



**COLDWELL
BANKER
COMMERCIAL**

JIM STEWART, REALTORS®

AVAILABLE

WESTROCK CENTRE GROUND LEASE AND/OR BUILD-TO-SUIT

1201 Hewitt Dr
Hewitt, TX 76712

AVAILABLE SPACE:
50,000 SF

Surrounded by the growth path of Waco - the WestRock Centre has established itself as the premier retail destination of West Waco. Locating within this center offers the opportunity to surround your business with some of the greatest traffic generating retailers throughout Waco.

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Exclusively Offered By:

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COLDWELL BANKER COMMERCIAL
JIM STEWART, REALTORS®
500 N. Valley Mills Drive, Suite 201, Waco, TX 76710
254.313.0000



WESTROCK CENTRE

1201 Hewitt Dr, Hewitt, TX 76712



OFFERING SUMMARY

Lot Size: 50,000 SF

Building Size: 71,053 SF

Zoning: C-3 - General Cml. District (Waco)

Market: Waco

Submarket: West Waco

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PROPERTY OVERVIEW

Surrounded by the growth path of Waco - the WestRock Centre has established itself as the premier retail destination of West Waco. Under new ownership, this neighborhood center is anchored by three of Waco's most established restaurants and a strategic mix of medical, specialty, and service-oriented retailers.

PROPERTY HIGHLIGHTS

- High Traffic Retail Center
- Traffic Count: ~30,000 vpd
- High Performing Co-Tenants
- Finish-Out Allowance Available
- Located within one of Waco's hottest growing submarkets



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LEASE TYPE | NNN (\$5.82)

TOTAL SPACE | 50,000 SF

LEASE TERM | Negotiable

LEASE RATE | N/A



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100	George's Restaurant & Bar	8,485 SF	NNN	N/A	Established Anchor Restaurant - Voted Best of Waco
103-104	Lazy Day Pool	2,822 SF	NNN	N/A	Waco's "Go-To" Pool and Spa Supplier
104A	Papo Joe Grilling Supplies	1,238 SF	NNN	N/A	Providing all outdoor cooking and BBQ needs
107	AVAILABLE	6,060 SF	NNN	N/A	Anchor Position with Patio Opportunity
110-200	One Thirty Five Prime	6,938 SF	NNN	N/A	Waco's premier fine dining establishment; voted Best of Waco!
201	Fairway Mortgage	1,137 SF	NNN	N/A	Ranked Top 10 mortgage companies by Mortgage Executive Magazine
203	Central Texas Urgent Care	5,475 SF	NNN	N/A	Established and highly rated urgent care servicing greater Waco.
209	Sport Clips	1,820 SF	NNN	N/A	Sports Clips has over 1,700 locations worldwide.
211-A	Wingstop	1,733 SF	NNN	N/A	Over 1,200 locations worldwide! (NASDAQ: WING)
212-B,213-A,214	Poppa Rollo's	6,094 SF	NNN	N/A	"Serving Waco's Best Pizza since 1969"

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AERIALS



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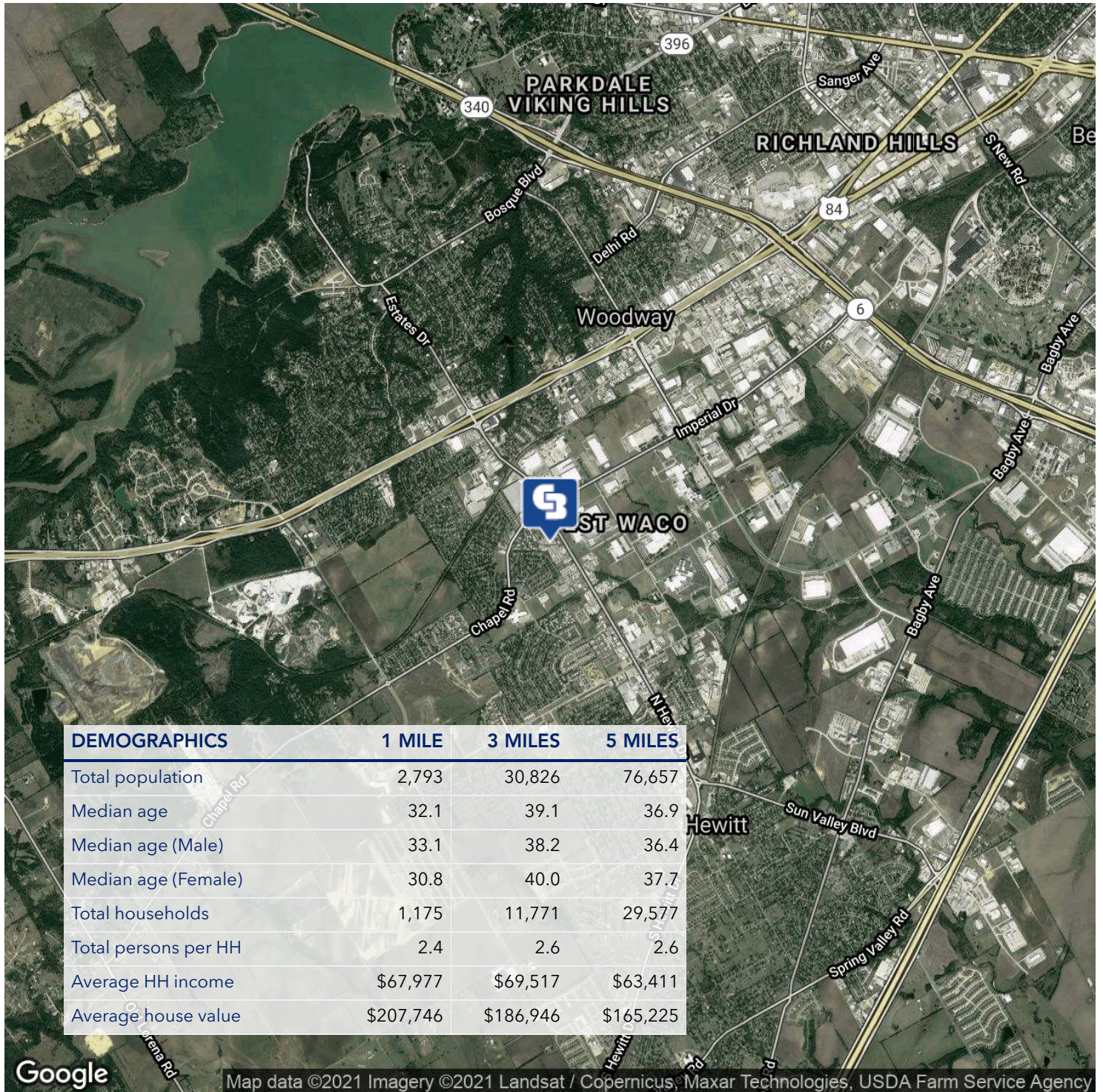


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Information About Brokerage Services

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 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 Broker /Broker Firm Name or Primary Assumed Business Name	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