

CROMWELL

COMMERCIAL GROUP

PRESENTED BY:

JORDAN BEARD CLAY FULLER

UPARKS VILLAGE ONE

112 MARY AVE, WACO, TX 76701

FOR LEASE

1,250 SF - 6,263 SF

CROMWELL COMMERCIAL GROUP | COLDWELL BANKER APEX, REALTORS

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PROPERTY DESCRIPTION

Uparks One is located on the hard corner of University Parks and Mary Avenue in the heart of downtown Waco. The center is directly across current and planned entertainment/hotel/tourism centric developments. Available suites are second generation, equipped with AC, and offer premier retail/restaurant space to any user looking to take advantage of less construction cost and save on time.

Neighboring Tenants within the Center include Billy Bob's Burger, Bodymend, Executive Locker and Huaco Lounge.

NOTABLE HIGHLIGHTS

- Patio Space available
- Second generation space
- Dedicated Parking

PROPERTY SUMMARY

ADDRESS

112 Mary Ave | Waco, TX 76701

COUNTY

McLennan

MARKET

Waco

SUBMARKET

Downtown

LEASE RATE

Call for Pricing

NNN

Call for Pricing

YEAR BUILT

2018



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PROPERTY IMAGES



McLane Stadium

Foster Pavilion

AVAILABLE

AVAILABLE



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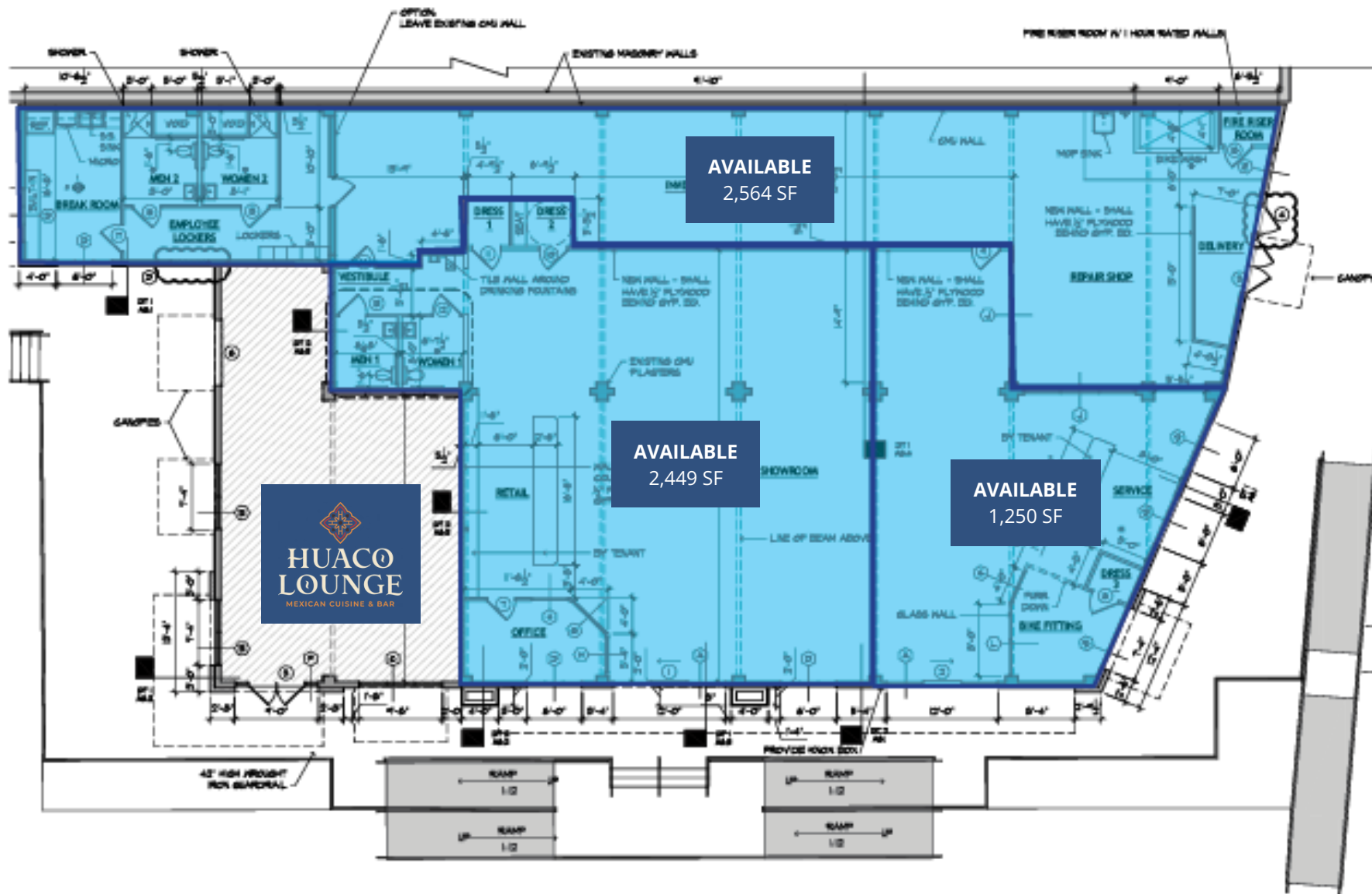
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The floor plan illustrates the layout of the second floor, featuring a large central area of 6,263 SF available for use. Key areas include a break room, employee lockers, restrooms, a vestibule, retail area, office, showroom, repair shop, delivery area, and a fire riser room. The plan also includes dimensions, door swings, and notes about existing and new construction.

FLOOR PLAN OPTION 2



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Brazos River Development

EMBASSY SUITES by Hilton

HYATT PLACE

WELCOME TO THE MAGNOLIA SILOS
HOME GROSS. BAKED GOODS. ALL GOOD.

McALISTER'S DELI

IN-N-OUT

SONIC

TORCHYS

McDonald's

TACO BELL

Wendy's

PAPA JOHN'S

Jack-in-the-Box

BAZON'S

Chick-fil-A

Panera

Crave's

tropical CAFE

Arby's

Freddy's STEAKBURGER

INTERSTATE 35

BAYLOR CLUB McLANE STADIUM
HOME OF THE BEARS
EST. 2014

Baylor's Foster Pavillion Multi-Purpose Arena
7,000 Capacity

BU

More than 20,000 Enrollment (2023)

SITE



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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.

11-2-2015



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:
 - 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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____