

Waco Town Center

Property ID: 15397099

<http://listing.loopnet.com/15397099>

Waco Town Center
301 Franklin Avenue
Waco, TX 76701
County: McLennan

CONTACT LISTING BROKER

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Wallace Bajjali Development Partners, L.P.

Waco Town Center - Retail Opportunities



For Lease

Active

Type: Retail
Street Retail

Total Space Available: 8,000 SF

Divisible To: 1,000 SF

Maximum Contiguous: 4,000 SF

Building Size: 120,000 SF

Date Last Verified: 11/17/2008

Property ID: 15397099

Available Spaces

| Suite/ Floor | Space Available | Minimum Divisible | Maximum Contiguous | Rental Rate | Date Available | Space Type | Sublease |
|----------------------------|--------------------|----------------------|-----------------------|---------------------------|-------------------|---------------|----------|
| Space SR4 | 2,000 SF | 1,000 SF | 2,000 SF | \$2.00/SF/Month | Immediate | Street Retail | No |
| Lease Type: | | NNN | | Lease Term: | | 60 | |
| No. Parking Spaces: | | 10 | | % Procurement Fee: | | 3.00% | |
| Space SR5 | 4,000 SF | 2,000 SF | 4,000 SF | \$1.95/SF/Month | Immediate | Street Retail | No |
| Lease Type: | | NNN | | Lease Term: | | 60 | |
| No. Parking Spaces: | | 10 | | % Procurement Fee: | | 3.00% | |
| Space 1 | 2,000 SF | 1,000 SF | 2,000 SF | \$2.00/SF/Month | Immediate | Restaurant | No |
| Lease Type: | | NNN | | Lease Term: | | 60 | |
| No. Parking Spaces: | | 10 | | % Procurement Fee: | | 3.00% | |

Additional Photos



Under Construction Anchor Waco Chamber of Commerce



Retail Opportunities for Student Housing Residents

Student Housing Customer Summary



Vicinity Map



Residential Brownstones - Town Center Component

Additional Information

Property Description:

Waco Town Center Retail is a \$70 million development project of Wallace Bajjali Development Partners and Stonehenge Properties. Join an existing list of retailers discovering the excellent opportunities in Waco, Texas, a 275,000 population SMSA and Baylor University. The Town Center is across from the Waco City Hall, the \$17M renovated Waco Convention Center, The \$20M remodeled Hilton Hotel and 1 mile from the heart of Baylor

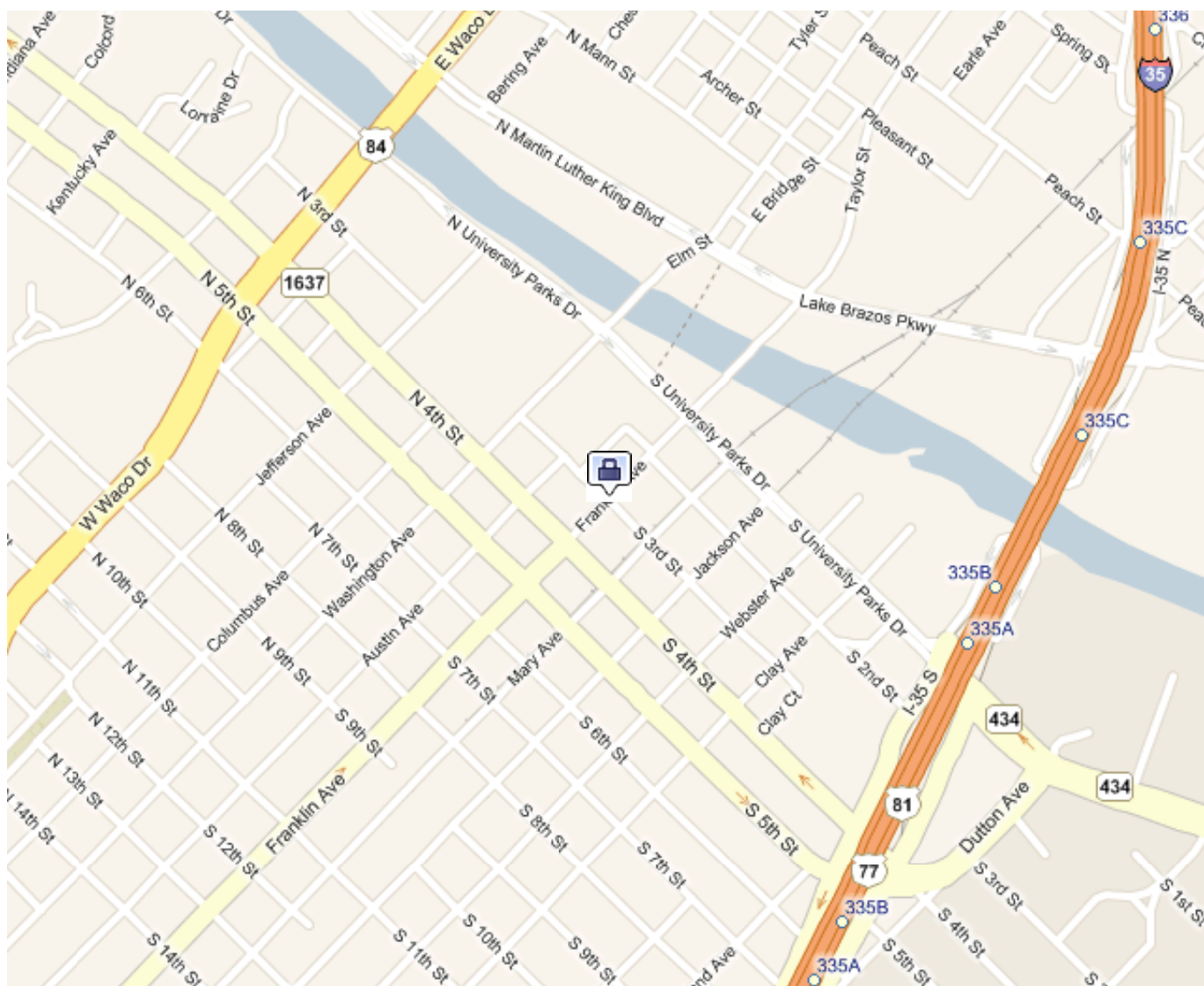
University, one block from our owned 105,000 sf River Center Office and Retail Shops, and the new \$6M Waco Chamber of Commerce Building, one of the anchors of the Waco Town Center Development. The project will have retail, office and residential brownstones and a 400 bed student housing development for Baylor University.

Location Description:

The property is located across from Waco City Hall, the \$17M renovated Waco Convention Center, the newly \$20M remodeled Hilton Hotel and the 105,000 sf River Center, owned and operated by Wallace Bajjali Investment Fund II and Stonehenge Properties.

Construction Status: Under Construction/Proposed **Lot Size:** 7.00 Acres

Map



Demographics

| Population | 1-mi. | 3-mi. | 5-mi. |
|------------------------------------|--------------|--------------|--------------|
| 2008 Male Population | 4,816 | 34,259 | 57,725 |
| 2008 Female Population | 5,485 | 37,232 | 63,547 |
| % 2008 Male Population | 46.75% | 47.92% | 47.60% |
| % 2008 Female Population | 53.25% | 52.08% | 52.40% |
| 2008 Total Adult Population | 8,831 | 53,578 | 93,005 |
| 2008 Total Daytime Population | 12,808 | 67,555 | 124,626 |
| 2008 Total Daytime Work Population | 6,319 | 25,383 | 55,483 |
| 2008 Median Age Total Population | 22 | 26 | 29 |
| 2008 Median Age Adult Population | 24 | 34 | 39 |
| 2008 Age 0-5 | 603 | 6,696 | 10,566 |
| 2008 Age 6-13 | 552 | 7,606 | 12,093 |
| 2008 Age 14-17 | 316 | 3,612 | 5,609 |

| | | | |
|---|--------|--------|--------|
| 2008 Age 18-20 | 3,042 | 7,152 | 9,110 |
| 2008 Age 21-24 | 1,342 | 8,034 | 11,171 |
| 2008 Age 25-29 | 872 | 7,153 | 12,278 |
| 2008 Age 30-34 | 507 | 4,513 | 7,816 |
| 2008 Age 35-39 | 406 | 3,538 | 6,208 |
| 2008 Age 40-44 | 461 | 3,879 | 6,827 |
| 2008 Age 45-49 | 383 | 3,726 | 6,798 |
| 2008 Age 50-54 | 357 | 3,212 | 6,213 |
| 2008 Age 55-59 | 297 | 2,741 | 5,548 |
| 2008 Age 60-64 | 187 | 2,006 | 4,229 |
| 2008 Age 65-69 | 182 | 1,657 | 3,558 |
| 2008 Age 70-74 | 180 | 1,627 | 3,653 |
| 2008 Age 75-79 | 141 | 1,369 | 3,281 |
| 2008 Age 80-84 | 165 | 1,283 | 2,914 |
| 2008 Age 85+ | 307 | 1,688 | 3,401 |
| % 2008 Age 0-5 | 5.85% | 9.37% | 8.71% |
| % 2008 Age 6-13 | 5.36% | 10.64% | 9.97% |
| % 2008 Age 14-17 | 3.07% | 5.05% | 4.63% |
| % 2008 Age 18-20 | 29.53% | 10.00% | 7.51% |
| % 2008 Age 21-24 | 13.03% | 11.24% | 9.21% |
| % 2008 Age 25-29 | 8.47% | 10.01% | 10.12% |
| % 2008 Age 30-34 | 4.92% | 6.31% | 6.44% |
| % 2008 Age 35-39 | 3.94% | 4.95% | 5.12% |
| % 2008 Age 40-44 | 4.48% | 5.43% | 5.63% |
| % 2008 Age 45-49 | 3.72% | 5.21% | 5.61% |
| % 2008 Age 50-54 | 3.47% | 4.49% | 5.12% |
| % 2008 Age 55-59 | 2.88% | 3.83% | 4.57% |
| % 2008 Age 60-64 | 1.82% | 2.81% | 3.49% |
| % 2008 Age 65-69 | 1.77% | 2.32% | 2.93% |
| % 2008 Age 70-74 | 1.75% | 2.28% | 3.01% |
| % 2008 Age 75-79 | 1.37% | 1.91% | 2.71% |
| % 2008 Age 80-84 | 1.60% | 1.79% | 2.40% |
| % 2008 Age 85+ | 2.98% | 2.36% | 2.80% |
| 2008 White Population | 5,057 | 34,457 | 70,038 |
| 2008 Black Population | 3,182 | 20,641 | 28,126 |
| 2008 Asian/Hawaiian/Pacific Islander | 363 | 1,364 | 1,922 |
| 2008 American Indian/Alaska Native | 37 | 308 | 471 |
| 2008 Other Population (Incl 2+ Races) | 1,664 | 14,721 | 20,714 |
| 2008 Hispanic Population | 2,634 | 25,548 | 35,897 |
| 2008 Non-Hispanic Population | 7,668 | 45,943 | 85,375 |
| % 2008 White Population | 49.08% | 48.20% | 57.75% |
| % 2008 Black Population | 30.88% | 28.87% | 23.19% |
| % 2008 Asian/Hawaiian/Pacific Islander | 3.52% | 1.91% | 1.58% |
| % 2008 American Indian/Alaska Native | 0.36% | 0.43% | 0.39% |
| % 2008 Other Population (Incl 2+ Races) | 16.15% | 20.59% | 17.08% |
| % 2008 Hispanic Population | 25.57% | 35.74% | 29.60% |
| % 2008 Non-Hispanic Population | 74.43% | 64.26% | 70.40% |
| 2000 Non-Hispanic White | 4,181 | 26,252 | 56,606 |
| 2000 Non-Hispanic Black | 2,715 | 19,803 | 26,286 |
| 2000 Non-Hispanic Amer Indian/Alaska Native | 6 | 206 | 320 |
| 2000 Non-Hispanic Asian | 223 | 956 | 1,305 |
| 2000 Non-Hispanic Hawaiian/Pacific Islander | 37 | 104 | 104 |
| 2000 Non-Hispanic Some Other Race | 2 | 38 | 49 |
| 2000 Non-Hispanic Two or More Races | 116 | 816 | 1,248 |
| % 2000 Non-Hispanic White | 57.43% | 54.49% | 65.88% |
| % 2000 Non-Hispanic Black | 37.29% | 41.11% | 30.59% |
| % 2000 Non-Hispanic Amer Indian/Alaska Native | 0.08% | 0.43% | 0.37% |
| % 2000 Non-Hispanic Asian | 3.06% | 1.98% | 1.52% |
| % 2000 Non-Hispanic Hawaiian/Pacific Islander | 0.51% | 0.22% | 0.12% |
| % 2000 Non-Hispanic Some Other Race | 0.03% | 0.08% | 0.06% |
| % 2000 Non-Hispanic Two or More Races | 1.59% | 1.69% | 1.45% |

Population Change

| | 1-mi. | 3-mi. | 5-mi. |
|-----------------------------|--------|--------|---------|
| Total Employees | n/a | n/a | n/a |
| Total Establishments | n/a | n/a | n/a |
| 2008 Total Population | 10,302 | 71,491 | 121,272 |
| 2008 Total Households | 2,468 | 24,644 | 46,443 |
| Population Change 1990-2008 | 757 | 6,587 | 12,070 |
| Household Change 1990-2008 | 178 | 1,825 | 5,039 |

| | | | |
|-------------------------------|--------|--------|--------|
| % Population Change 1990-2008 | 7.93% | 10.15% | 11.05% |
| % Household Change 1990-2008 | 7.77% | 8.00% | 12.17% |
| Population Change 2000-2008 | 901 | 2,130 | 5,712 |
| Household Change 2000-2008 | 247 | 1,176 | 3,349 |
| % Population Change 2000-2008 | 9.58% | 3.07% | 4.94% |
| % Households Change 2000-2008 | 11.12% | 5.01% | 7.77% |

Housing

| | 1-mi. | 3-mi. | 5-mi. |
|--------------------------------------|--------|--------|--------|
| 2000 Total Housing Units | 2,509 | 25,834 | 46,614 |
| 2000 Occupied Housing Units | 2,229 | 23,517 | 43,082 |
| 2000 Owner Occupied Housing Units | 614 | 10,200 | 20,956 |
| 2000 Renter Occupied Housing Units | 1,615 | 13,316 | 22,126 |
| 2000 Vacant Housing Units | 279 | 2,317 | 3,532 |
| % 2000 Occupied Housing Units | 88.84% | 91.03% | 92.42% |
| % 2000 Owner Occupied Housing Units | 24.48% | 39.48% | 44.96% |
| % 2000 Renter Occupied Housing Units | 64.39% | 51.55% | 47.47% |
| % 2000 Vacant Housing Units | 11.12% | 8.97% | 7.58% |

Income

| | 1-mi. | 3-mi. | 5-mi. |
|---|----------|----------|----------|
| 2008 Median Household Income | \$21,450 | \$27,401 | \$31,098 |
| 2008 Per Capita Income | \$8,818 | \$16,994 | \$20,051 |
| 2008 Average Household Income | \$36,810 | \$49,299 | \$52,357 |
| 2008 Household Income < \$10,000 | 674 | 4,169 | 5,970 |
| 2008 Household Income \$10,000-\$14,999 | 314 | 2,655 | 4,425 |
| 2008 Household Income \$15,000-\$19,999 | 182 | 2,269 | 4,145 |
| 2008 Household Income \$20,000-\$24,999 | 224 | 2,209 | 4,018 |
| 2008 Household Income \$25,000-\$29,999 | 187 | 2,122 | 3,890 |
| 2008 Household Income \$30,000-\$34,999 | 92 | 1,795 | 3,518 |
| 2008 Household Income \$35,000-\$39,999 | 173 | 1,711 | 3,410 |
| 2008 Household Income \$40,000-\$44,999 | 193 | 1,451 | 3,130 |
| 2008 Household Income \$45,000-\$49,999 | 99 | 1,079 | 2,367 |
| 2008 Household Income \$50,000-\$59,999 | 72 | 1,496 | 3,759 |
| 2008 Household Income \$60,000-\$74,999 | 128 | 1,208 | 2,912 |
| 2008 Household Income \$75,000-\$99,999 | 52 | 1,211 | 2,589 |
| 2008 Household Income \$100,000-\$124,999 | 30 | 466 | 928 |
| 2008 Household Income \$125,000-\$149,999 | 21 | 389 | 617 |
| 2008 Household Income \$150,000-\$199,999 | 3 | 152 | 305 |
| 2008 Household Income \$200,000-\$249,999 | 11 | 85 | 141 |
| 2008 Household Income \$250,000-\$499,999 | 15 | 147 | 284 |
| 2008 Household Income \$500,000+ | n/a | 29 | 34 |
| 2008 Household Income \$200,000+ | 26 | 262 | 460 |
| % 2008 Household Income < \$10,000 | 27.29% | 16.92% | 12.85% |
| % 2008 Household Income \$10,000-\$14,999 | 12.71% | 10.77% | 9.53% |
| % 2008 Household Income \$15,000-\$19,999 | 7.37% | 9.21% | 8.93% |
| % 2008 Household Income \$20,000-\$24,999 | 9.07% | 8.96% | 8.65% |
| % 2008 Household Income \$25,000-\$29,999 | 7.57% | 8.61% | 8.38% |
| % 2008 Household Income \$30,000-\$34,999 | 3.72% | 7.28% | 7.58% |
| % 2008 Household Income \$35,000-\$39,999 | 7.00% | 6.94% | 7.34% |
| % 2008 Household Income \$40,000-\$44,999 | 7.81% | 5.89% | 6.74% |
| % 2008 Household Income \$45,000-\$49,999 | 4.01% | 4.38% | 5.10% |
| % 2008 Household Income \$50,000-\$59,999 | 2.91% | 6.07% | 8.09% |
| % 2008 Household Income \$60,000-\$74,999 | 5.18% | 4.90% | 6.27% |
| % 2008 Household Income \$75,000-\$99,999 | 2.11% | 4.91% | 5.57% |
| % 2008 Household Income \$100,000-\$124,999 | 1.21% | 1.89% | 2.00% |
| % 2008 Household Income \$125,000-\$149,999 | 0.85% | 1.58% | 1.33% |
| % 2008 Household Income \$150,000-\$199,999 | 0.12% | 0.62% | 0.66% |
| % 2008 Household Income \$200,000-\$249,999 | 0.45% | 0.34% | 0.30% |
| % 2008 Household Income \$250,000-\$499,999 | 0.61% | 0.60% | 0.61% |
| % 2008 Household Income \$500,000+ | 0.00% | 0.12% | 0.07% |
| % 2008 Household Income \$200,000+ | 1.05% | 1.06% | 0.99% |

Retail Sales Volume

| | 1-mi. | 3-mi. | 5-mi. |
|---------------------------------------|-------------|--------------|--------------|
| 2008 Children/Infants Clothing Stores | \$610,335 | \$7,267,565 | \$14,077,187 |
| 2008 Jewelry Stores | \$489,471 | \$5,420,712 | \$10,517,178 |
| 2008 Mens Clothing Stores | \$1,014,650 | \$11,845,492 | \$22,576,936 |
| 2008 Shoe Stores | \$839,885 | \$10,588,210 | \$20,479,982 |

| | | | |
|--|--------------|---------------|---------------|
| 2008 Womens Clothing Stores | \$1,784,764 | \$21,608,441 | \$41,732,811 |
| 2008 Automobile Dealers | \$11,057,953 | \$126,292,782 | \$257,210,359 |
| 2008 Automotive Parts/Acc/Repair Stores | \$1,455,903 | \$16,675,090 | \$32,632,593 |
| 2008 Other Motor Vehicle Dealers | \$450,590 | \$5,319,605 | \$10,140,233 |
| 2008 Tire Dealers | \$379,834 | \$4,290,901 | \$8,512,368 |
| 2008 Hardware Stores | \$215,134 | \$2,780,013 | \$4,532,532 |
| 2008 Home Centers | \$1,304,200 | \$15,632,546 | \$30,042,686 |
| 2008 Nursery/Garden Centers | \$409,069 | \$4,423,104 | \$8,757,979 |
| 2008 Outdoor Power Equipment Stores | \$144,865 | \$1,455,611 | \$3,157,132 |
| 2008 Paint/Wallpaper Stores | \$51,992 | \$575,023 | \$1,139,608 |
| 2008 Appliance/TV/Other Electronics Stores | \$1,075,089 | \$12,885,501 | \$24,901,611 |
| 2008 Camera/Photographic Supplies Stores | \$186,507 | \$2,181,908 | \$4,225,082 |
| 2008 Computer/Software Stores | \$553,969 | \$6,657,421 | \$13,135,111 |
| 2008 Beer/Wine/Liquor Stores | \$680,174 | \$8,106,550 | \$15,548,760 |
| 2008 Convenience/Specialty Food Stores | \$749,648 | \$11,543,087 | \$25,093,716 |
| 2008 Restaurant Expenditures | \$2,686,565 | \$48,887,936 | \$113,176,121 |
| 2008 Supermarkets/Other Grocery excl Conv | \$8,027,640 | \$94,565,005 | \$184,133,021 |
| 2008 Furniture Stores | \$1,126,632 | \$13,163,218 | \$25,807,668 |
| 2008 Home Furnishings Stores | \$769,386 | \$8,897,381 | \$16,572,440 |
| 2008 Gen Merch/Appliance/Furniture Stores | \$10,297,491 | \$120,602,170 | \$233,554,654 |
| 2008 Gasoline Stations w/ Convenience Stores | \$6,744,988 | \$80,572,494 | \$152,192,665 |
| 2008 Other Gasoline Stations | \$5,995,340 | \$69,029,404 | \$127,098,940 |
| 2008 Department Stores excl Leased Depts | \$11,372,578 | \$133,487,671 | \$258,456,266 |
| 2008 General Merchandise Stores | \$9,170,858 | \$107,438,952 | \$207,746,991 |
| 2008 Other Health/Personal Care Stores | \$774,539 | \$8,641,862 | \$17,179,792 |
| 2008 Pharmacies/Drug Stores | \$3,980,269 | \$45,906,527 | \$89,238,820 |
| 2008 Pet/Pet Supplies Stores | \$540,921 | \$6,729,041 | \$13,182,968 |
| 2008 Book/Periodical/Music Stores | \$264,750 | \$3,346,732 | \$5,995,077 |
| 2008 Hobby/Toy/Game Stores | \$297,343 | \$2,791,048 | \$5,967,678 |
| 2008 Musical Instrument/Supplies Stores | \$98,735 | \$1,149,369 | \$2,301,778 |
| 2008 Sewing/Needlework/Piece Goods Stores | \$46,119 | \$553,490 | \$990,724 |
| 2008 Sporting Goods Stores | \$570,360 | \$7,404,468 | \$12,753,358 |
| 2008 Video Tape Stores - Retail | \$89,841 | \$1,058,372 | \$2,072,433 |



10/19/2007

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