



EASTGATE PLAZA | 101-185 EASTGATE PLAZA, WACO, TX 76705

Features

- Shadow-Anchored by H-E-B and Sam's Club
- High Traffic Area with IH-35 visibility
- Located less than 3 miles from Baylor University
- Large double-sided monument sign
- Easily Accessible off Bellmead Dr.
- National Retailer Mix
- Located less than 2 miles from Walmart

FOR LEASE

CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2026	1 MILE	3 MILE	5 MILE
IH 35	108,818 VPD	Total Population		5,508	25,887	96,141
E Waco Drive	23,162 VPD	Total Households		1,888	12,890	35,840
Bellmead	6,180 VPD	Avg HH Income		\$58,757	\$65,481	\$64,059
		Daytime Population		5,296	47,267	102,294

Area Retailers & Businesses



Bryn Carden
Assistant Vice President
214.954.0600
bcarden@weitzmangroup.com

Taylor Ponton
Associate
713.781.7111
tponton@weitzmangroup.com

Nick Naumann
Director of Brokerage - Austin
512.482.6118
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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



EASTGATE PLAZA | 2500 BELLMEAD DR, WACO, TX 76706



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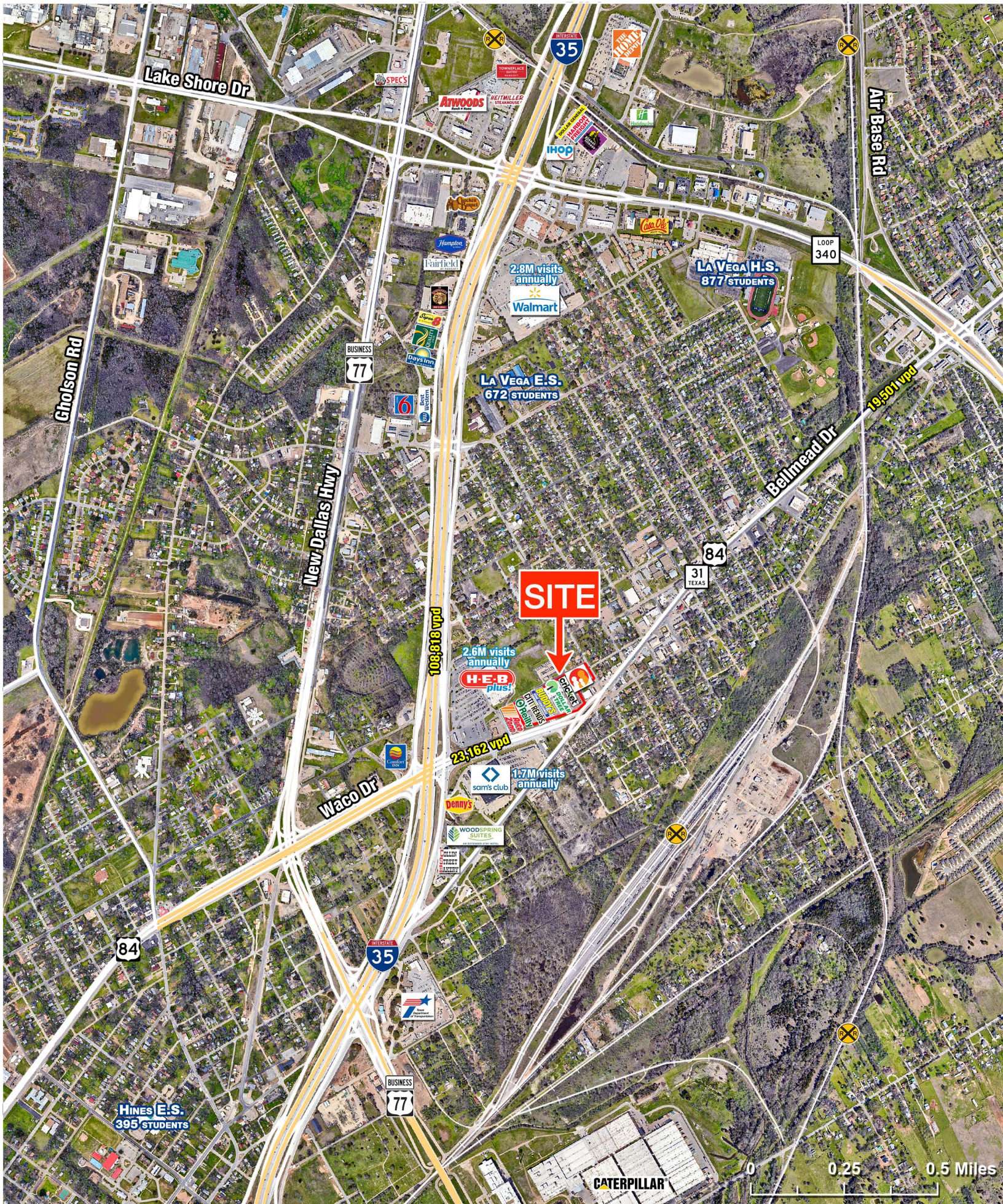


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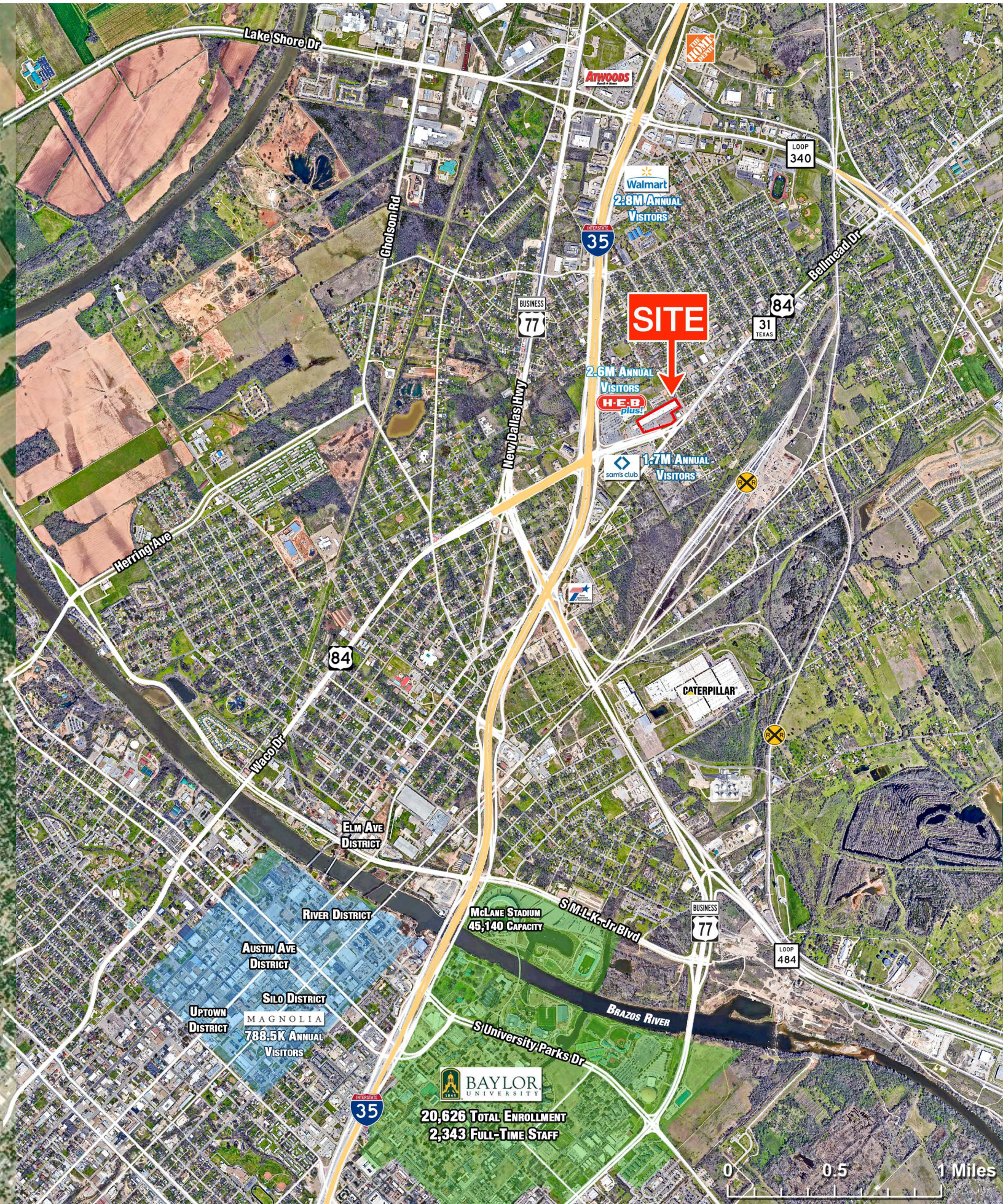
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INFORMATION ABOUT BROKERAGE SERVICES

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish:

- (i) the broker's duties and responsibilities to you and your obligations under the agreement;**
- and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.**

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- 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
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- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

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Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

Bryn Carden

Sales Agent/Associate's Name

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