



UPARK VILLAGE

315 SOUTH UNIVERSITY PARKS DRIVE
WACO, TEXAS 76701

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UPARKS VILLAGE

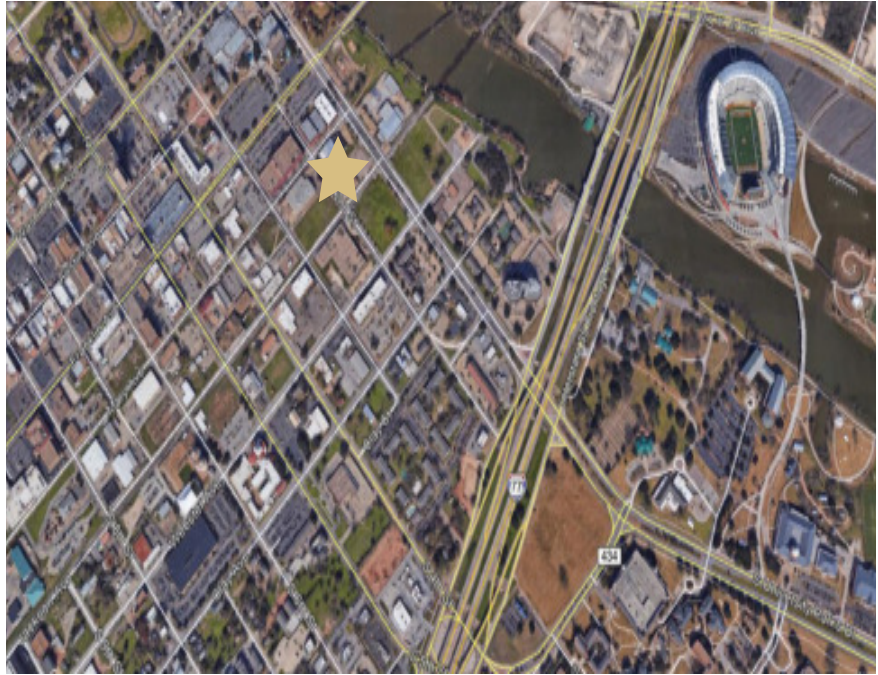
FOR LEASE | SUMMARY

PROPERTY DESCRIPTION

MARKET OVERVIEW

FINANCIAL ANALYSIS

WACO OVERVIEW



Uparks Village Overview

Lease Rate	\$28.00
Estimated NNN	\$10.00
Building Type	Mixed Use
Frontage	University Parks & Mary Ave

UPARKS VILLAGE DEVELOPMENT OVERVIEW



MARKET OVERVIEW

AVAILABILITY

112 Mary Ave		SF	Lease Rate
Suite 1	Bicycle World	-	-
Suite 2	Honkytonk Kid BBQ	-	-

300 South 2nd Street		SF	Lease Rate
Suite 1	Ready to lease	*1,867	\$26.00
Suite 2	Coreopsis	-	-
Suite 3	Billy Bob's Burgers	-	-
Suite 4	Coreopsis	-	-
Suite 5	Ready to lease	*2,515	\$ 28.00
Suite 6	Ready to lease	*1,722	\$ 28.00
Suite 7	Rush Cycle	-	-

315 South University Parks Drive		SF	Lease Rate
Suite 1 & 2	900° Pizzeria	-	-
Suite 3	J-Petal	-	-
Suite 4 & 5	Posh Nail Salon	-	-
Suite 6-10	Putters	-	-

*approximate sf

UPARKS VILLAGE

FOR LEASE



Retail, restaurant or small office space. Located in Downtown Waco, across from the future Brazos River development. Just blocks away from I-35, Baylor University campus and the Waco Convention Center.

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RETAIL MAP



NEARBY BUSINESSES & ATTRACTIONS

- Across from Brazos River
- Waco Convention Center
- Magnolia Market
- Spice Village
- Texas Ranger Museum
- Balcones Distillery
- Baylor University

WACO OVERVIEW

DEMOGRAPHICS

Population	1 mile	3 mile	5 mile
2022 Population	16,803	81,510	129,424
2017 Estimate	16,178	77,003	122,607
2010 Census	-	-	122,212
Growth 2017-22	-	-	5.56%
Growth 2010-17	-	-	0.32%
2017 Population Hispanic Origin	3,426	31,119	43,609

2017 Population by Race	1 mile	3 mile	5 mile
White	11,057	38,189	65,895
Black	2,045	19,252	28,579
Am. Indian & Alaskan	115	561	869
Asian	972	1,485	2,012
Hawaiian & Pacific Island	3	21	43
Other	1,556	15,042	21,418
US Armed Forces:	-	-	108

Households	1 mile	3 mile	5 mile
2022 Population	5,729	28,790	49,329
2017 Estimate	5,366	26,725	46,037
2010 Census			
Growth 2017-20	6.76%	7.73%	7.15%
Growth 2010-17			
Owner Occupied	624	10978	21325
Renter Occupied	4742	15747	24712
2017 Avg Household Income	\$27,237.1	\$40,393.58	\$47,274.13
2017 Med Household Income	-	-	\$ 34,099

2017 Households by Household Income:	1 mile	3 mile	5 mile
<\$10 K	2,171	5,556	6,875
\$10-\$20K	856	4,280	6,962
\$20-\$30K	730	4,087	6,731
\$30-\$40K	413	3,357	5,871
\$40-\$50K	336	2,139	4,073
\$50-\$60K	282	1,622	3,331
\$60-\$75K	170	1,825	3,756
\$75-\$100K	243	1,944	3,964
> \$100K	165	1,915	4,474

WACO OVERVIEW

INFORMATION ABOUT BROKERAGE SERVICES

11/2/2015



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 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.

Turner Behringer Real Estate LLC	9007476		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Shane Turner	551167	shane@tbretexas.com	(254)640-2365
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jonathan Garza	610121	jonathan@tbretexas.com	(210)912-4463
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

TAR-2501
Lucra Real Estate, 316 Kelly Street Waco, TX 76710
Jonathan Garza

Information available at www.trec.texas.gov

Phone: (210)912-4463 Fax: IABS 1-0 Date
IABS- team version

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