



CLAY FULLER

LUKE HOLLER

1200 RICHLAND DRIVE, WACO, TX 76710

250 - 12,000+/- SF | 16.28+/- Acres

FOR LEASE

CROMWELL
COMMERCIAL GROUP

Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Coldwell Banker, its agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice.

COLDWELL BANKER APEX, REALTORS



PROPERTY OVERVIEW

Parkdale Shopping Center is a well-positioned retail destination located at 1200 Richland Drive in the heart of Waco, Texas. The center sits at a major intersection surrounded by over 50 national and regional retailers, creating a consistent draw and strong customer traffic. With suites ranging from 250+/- SF to 12,000+/- SF, the property accommodates a wide variety of retail, service, and restaurant users. Anchored by major tenants like Drug Emporium, Hobby Lobby, and dd's Discounts, Parkdale benefits from excellent visibility and steady foot traffic. Its strategic location just five miles from Baylor University further enhances the property's long-term visibility for tenant success.

- Prime Waco location at a high-traffic retail intersection
- Surrounded by 50+ national and regional tenants
- Multiple strong anchor tenants including Hobby Lobby, dd's Discounts, and Drug Emporium
- Suites available from 250+/- SF to 12,000+/- SF
- Strong demographics with over 130,000 residents within a 5-mile radius
- Ample parking with 4.60/1,000 SF ratio
- Only five miles from Baylor University, driving consistent customer activity

PROPERTY HIGHLIGHTS

PROPERTY

Parkdale Commons Shopping Center

LOCATION

1200 Richland Drive, Waco, TX 76710

PROPERTY TYPE

Retail

MARKET

Waco

ZONING

C-3

LOT SIZE

16.28+/- Acres

LEASE RATE

\$12 - \$15 PSF + NNN

NNN PRICE

\$3.72



PHOTO GALLERY



Clay Fuller
clay@cromwellcommercialgroup.com

Luke Holler
luke@cromwellcommercialgroup.com

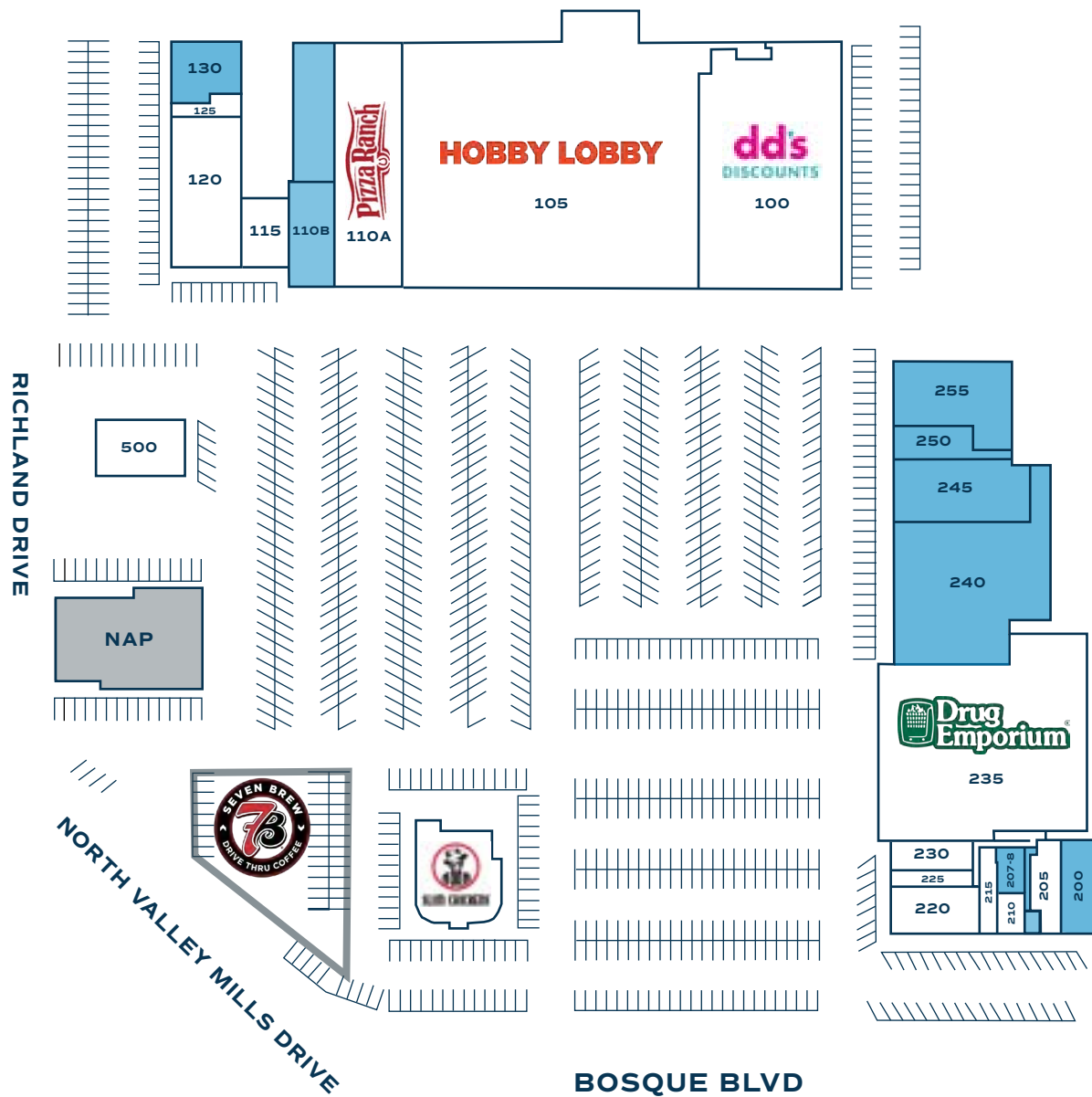
PHOTO GALLERY

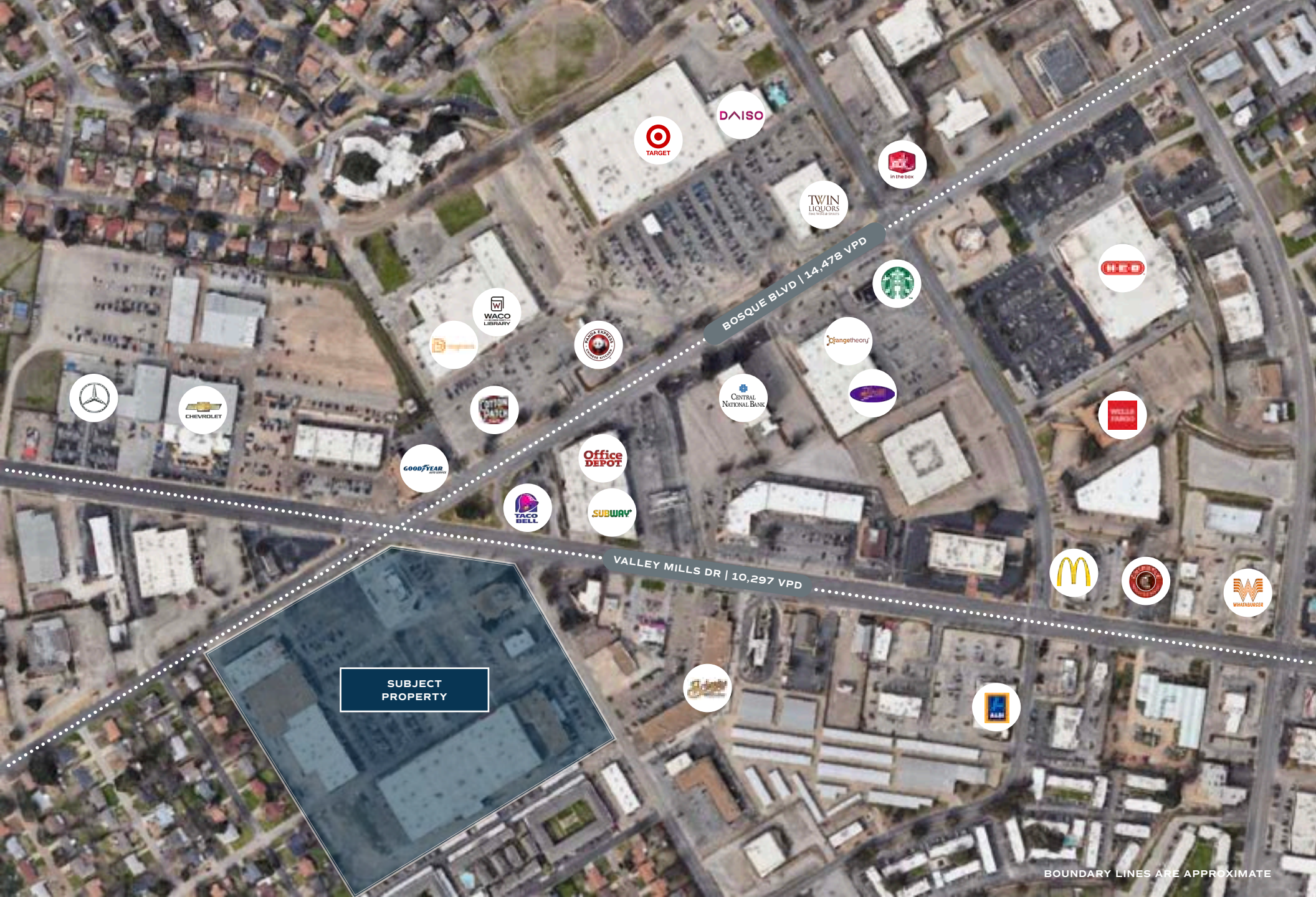


Clay Fuller
clay@cromwellcommercialgroup.com

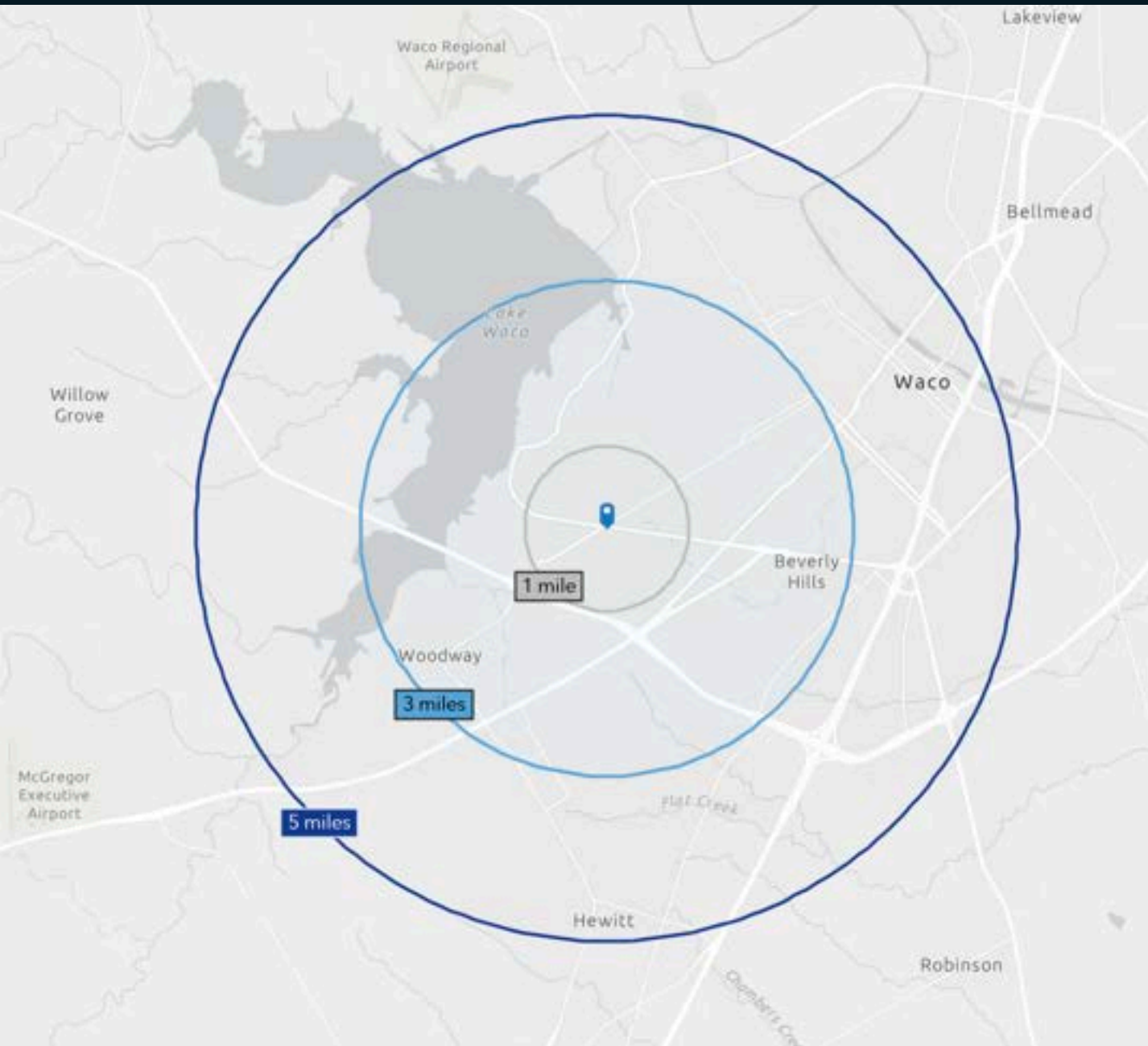
Luke Holler
luke@cromwellcommercialgroup.com

UNIT	SUITE	TENANT	SQUARE FEET
100	T	DD'S DISCOUNTS	24,770
105	I	HOBBY LOBBY	57,246
110A	H	PIZZA RANCH	11,893
110B	J	VACANT	7,763
115	G	H2 ADMIN, LLC	2,400
120	F	CLICKS	7,680
125	E	SMOKE AND ASH	1,000
130	ABCD	VACANT	2,920
200	301	VACANT	2,317
205	303 A	ACTION JACKS	1,810
207-8	303 B, C	VACANT	1,615
210	305	PARKDALE BARBER	800
215	309	STEPSTONE PARTNERS 1	1,180
220	311	DICKEY'S BBQ	3,400
225	315	A TO Z PREPAID, LLC	1,108
230	317	NAIL & SPA C/O JIMMY JV	2,040
235	319	DRUG EMPORIUM	27,730
240	323	VACANT	16,000
245	339	VACANT	6,503
250	347	VACANT	2,053
255	349	VACANT	6,275
500	-	LA MICHOACANA	3,600









DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	10,736	55,508	118,678
2020 Population	11,989	57,869	128,118
2025 Population	12,137	57,883	129,249



Median Age
37.7

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	4,798	21,903	44,474
2020 Households	5,219	22,574	48,317
2025 Households	5,420	23,251	50,402

MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$53,601	\$58,421	\$55,506

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$74,037	\$82,046	\$76,774



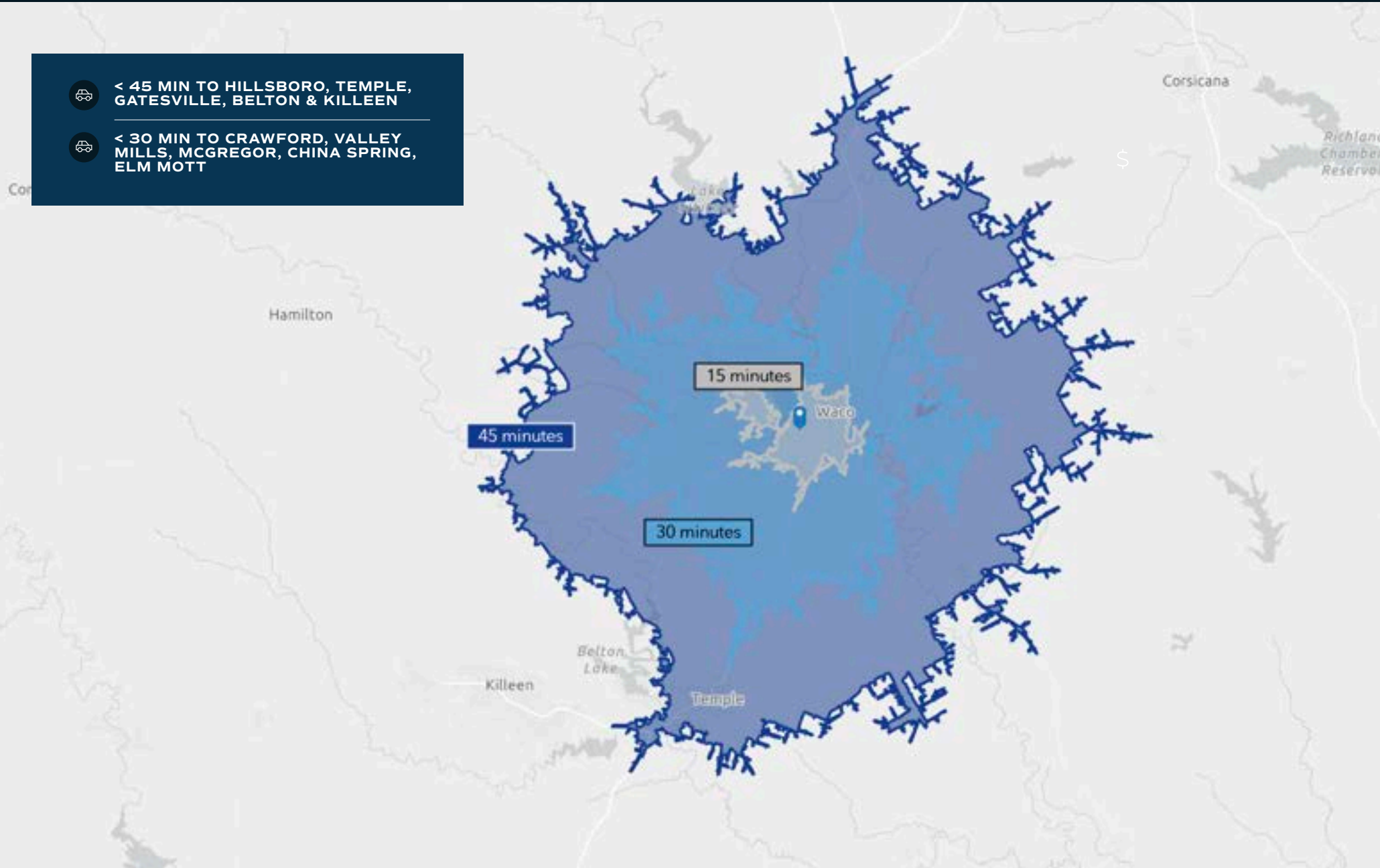
DEMOGRAPHICS



< 45 MIN TO HILLSBORO, TEMPLE,
GATESVILLE, BELTON & KILLEEN

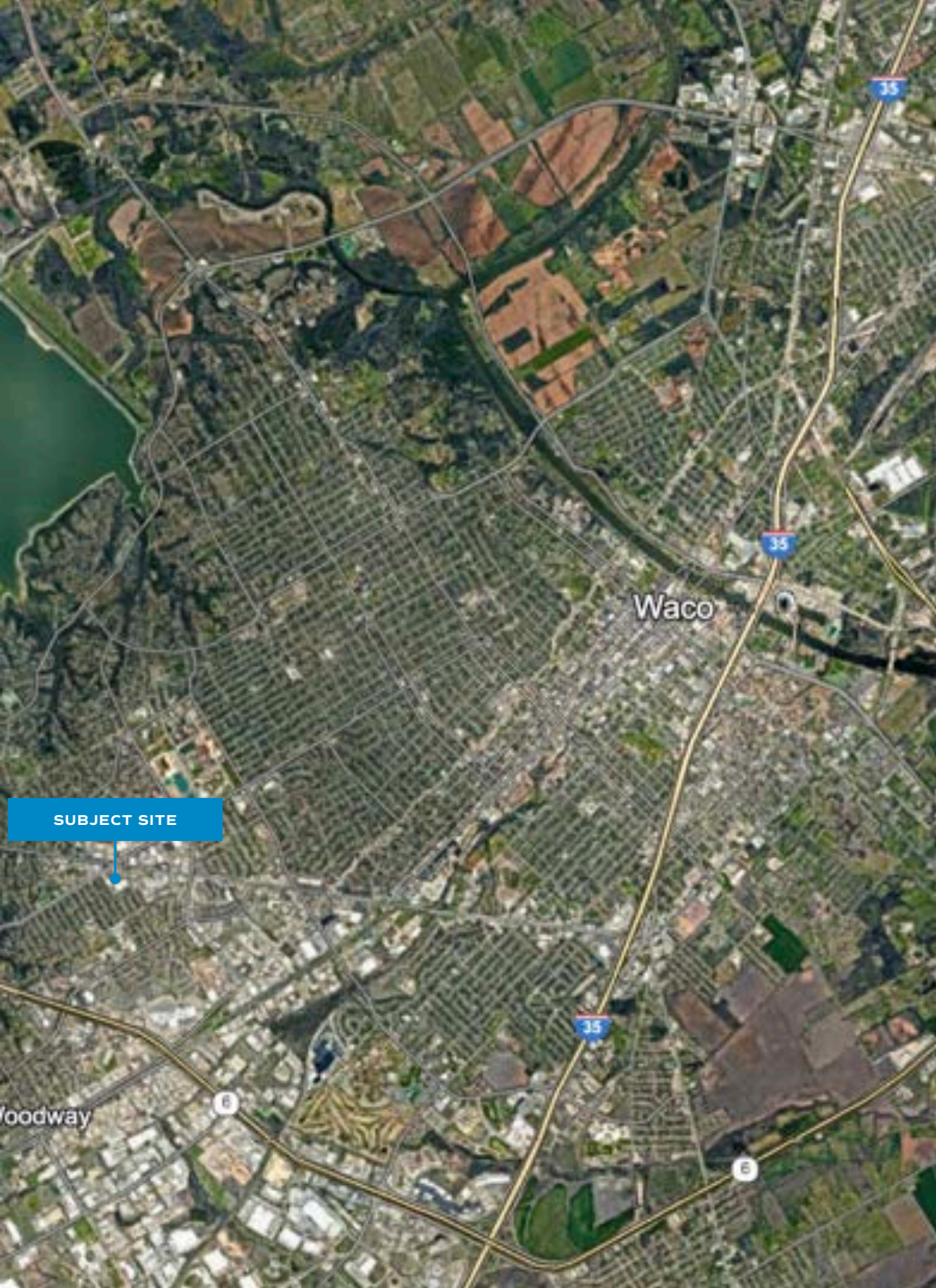


< 30 MIN TO CRAWFORD, VALLEY
MILLS, MCGREGOR, CHINA SPRING,
ELM MOTT



Clay Fuller
clay@cromwellcommercialgroup.com

Luke Holler
luke@cromwellcommercialgroup.com



CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



CLAY FULLER

C: 512.774.9701

O: 254.313.0000

E: clay@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



LUKE HOLLER

C: 714.423.6540

O: 254.313.0000

E: luke@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Coldwell Banker Apex, Realtors	0590914	lori @cbapex.com	254.313.0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	0590914	lori @cbapex.com	254.313.0000
Designated Broker of Firm	License No.	Email	Phone
Kathy Schroeder	269763	kathy@cbapex.com	254.776.0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Clay Fuller	666232	clay@cromwellcommercialgroup.com	254.313.0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date