



WILL PHIPPS CCIM

GREGG GLIME SIOR, CCIM

901 N LOOP 340, SUITE 1. WACO, TX 76705

Northcross Square | 2,400+/- SF

FOR LEASE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

Cromwell Commercial Group is proud to present this former Dry Clean space that is now available to lease. The combination of high occupancy and robust traffic counts will make this a perfect location for a wide variety of retail businesses.

- Drive-thru
- End Cap
- Ample Parking
- 24,492 VPD on N Loop 340
- Close proximity to I-35

PROPERTY HIGHLIGHTS

PROPERTY

Northcross Square

LOCATION

901 N Loop 340, Waco, TX 76710

PROPERTY TYPE

Retail

MARKET

Waco

SUBMARKET

Bellmead

ZONING

B-2 Secondary and Highway Business District

AVAILABLE SPACE

Suite 1 | 2,400+/- SF

LEASE RATE

\$21.00/SF + NNN

NNN RATE

TBD



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PHOTO GALLERY



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INTERSTATE
35

Walmart

SONIC

INTERSTATE 35 | 120,000 VPD

Chick-fil-A

QuikTrip

Conquistador
Restaurant

WACO DENTAL
DENTURE CARE

SUPERCUTS

DEMAND
Daniel Clark
AUSTIN
INJURY

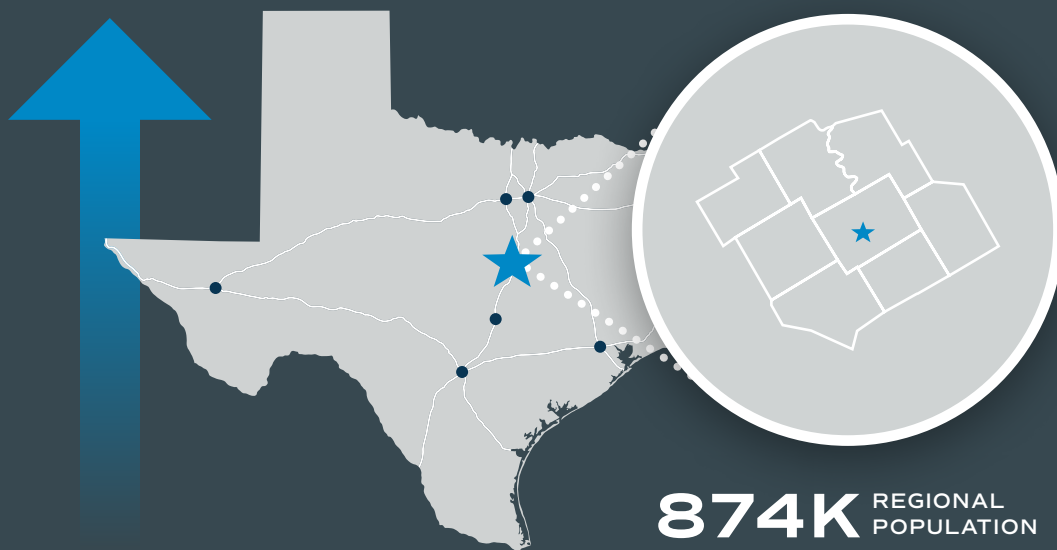
 Click to view property



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REGIONAL HIGHLIGHTS

TRAVEL

2021 Direct Impact

Visitors

1.7 million, 45% increase

Hotel Occupancy

Over 1 million rooms booked | 2nd highest in TX

Travel Spending

\$100 million

Employment

5,800 jobs

TOURISM

Magnolia Market

Waco's #1 tourist draw

2022 Visits

621 thousand visits

EDUCATION

Colleges/Universities

5 in/near Waco

Baylor University

20,709 enrolled 08/22

13th largest university in Texas

COST OF LIVING

Groceries

92.4

Transport

72.3

Utilities

97.2

Healthcare

101

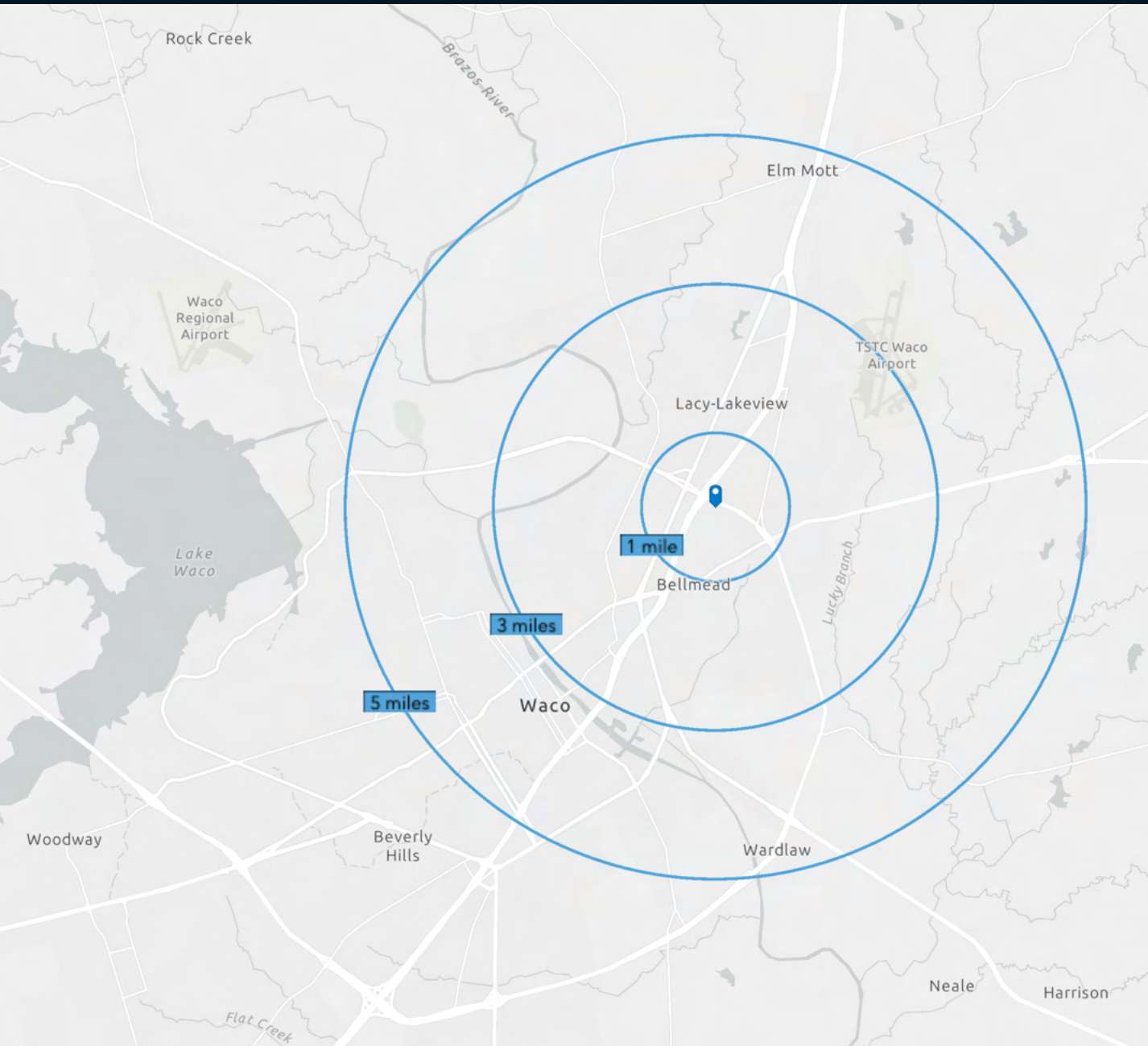
"Earning...\$35,000 in Waco [is] equivalent [to]
\$44,132 in Dallas or \$45,652 in Austin."



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DEMOGRAPHICS



DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	5,479	28,052	75,698
2020 Population	5,698	29,283	78,636
2024 Population	5,779	29,966	80,522



Median Age
28

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	1,972	10,540	26,508
2020 Households	2,056	10,873	28,177
2024 Households	2,115	11,240	29,103

MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2024 Income	\$48,102	\$43,668	\$39,413

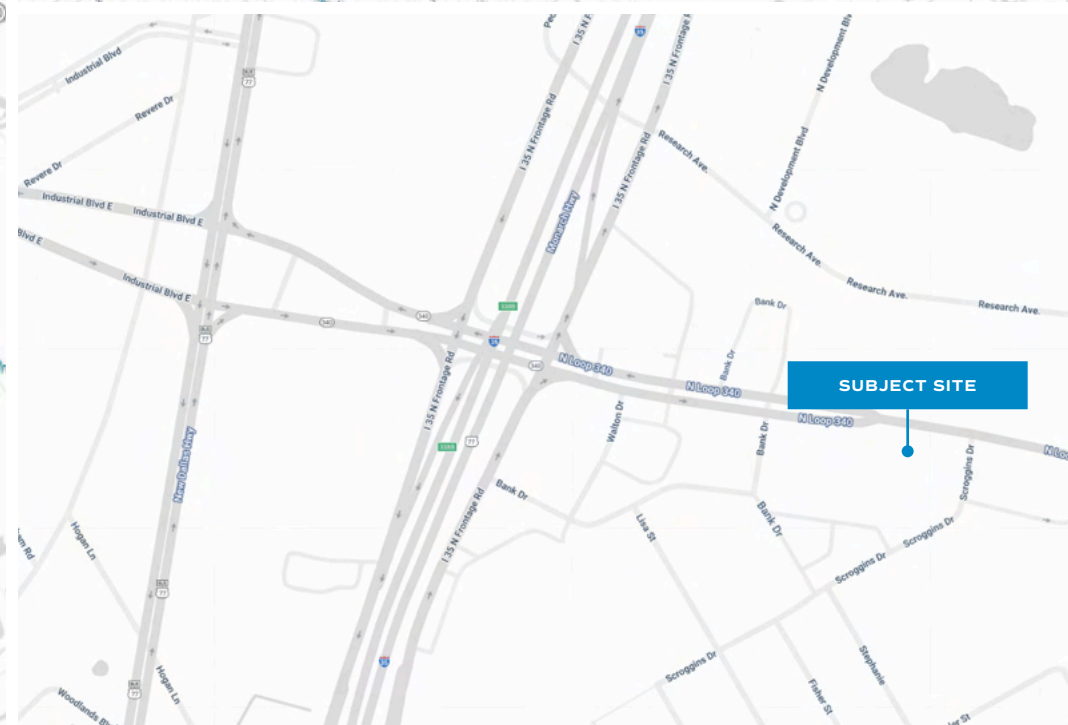
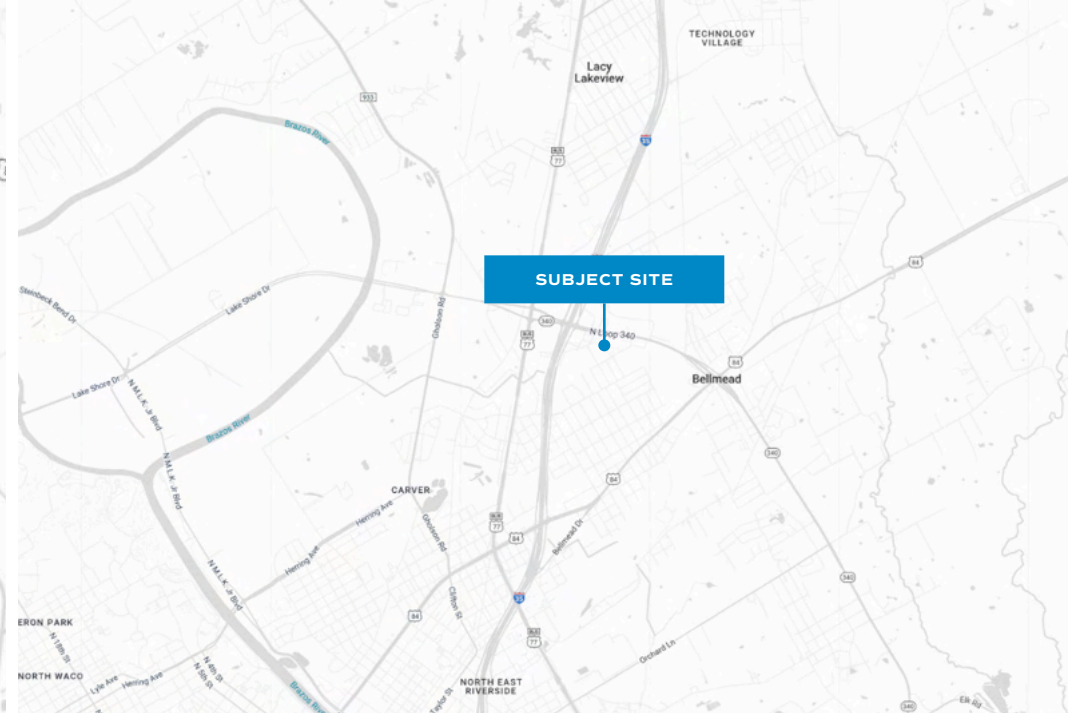
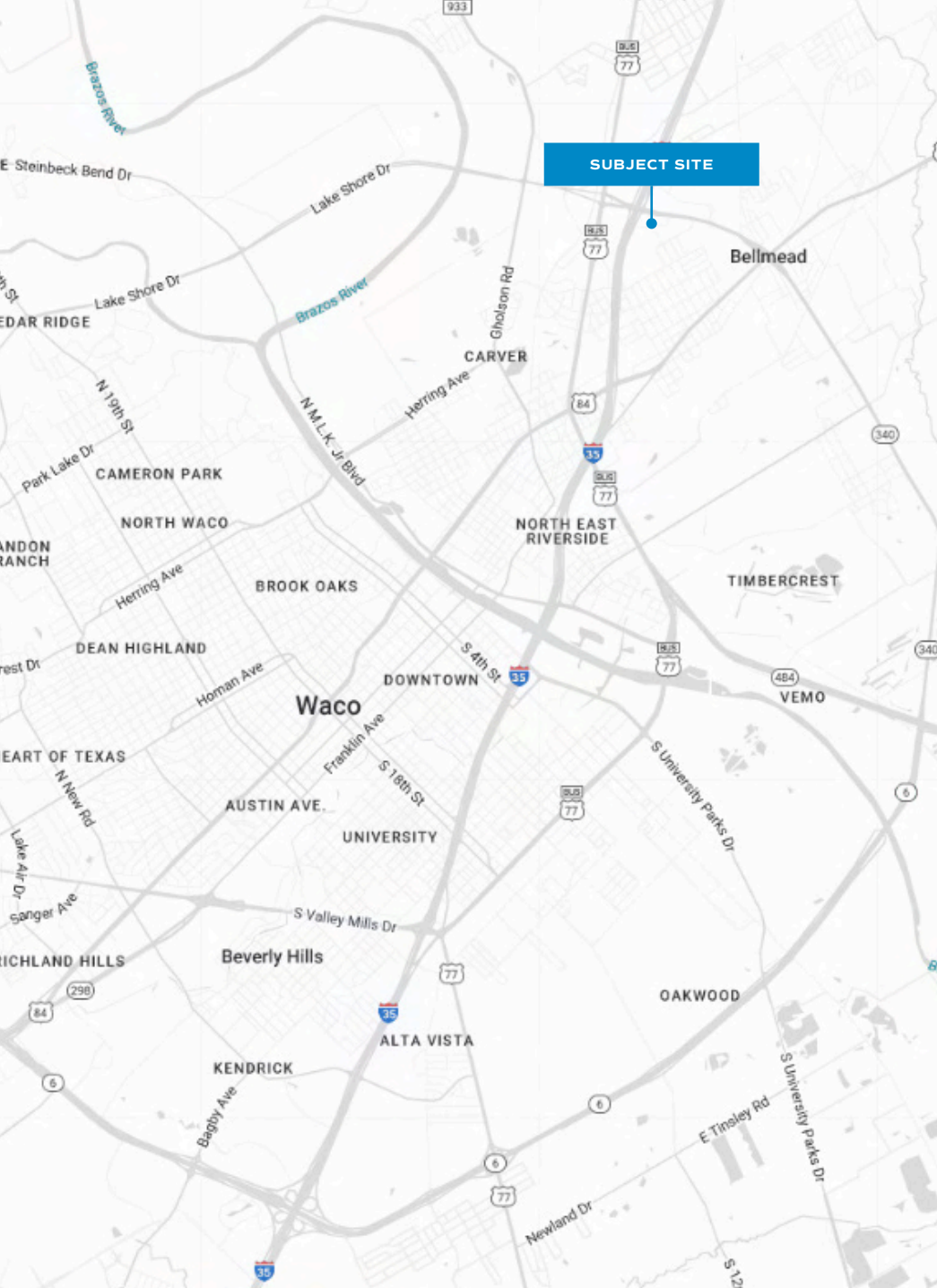
AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	63,703	\$60,444	\$57,138



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PRESENTED BY:



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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.

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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____