

THE  
**OUT**  

---

**LOOK**



\* Photos are intended to represent developers conceptual plan and may not be actual improvements.

# MIXED-USE NEIGHBORHOOD CENTER FOR LEASE & PAD SITES

**AT BOSQUE RIDGE**



# THE OUTLOOK



## RESTAURANTS, PADS, RETAIL, & OFFICE

### LEASE RATES STARTING AT:

RETAIL/OFFICE: \$15.00 / SQ.FT.  
 RESTAURANT: \$22.00 / SQ.FT.

### SALE PRICING STARTING AT:

OFFICE: \$125.00 / SQ.FT.  
 PAD SITES: \$20.00 / SQ.FT.



# THE OUTLOOK



## HIGHLIGHTS

HIGHWAY 84 HAS BEEN ESTABLISHED AS WACO'S GROWTH CORRIDOR.

- Prime highway visibility along Highway 84 at Ritchie Rd.
- Undergoing explosive residential growth..
- Strategically located within Waco's wealthiest demographic area.
- Area Neighbors: HEB, Premier ER, Walgreens, CVS, Midway ISD Administration Campus.

# THE OUTLOOK

## DEMOGRAPHICS

- The Outlook is strategically located to target the explosive growth of west Waco's suburb population.

### 1 MILE

POPULATION: 3,661

HH INCOME:

\$144,315

### 3 MILE

POPULATION: 24,531

HH INCOME: \$85,431

### 5 MILE

POPULATION: 61,189

HH INCOME: \$83,901

## BADGER RANCH < 1 mile (NW)

### LOW

\$280,000.00

### HIGH

\$1,849,000.00

### MEAN

\$658,000.00

## HIDDEN VALLEY < 4 miles (W)

### LOW

\$425,000.00

### HIGH

\$1,340,000.00

### MEAN

\$669,000.00

## TWIN RIVERS < 2.5 miles (W)

### LOW

\$280,000.00

### HIGH

\$749,000.00

### MEAN

\$445,000.00

## STONE CREEK RANCH < 5 miles (W)

### LOW

\$327,000.00

### HIGH

\$505,000.00

### MEAN

\$412,000.00

## WOODWAY (76712) Immediately Surrounds The Outlook

### LOW

\$83,000.00

### HIGH

\$1,850,000.00

### MEAN

\$240,000.00

## GREATER WACO Within Approx. 20 miles

### LOW

\$12,500.00

### HIGH

\$1,849,000.00

### MEAN

\$194,000.00





# GREATER WACO

## WOODWAY

## HEWITT

## LORENA

Lake Waco

Lake Forest

SUBJECT SITE

RITCHIE RD

RITCHIE RD

Badger Ranch

Villages at Twin Rivers

HWY 84

10 MIN DRIVE

Hidden Valley

Sunwest

Harris Creek

MCGREGGOR EXECUTIVE AIRPORT

Stonecreek Ranch

■ 2,000 homes on their way east of 84 on Ritchie Road.  
 ■ 5,000 homes in the pipeline within the field of view  
 ■ 2 new phases of construction in badger ranch.

**OVER 1500 NEW HOMES UNDER DEVELOPMENT ALONG RITCHIE ROAD**

THE **OUT** LOOK



## 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.

<b>COLDWELL BANKER COMM JIM STEWART, REALTORS</b>	<b>0590914</b>	<b>commercial@jsrwaco.com</b>	<b>(254)776-0000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>CB APEX REALTORS, LLC</b>	<b>0590914</b>		
Designated Broker of Firm	License No.	Email	Phone
<b>KATHRYN ANNE SCHROEDER</b>	<b>269763</b>	<b>realtors@jsrwaco.com</b>	<b>(254)776-0000</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>GREGG GLIME</b>	<b>0620081</b>	<b>greggglime@coldwellbanker.com</b>	<b>(254)776-0000</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date