



**COLDWELL  
BANKER  
COMMERCIAL**

JIM STEWART, REALTORS®

**FOR LEASE**

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**THE SHOPPES @ SIX EIGHTY FOUR**

\$28.00+ / SF/YR (NNN)

6500 Woodway Drive  
Waco, TX 76712

CBCWORLDWIDE.COM

Exclusively Offered By:

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Gregg Glime, CCIM  
Associate Broker  
254 313 0000  
greggglime@greggglimecre.com

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**COLDWELL BANKER COMMERCIAL**  
JIM STEWART, REALTORS®  
500 North Valley Mills Drive, Waco, TX 76710  
254.776.0000



## THE SHOPPES @ 684

6500 Woodway Drive, Waco, TX 76712

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### OFFERING SUMMARY

Available SF: 1,020 SF

Lease Rate: \$28.00+ SF/YR (NNN)

Lot Size: 3.01 Acres

Zoning: C-3

Building Size: 27,583 SF

Year Renovated: 2020

### LOCATION OVERVIEW

Located at the intersection of Highway 6 (56,000 vpd) & Highway 84 (54,000 vpd), this property is strategically located at the intersection of Waco's top two commuting corridors. This retail center shares the intersection with the Richland Mall (77 acre, 100+ stores) and is directly between Providence Hospital and Hillcrest Hospital. This is a great opportunity to position a business to service many of Greater Waco's top market areas.

### PROPERTY HIGHLIGHTS

- High retail intersection surrounded by Hotels and National Retailers
- Intersection anchored by Waco's shopping mall & "Motor Mile"
- High daytime population & area employers (office towers, hospitals, schools & 4,300acre industrial park)
- Strategically located between Waco's two major hospital campuses
- Services Baylor University, Woodway, Hewitt, Lorena and Waco's greater market areas

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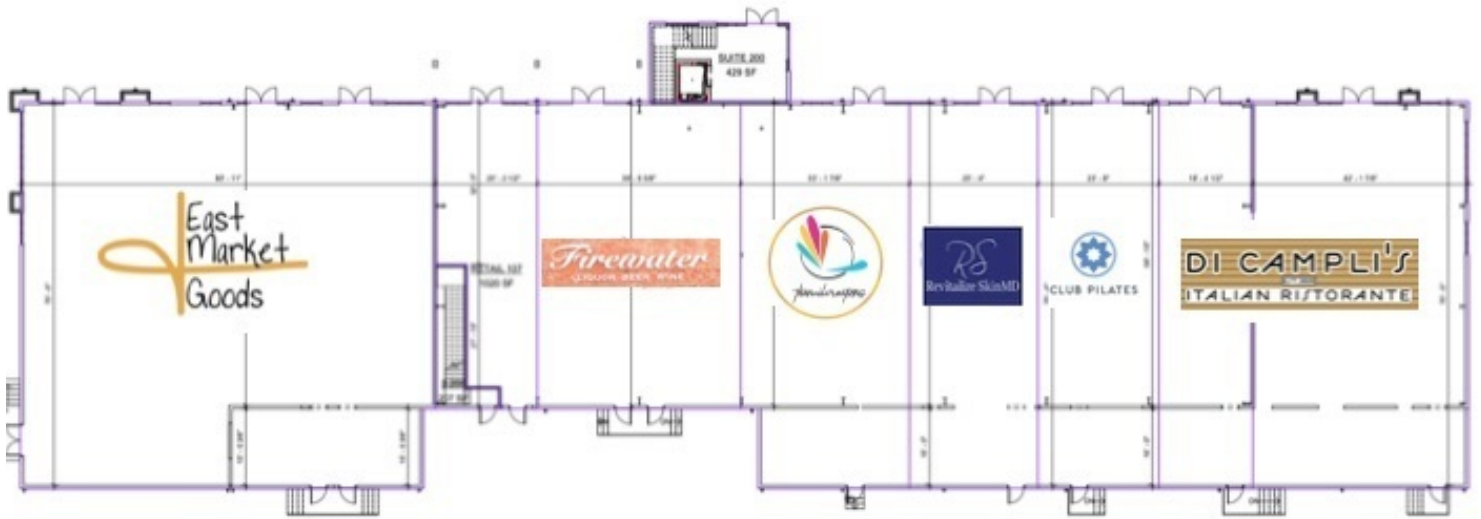
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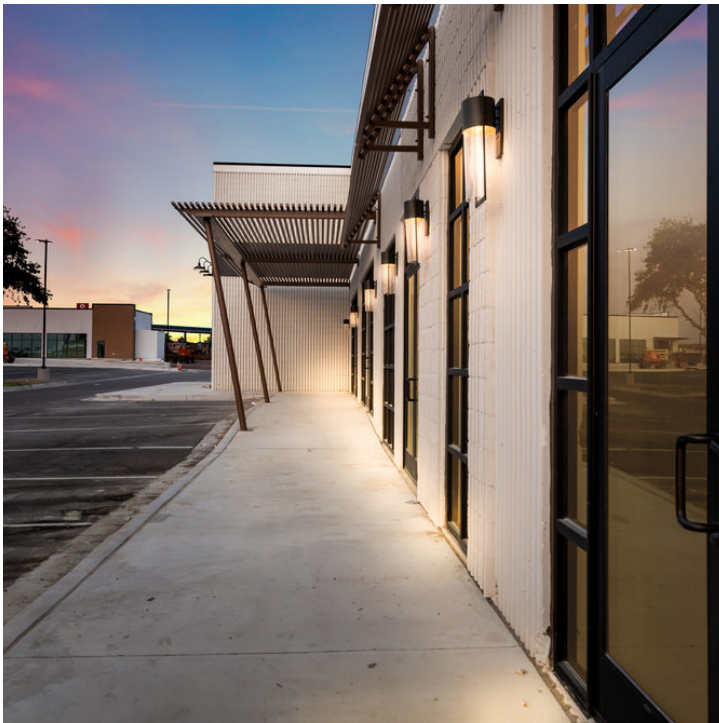


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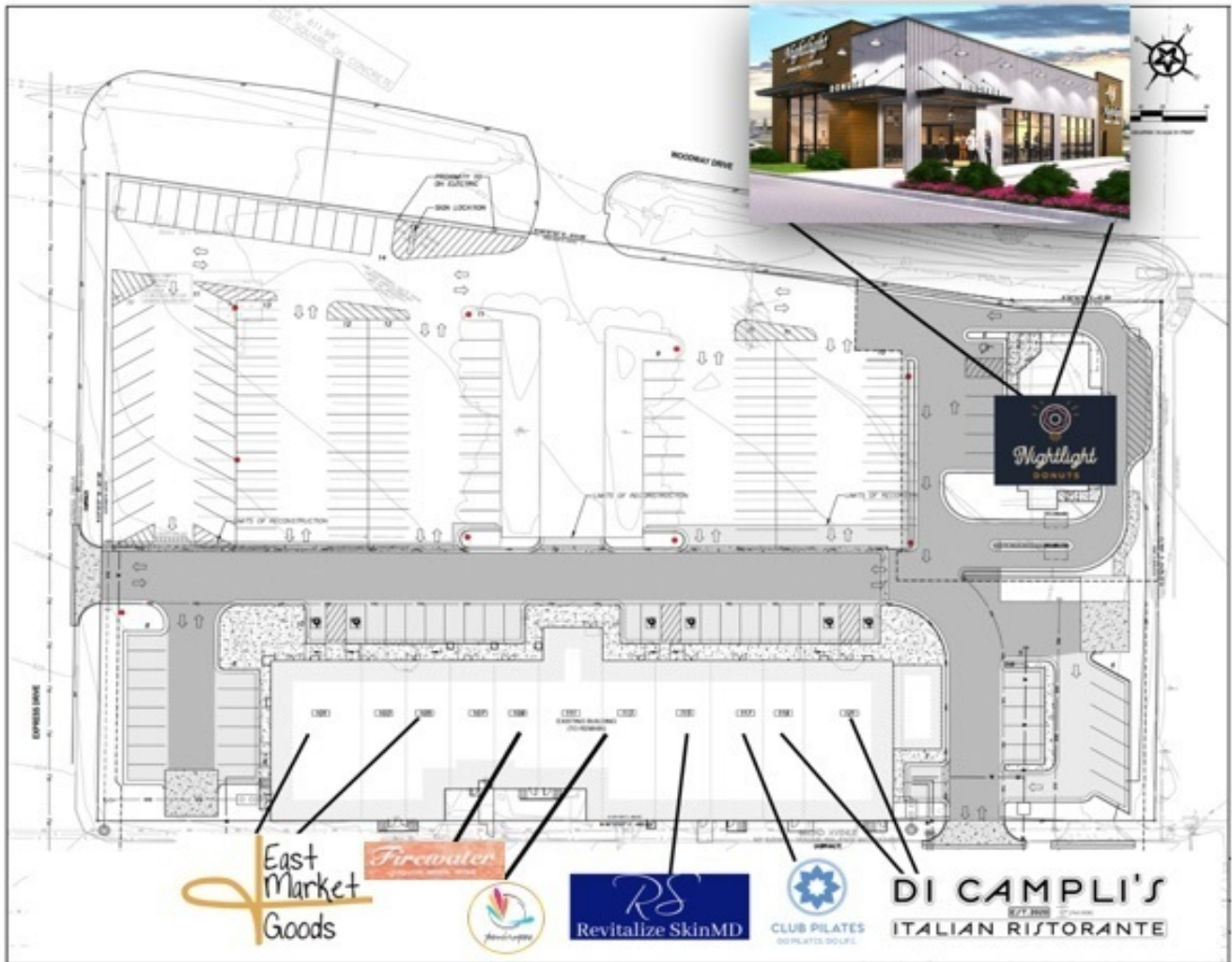
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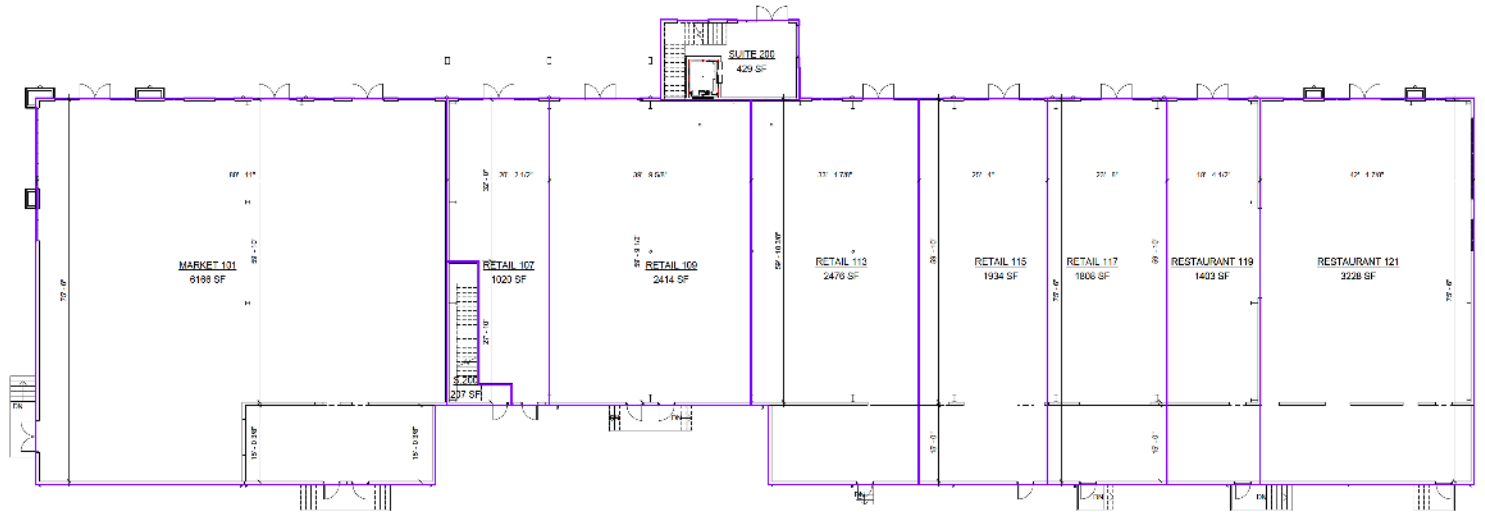
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,020 SF	Lease Rate:	\$28.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101 - 105	East Market and Goods	3,141 - 6,167 SF	NNN	Negotiable	LEASED - EAST MARKET AND GOODS
107	Available	1,020 SF	NNN	\$28.00 SF/yr	Inline Retail - Next to East Market Goods
109	Firewater Liquor	2,414 - 3,434 SF	NNN	Negotiable	Inline Retail
113	Nail Creations	2,456 - 2,476 SF	NNN	Negotiable	LEASED - NAIL CREATIONS
115	Revitalize SkinCare, MD	1,829 SF	NNN	Negotiable	LEASED - REVITALIZE SKINCARE, MD
117	Club Pilates	1,808 SF	NNN	Negotiable	LEASED - CLUB PILATES
119	Di Campli's Restaurant	1,403 - 4,631 SF	NNN	Negotiable	LEASED - DI CAMPLI'S - RESTAURANT
121	Di Campli's Restaurant	4,631 SF	NNN	Negotiable	LEASED - DI CAMPLI'S RESTAURANT

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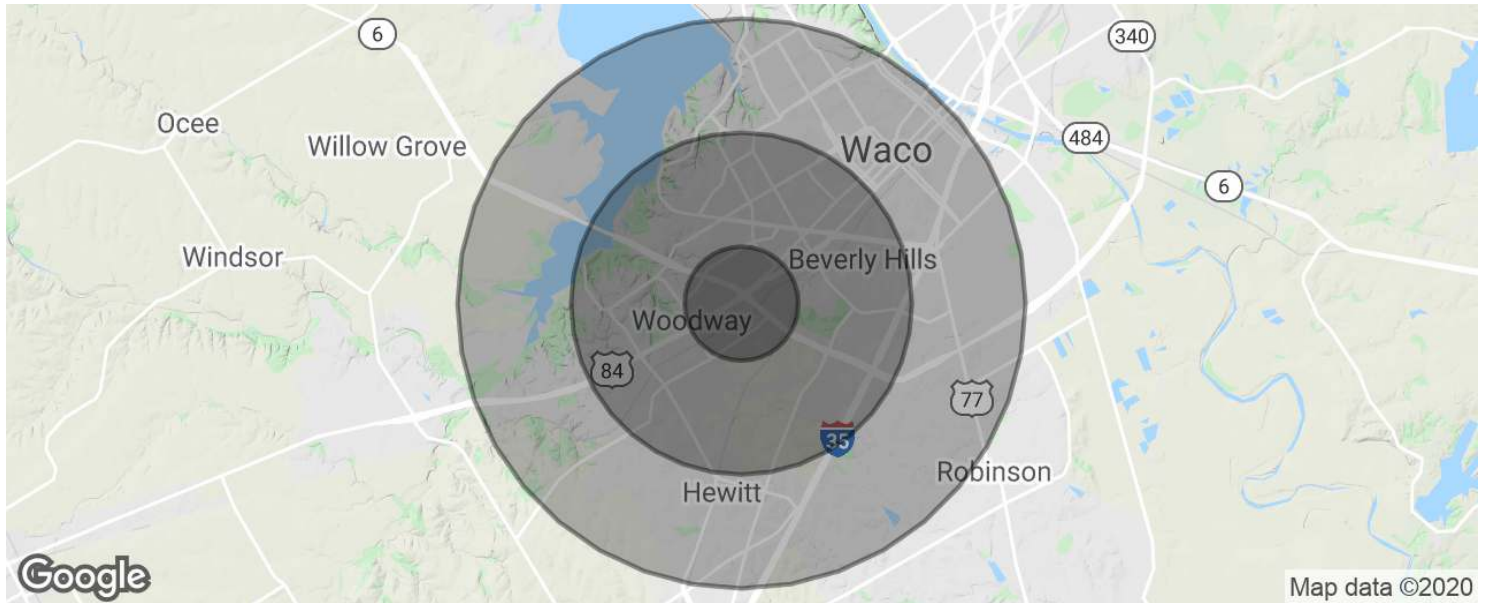
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,565	51,433	120,420
Median age	34.3	35.8	34.0
Median age (Male)	33.0	34.9	33.3
Median age (Female)	36.6	37.0	35.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,335	19,853	44,405
# of persons per HH	2.4	2.6	2.7
Average HH income	\$48,227	\$55,144	\$52,634
Average house value	\$153,969	\$144,780	\$139,023

\* Demographic data derived from 2010 US Census

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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
CB APEX REALTORS, LLC	0590914		
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
GREGG GLIME, CCIM	0620081	GREGGGLIME@GREGGGLIMECRE.COM	(254)313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date