



COMING SOON **TOPGOLF** **CINEMARK**®

COTTONWOOD CREEK MARKET

One-Of-A-Kind Entertainment-Anchored Development Coming Soon

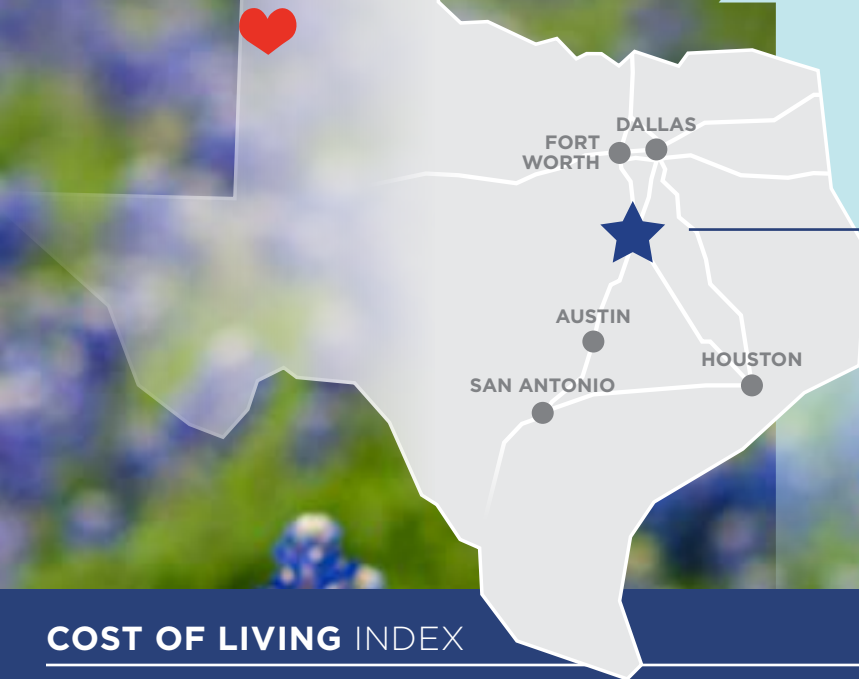
NWQ of I-35 S & W Loop 340/Hwy 6 | Waco, Texas

Austen Baldrige | 281.477.4300

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation

Waco

REGIONAL HIGHLIGHTS



CENTRAL HUB
OF ECONOMIC ACTIVITY
IN NORTH AMERICA
90MI FROM DALLAS & WACO

COST OF LIVING INDEX

GROCERIES	80.4
UTILITIES	100.6
TRANSPORTATION	97.8
HEALTHCARE	96.6

"EARNING...\$35,000 IN WACO
[IS] EQUIVALENT [TO] \$44,132 IN
DALLAS OR \$45,652 IN AUSTIN."

- TEXAS COMPTROLLER REPORT

HOME SALES
↑ 17.2% year/year

AVG. HOME SALE PRICE
↑ \$199,893 Q1, ↑ 12.5% compared
to the previous year

HOTEL/MOTEL SPENDING
↑ 11.6%

HOME BUILDING
↑ 7.7%

AUTO SALES
↑ 6.7%

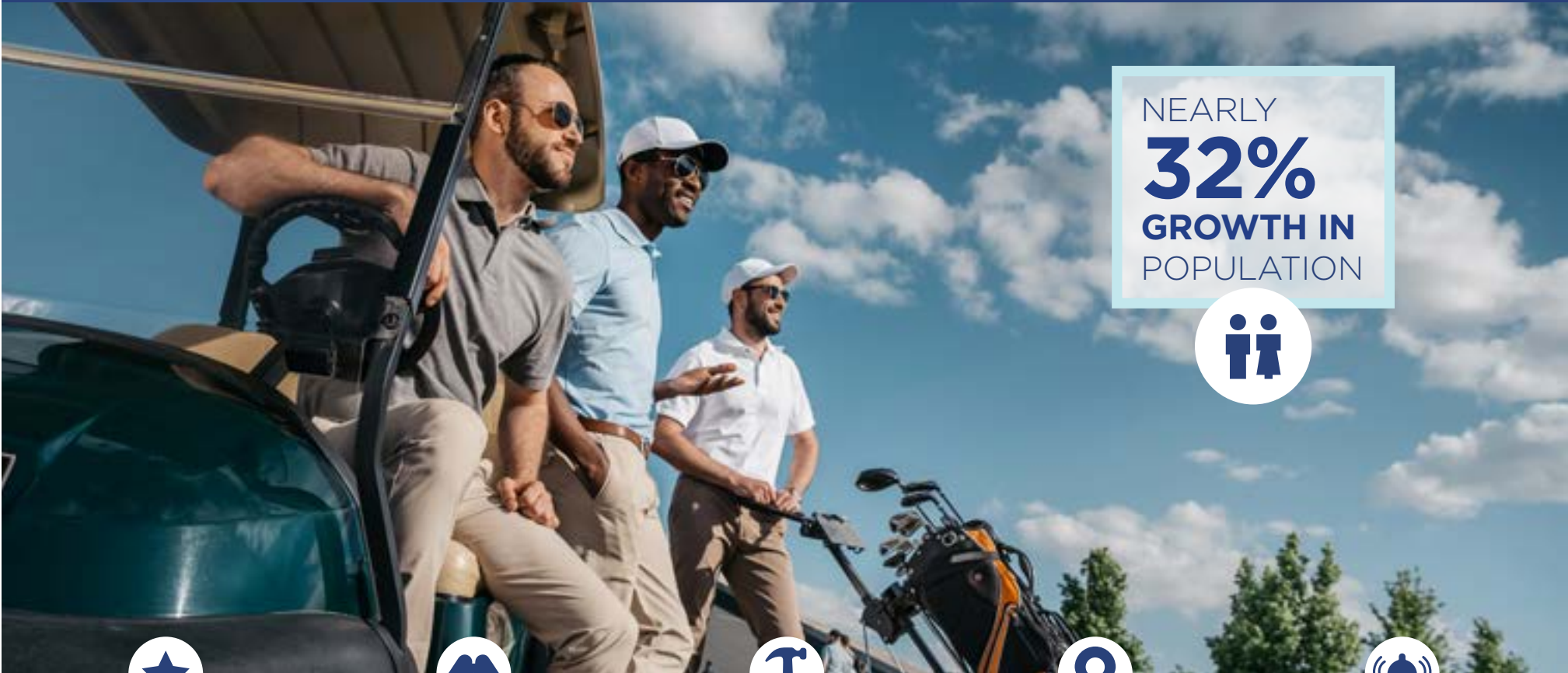
EDUCATION INDEX

**5 HIGHER EDUCATION
INSTITUTIONS**



2019
Best Colleges & Universities

2018
Best College Towns & Cities
in America



NEARLY
32%
GROWTH IN
POPULATION

143-ACRE MASTER PLANNED MIXED-USE DEVELOPMENT WITH 285,000 SF OF RETAIL & 63 ACRES OF MULTIFAMILY, HOSPITALITY, AND OFFICE

EXCELLENT VISIBILITY AND ACCESS FROM **I-35 S (OVER 113,000 VPD)**

STRONG HOME BUILDING GROWTH AND **EMPLOYMENT** IN THE CONSTRUCTION, MANUFACTURING, HEALTHCARE, HOSPITALITY AND LOGISTICS SECTORS

NEIGHBOR TO **BAYLOR'S 1,000 ACRE CAMPUS** THAT ENROLLS OVER 16,800 STUDENTS AND EMPLOYS OVER 1,000 FACULTY

FOR LEASE RESTAURANT, RETAIL SPACE & PAD SITES
FOR SALE MULTIFAMILY & OFFICE TRACTS

Waco



261,935

POPULATION
DAYTIME



94,850

HOUSEHOLDS
TOTAL



34

MEDIAN AGE



\$72,000

AVERAGE HHI

“ [AS] AN INTEGRAL PART OF THE SPACEX...**CENTRAL TEXAS IS A GREAT PLACE TO LIVE**, GOOD SCHOOLS, BEAUTIFUL PARKS AND GREAT FOOD. “

SOURCE: LAUREN DREYER
SPACEX HR & BUSINESS OPS DIRECTOR

MAJOR AREA EMPLOYERS



CITY OF WACO



Technologies





STRATEGICALLY POSITIONED AS AN **ENTERTAINMENT DESTINATION**



PULLS FROM A **LARGE TRADE AREA** EXTENDING TO THE CITIES OF TEMPLE, FORT HOOD AND KILLEEN



ENTERTAINMENT ANCHORS **COMPLIMENT THE CRITICAL MASS OF RETAIL** AT THE INTERSECTION



SOLIDIFIES **I-35 AND HWY 6 INTERSECTION** AS THE MOST ATTRACTIVE IN CENTRAL TEXAS

- ① **CITY OF TEMPLE**
POPULATION - 82,517 (2019)
DRIVE TIME TO WACO - 37 MIN
- ② **CITY OF KILLEEN**
POPULATION - 145,482 (2019)
DRIVE TIME TO WACO - 1 HOUR
- ③ **FORT HOOD**
POPULATION - 217,000 (2019)
DRIVE TIME TO WACO - 1 HOUR

MAJOR RETAIL AERIAL





SITE PLAN



02.20 | 11.19

SITE PLAN

TRACT	BUSINESS	LEASE AREAS			
1	Cinemark	56,840 SF	3	Available Pad	58,900 SF
	• Bldg. A	8,400 SF	4	Available Pad	60,777 SF
	• Bldg. B	8,400 SF	5	Proposed Willie's Grill	5,839 SF
2	Proposed Entertainment	48,559 SF	6	Available Pad	68,180 SF



INTERSTATE HIGHWAY 35

02.20 | 02.20

**FAMILY BOWLING
ENTERTAINMENT RETAILER
COMING SOON**



02.20 | 02.20



TOPGOLF

OVER **20 MILLION**
GUESTS ANNUALLY



MULTI-LEVEL
VENUES FEATURING
**HIGH-TECH
GAMING, CLIMATE-
CONTROLLED
HITTING BAYS**

**ELEVATED
ENTERTAINMENT**
WITH CHEF-
DRIVEN MENU,
HAND-CRAFTED
COCKTAILS, MUSIC

INNOVATIVE
ENVIRONMENT
FEATURING
**BACKYARD-STYLE
VENUE** AND BAYS

TOPGOLF BOASTS
OVER 50 US VENUES
AND HAS EXTENDED
INTERNATIONALLY
INTO UK AND
AUSTRALIA

**23% OF GUESTS
STARTED PLAYING
GOLF** AFTER
VISITING TOPGOLF
FOR THEIR FIRST
TIME

CINEMARK[®]



14-SCREEN
THEATER OPENING IN WACO, TX



LUXURY SEATING WITH
WALL-TO-WALL **4K** SCREENS

AVAILABLE AT WACO:
XD AUDITORIUMS
LUXURY LOUNGERS
RESERVED SEATING
ONLINE TICKETING
4K & 3D SCREENS

FEATURING **35**
TRILLION COLORS
PRESENT IN
CINEMARK XD
SCREENS

THX CERTIFIED
XD AUDITORIUM
FEATURES **WALL-
TO-WALL SCREENS,**
LARGEST PRODUCED

3RD LARGEST
CIRCUIT IN US WITH
344 THEATRES AND
4,630 SCREENS
ACROSS 41 STATES

PREMIUM RANKED
ALTERNATING FROM
#1 TO #2 IN BOX
OFFICE REVENUES



 [CLICK HERE FOR PROPERTY VIDEO](#)

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice. Rev 03.06.20 DK