX 76710

PROPERTY HIGHLIGHTS:

- * **SIZE:** 6,856 SQ.FT. | 2.11 ACRES
- * **TRAFFIC COUNTS:** 28,000+ VPD (2015)
- * **GREAT PARKING:** 96 SPACES (14 : 1,000)
- * **ZONING:** C-3 : CITY OF WACO
- * **USE TYPE:** RESTAURANT / RETAIL
- * **DRIVE-THROUGH WINDOW**
- * **SURROUNDED BY NATIONAL AND REGIONAL RETAILERS**

SITE PLAN

SITE PLAN FOR ILLUSTRATIVE PURPOSES ONLY, SUBJECT TO CHANGE UPON COMPLETION OF CONSTRUCTION



EXISTING
MCALISTER'S DELI

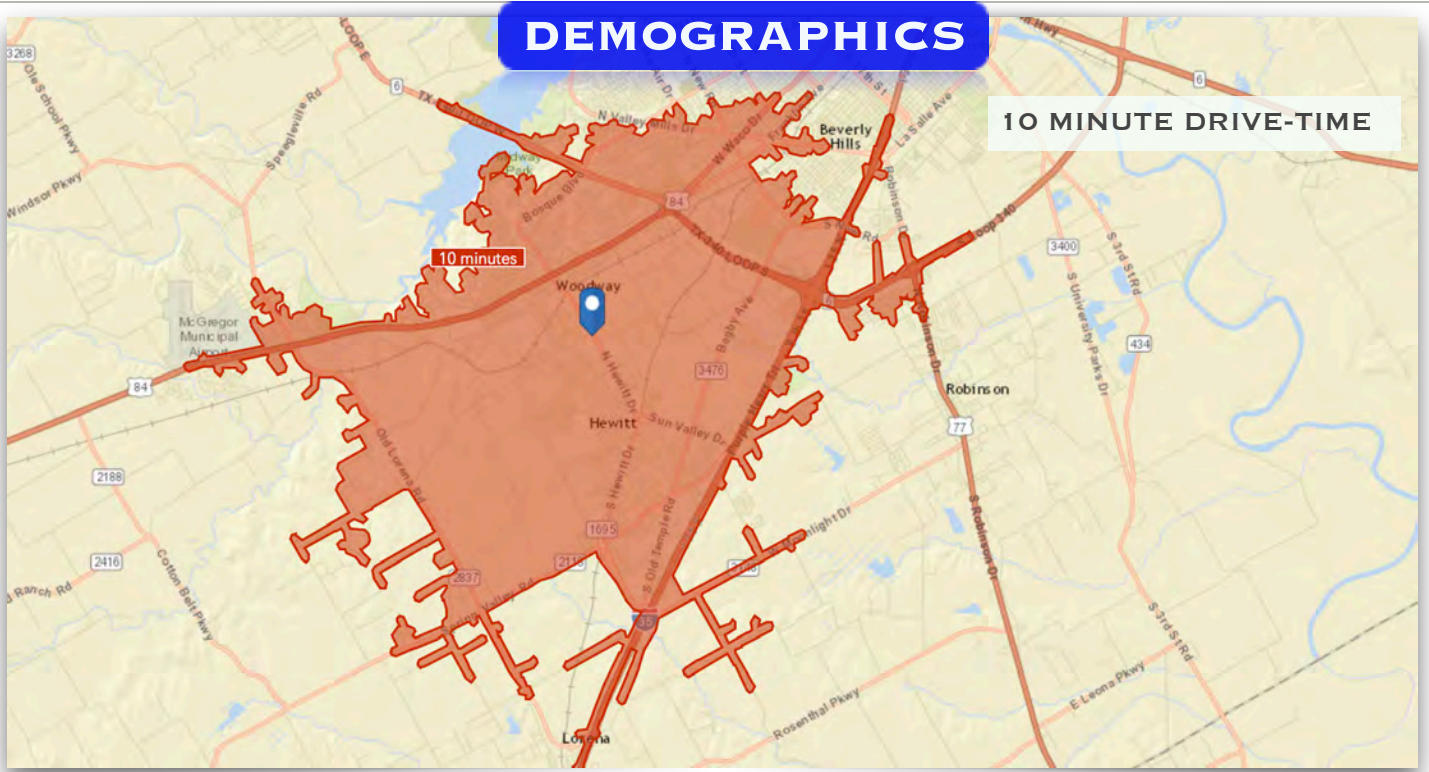
HEWITT DRIVE | 28,000 VPD+

LOCATION MAP



DEMOGRAPHICS

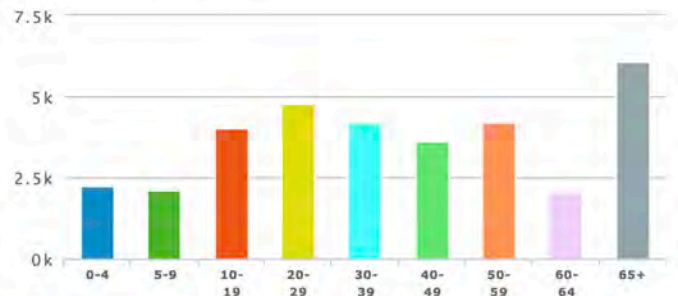
10 MINUTE DRIVE-TIME



Population (2017)	
	TOTAL
	33,269

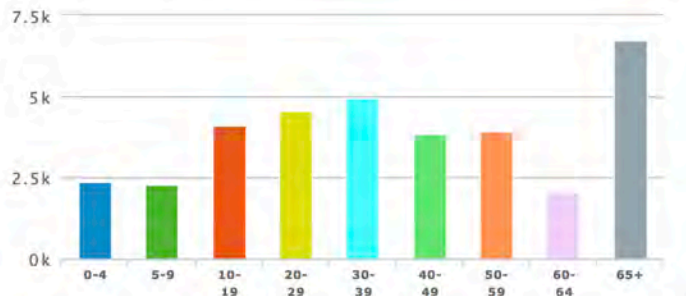
Population (2022)	
	TOTAL
	34,853

Age Distribution (2017)



	TOTAL	%
0-4	2,244	6.75
5-9	2,120	6.37
10-19	4,006	12.04
20-29	4,759	14.3
30-39	4,191	12.6
40-49	3,626	10.9
50-59	4,211	12.66
60-64	2,058	6.19
65+	6,054	18.2

Age Distribution (2022)



	TOTAL	%
0-4	2,380	6.83
5-9	2,281	6.54
10-19	4,126	11.84
20-29	4,569	13.11
30-39	4,952	14.21
40-49	3,822	10.97
50-59	3,912	11.22
60-64	2,058	5.9
65+	6,753	19.38

Total Households (2017)

	TOTAL	%
Households	13,344	n/a
Families	9,167	68.7

Total Households (2022)

	TOTAL	%
Households	14,170	n/a
Families	9,570	67.54

Average Household Income (2017)

	TOTAL
	80,335.73

Average Household Income (2022)

	TOTAL
	97,896.36

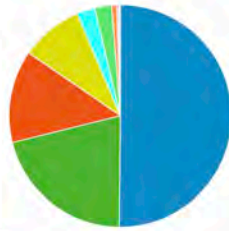
Total Establishments

TOTAL
1,921

Total Establishments by Size (2017)

Chart

- 1-4 Employees
- 5-9 Employees
- 10-19 Employees
- 20-49 Employees
- 50-99 Employees
- 100-249 Employees
- 250-499 Employees
- 500-999 Employees
- 1000+ Employees



	TOTAL	%
1-4 Employees	964	50.18
5-9 Employees	402	20.93
10-19 Employees	259	13.48
20-49 Employees	174	9.06
50-99 Employees	51	2.65
100-249 Employees	47	2.45
250-499 Employees	14	0.73
500-999 Employees	7	0.36
1000+ Employees	3	0.16

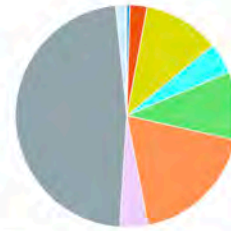
Total Employees

TOTAL
37,963

Total Employees by Major SIC (2017)

Chart

- Agricultural, Forestry, Fishing (SIC Range 01-09)
- Mining (SIC 10-14)
- Construction (SIC 15-17)
- Manufacturing (SIC 20-39)
- Transportation and Communications (SIC 40-49)
- Wholesale Trade (SIC 50-51)
- Retail Trade (SIC 52-59)
- Finance, Insurance And Real Estate (SIC 60-69)
- Services (SIC 70-89)
- Public Administration (SIC 90-98)
- Unclassified (SIC 99)



	TOTAL	%
Agricultural, Forestry, Fishing (SIC Range 01-09)	169	0.45
Mining (SIC 10-14)	2	0.01
Construction (SIC 15-17)	948	2.50
Manufacturing (SIC 20-39)	4,222	11.12
Transportation and Communications (SIC 40-49)	1,721	4.53
Wholesale Trade (SIC 50-51)	3,770	9.93
Retail Trade (SIC 52-59)	6,991	18.42
Finance, Insurance And Real Estate (SIC 60-69)	1,545	4.07
Services (SIC 70-89)	17,987	47.38
Public Administration (SIC 90-98)	558	1.47
Unclassified (SIC 99)	50	0.13

KEY FACTS

53,562

Population



2.5

Average Household Size

38.6

Median Age

\$57,783

Median Household Income

EDUCATION

8%

No High School Diploma



24%

High School Graduate



32%

Some College



36%

Bachelor's/Grad/Prof Degree

BUSINESS



2,891

Total Businesses



54,418

Total Employees

EMPLOYMENT



70%

White Collar



16%

Blue Collar



14%

Services

2.7%

Unemployment Rate

INCOME



\$57,783

Median Household Income



\$31,562

Per Capita Income



\$100,420

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.1%)

The smallest group: \$200,000+ (4.4%)

Indicator ▲	Value	Difference	
<\$15,000	7.0%	-8.2%	
\$15,000 - \$24,999	9.2%	-3.1%	
\$25,000 - \$34,999	10.0%	-1.1%	
\$35,000 - \$49,999	15.6%	+1.4%	
\$50,000 - \$74,999	20.1%	+2.4%	
\$75,000 - \$99,999	14.3%	+3.3%	
\$100,000 - \$149,999	14.0%	+3.1%	
\$150,000 - \$199,999	5.3%	+1.5%	
\$200,000+	4.4%	+0.7%	



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:
 - 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 coincidental 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
Gregg Glime	0620081	greggglime@coldwellbanker.com	(254)776-0000
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

IABS 1-0 Date