

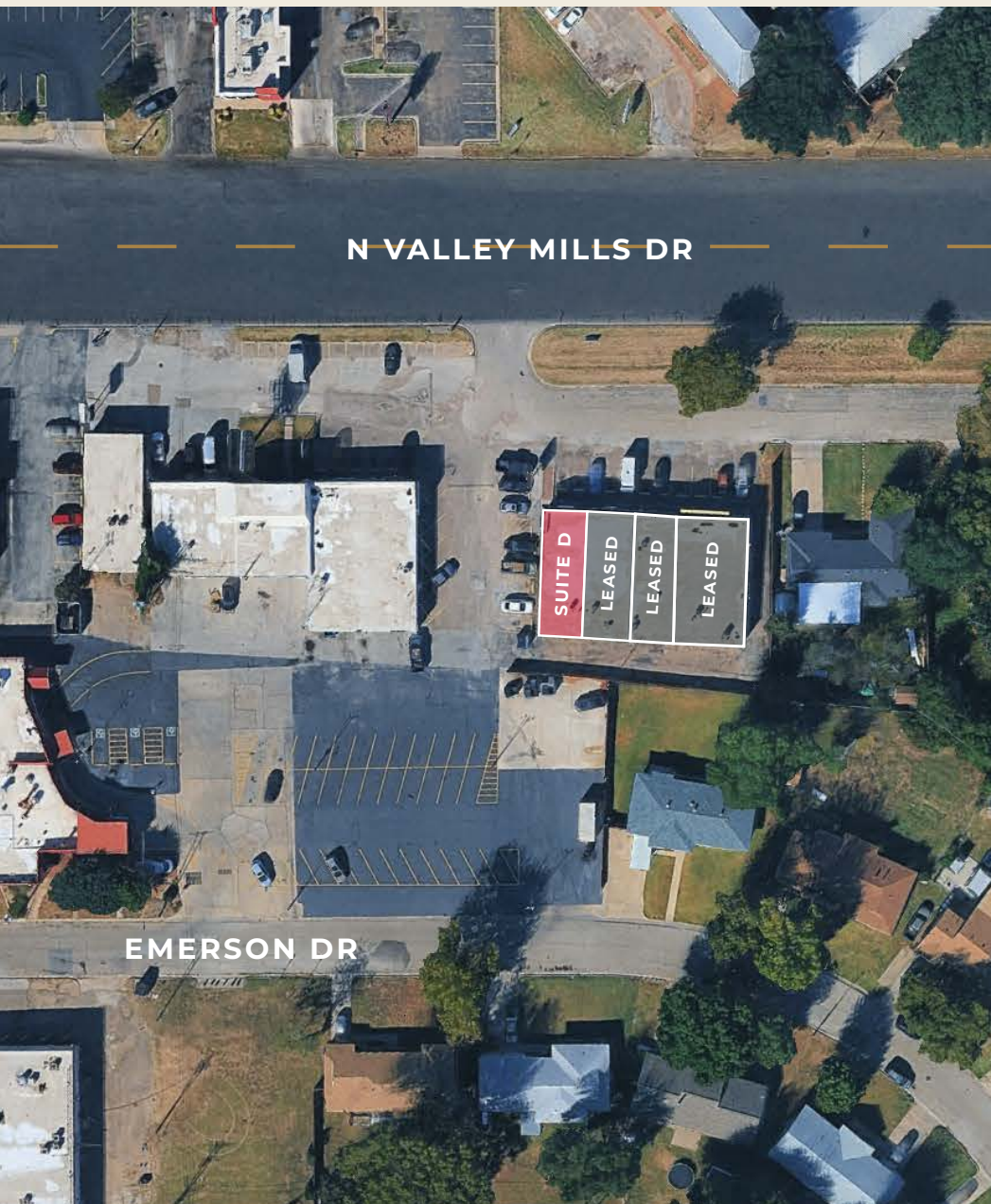
1014 N Valley Mills Dr



LEASE	1014 N VALLEY MILLS DR // WACO, TEXAS // 76710	
	OFFICE	ALLI ROCKETT // AROCKETT@ECRTX.COM // 254.749.7204

1014 N Valley Mills Dr

OFFICE // FOR LEASE



Position your business for success in this well-located Waco office suite on a busy, high-traffic corridor with outstanding visibility and easy access. The flexible layout suits a variety of users, including professional services, insurance, legal, and financial, while large windows fill the space with natural light, creating a bright, welcoming work environment.

Surrounded by established businesses, retail, restaurants, and residential neighborhoods, the property offers strong daily traffic exposure, ample on-site parking, and convenient access to major roadways, making it easy for clients and staff alike to reach you.

AVAILABILITY

Suite D 1,280 SF

FEATURES

- ▶ Well-located commercial office suite in Waco, Texas
- ▶ End corner unit
- ▶ Professional layout with flexible office space
- ▶ Surrounded by established businesses, retail centers, and restaurants.
- ▶ Excellent convenience and strong daily traffic exposure.

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NEARBY AMENITIES

RESTAURANTS

- ▶ Billy Bob's Burgers
- ▶ Marco's Pizza
- ▶ Cracker Barrel
- ▶ Taquiza Waco
- ▶ Mexicano Grille
- ▶ Sugar Rush Wheels
- ▶ Rosa's Cafe
- ▶ Sugar Spice
- ▶ Chopsticks
- ▶ Taco Casa
- ▶ Whataburger
- ▶ Shorty's Pizza
- ▶ Raising Canes
- ▶ Le's Kitchen
- ▶ Georges Restaurant
- ▶ MASA
- ▶ Brown House Cafe
- ▶ Hat Creek
- ▶ BJ's Brewhouse
- ▶ Olive Garden
- ▶ Chuys
- ▶ Fazolis
- ▶ Golden Corral
- ▶ Chilis
- ▶ McAlister's
- ▶ Dave's Hot Chicken
- ▶ Main Event Waco
- ▶ Chick-Fil-A
- ▶ Buffalo Wild Wings
- ▶ Tooties
- ▶ Texas Roadhouse
- ▶ Magnolia Table

COFFEE SHOPS

- ▶ Starbucks
- ▶ Dunkin'
- ▶ Soulful Sips
- ▶ Coffee Beanery
- ▶ 7 Brew Coffee
- ▶ For Keeps Coffee
- ▶ Pinewood Coffee Bar
- ▶ Common Grounds

FITNESS

- ▶ Anytime Fitness
- ▶ F45 Training
- ▶ Crossfit Misfits
- ▶ Titan Fitness
- ▶ Zero Gravity
- ▶ Basin Climbing
- ▶ Halo Athletic Center
- ▶ Club Pilates
- ▶ Golds Gym
- ▶ Planet Fitness

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Waco, TX 76710



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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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