



GREGG GLIME SIOR, CCIM | **BRANDON DAVIS**

1201 HEWITT DR, WACO, TX 76712

Westrock Centre

AVAILABLE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

Surrounded by the growth path of Waco, the WestRock Centre has established itself as the premier retail destination of West Waco. This neighborhood center is anchored by three of Waco's most established restaurants and a strategic mix of medical, specialty, and service-oriented retailers.

- High Traffic Retail Center
- High Performing Co-Tenants
- Finish-Out Allowance Available
- Located within one of Waco's hottest growing submarkets

PROPERTY HIGHLIGHTS

PROPERTY

WestRock Centre

PROPERTY TYPE

Retail

MARKET

Waco

SUBMARKET

Hewitt

ZONING

C-3

YEAR BUILT

2005

LOT SIZE

11 Acres

AVAILABLE SPACE

1,300 - 6,217 SF

NNN PRICE

\$8.79/SF/YR



PHOTO GALLERY



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Subject Property - Current Tenants

- Georges Restaurant & Bar
- Create A Cig
- Hormone's By Design
- LilDutchess
- One Thirty Five Prime
- Select Physical Therapy
- Central Texas Urgent Care
- Woof Gang Bakery
- Nails Time
- Summer Palace
- F45 Fitness
- Wingstop
- Klous Marketing
- Poppa Rollo's

**PAD SITE
FOR LEASE**

POPPA ROLLO'S
PIZZA



SUMMER PALACE



WOOF GANG
BAKERY & GASTRO

NextCare
URGENT CARE

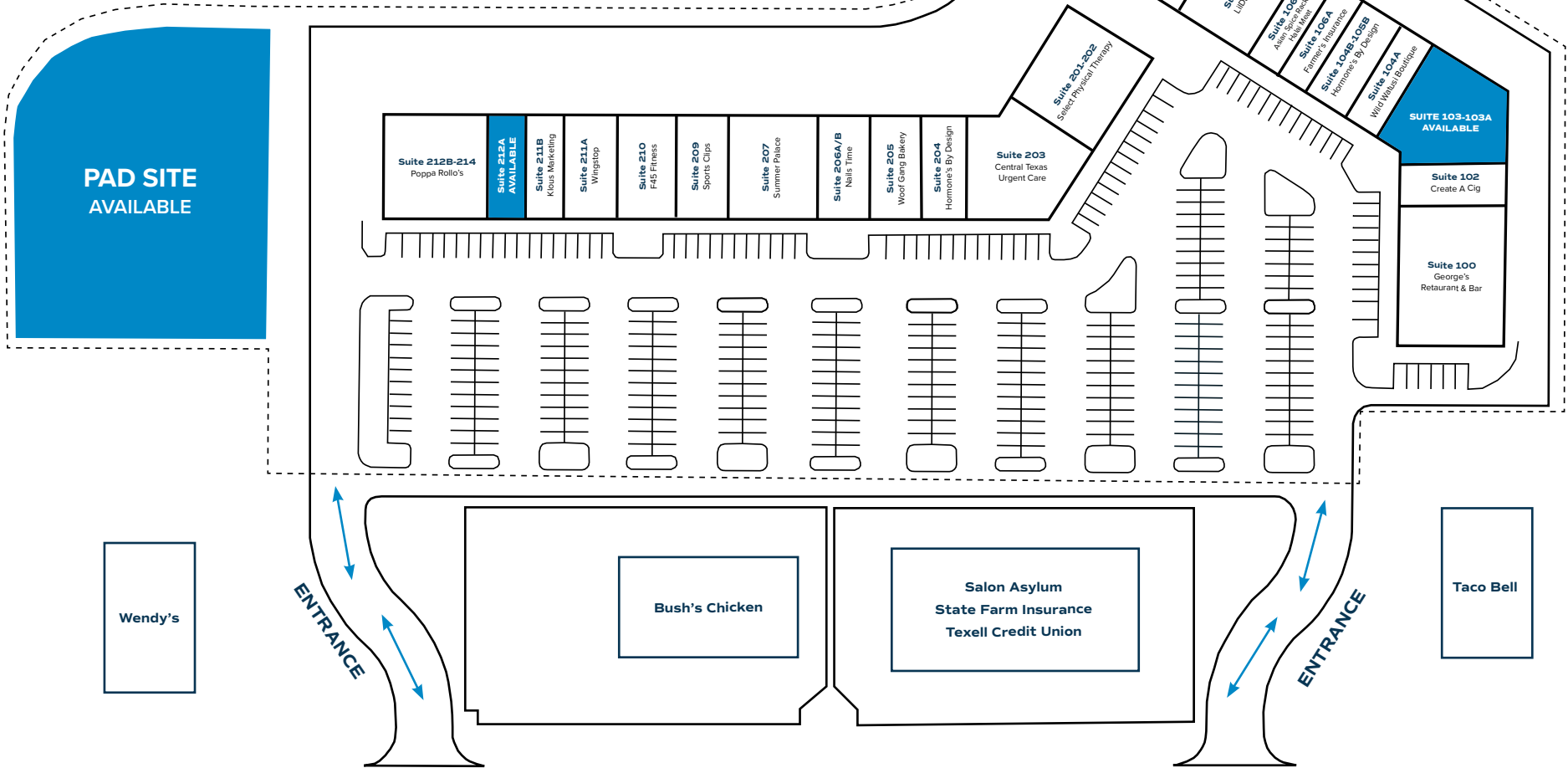


One Thirty Five
PRIME



WESTROCK CENTRE AVAILABILITY

CURRENT AVAILABILITY		
SUITE 103-103A	6,217+/- SF	AVAILABLE
SUITE 212A	1,300+/- SF	AVAILABLE
PAD SITE	1.26+/- Acres	AVAILABLE

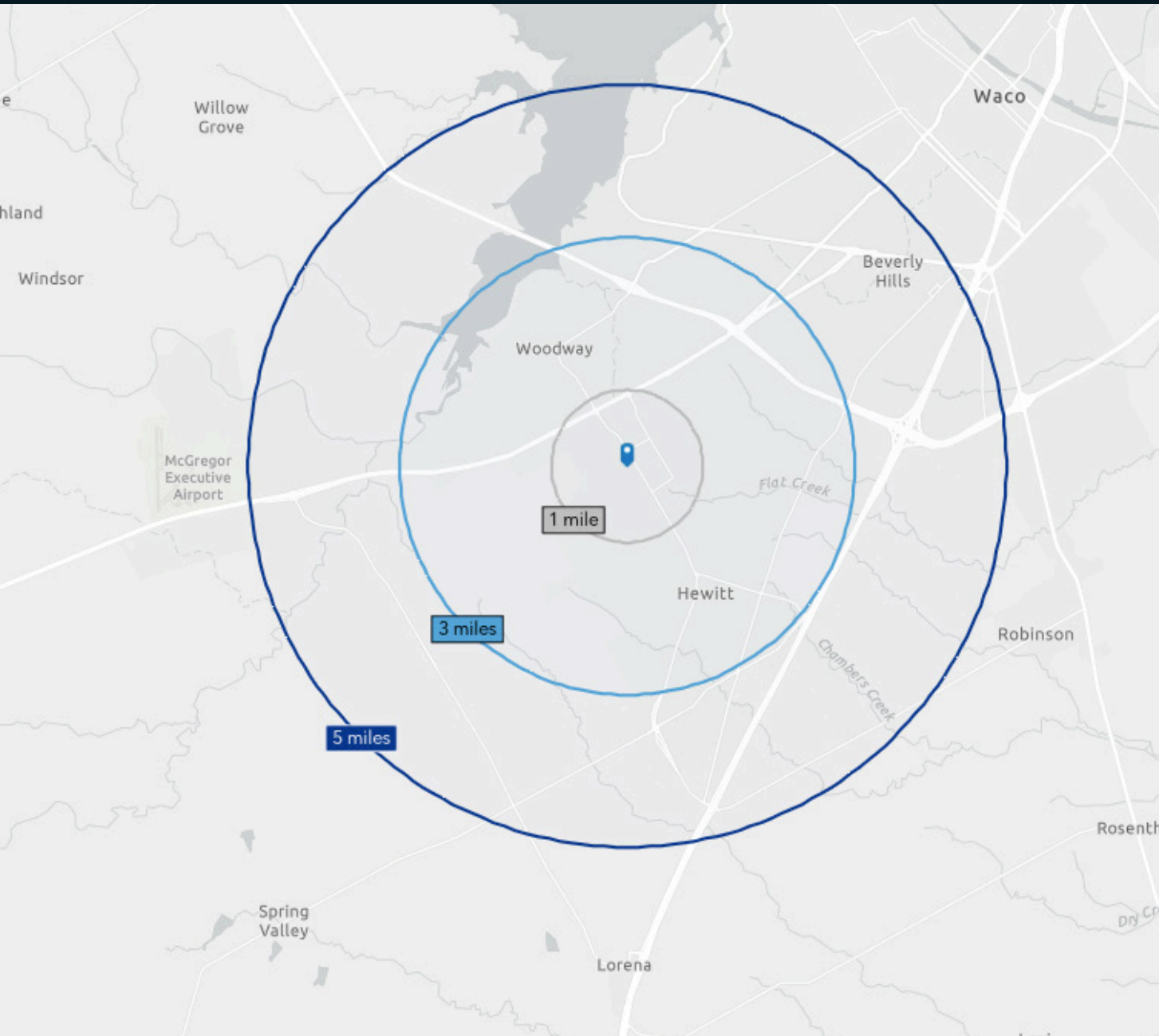


LEASE INFORMATION

SUITE	TENANT	SQUARE FOOTAGE	LEASE RATE
100	George's Restaurant & Bar	8,485 SF	-
102	Create A Cig	1,400 SF	-
103-103A	AVAILABLE	6,217 SF	Call for Pricing
104A	Wild Watusi Boutique	1,238 SF	-
104B-105B	Hormone's By Design	2,438 SF	-
106A	Farmer's Insurance	1,400 SF	-
106B	Asian Spice Rack and Halal Meat	1,400 SF	-
107	LilDutchess	6,060 SF	-
110-200	One Thirty Five Prime	6,938 SF	-
201	Select Physical Therapy	1,137 SF	-
202	Select Physical Therapy	1,228 SF	-
203	Central Texas Urgent Care	5,475 SF	-
204	Hormone's By Design	2,210 SF	-
205	Woof Gang Bakery	2,600 SF	-
206A/B	Nails Time	2,600 SF	-
207	Summer Palace	5,850 SF	-
209	Sports Clips	1,820 SF	-
210	F45 Fitness	2,130 SF	-
211A	Wingstop	1,733 SF	-
211B	Klous Marketing	1,300 SF	-
212A	AVAILABLE	1,300 SF	\$20.00/SF
212B-214	Poppa Rollo's	6,094 SF	-



DEMOGRAPHICS



DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	6,360	34,406	73,033
2020 Population	7,716	41,431	86,286
2025 Population	7,635	43,577	89,362

 **Median Age**
40.2

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	2,668	13,607	28,846
2020 Households	2,834	15,702	33,474
2025 Households	2,898	16,969	35,734

MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$85,236	\$84,885	\$77,408

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$120,277	\$109,793	\$102,819



MIDWAY
HIGH SCHOOL



RETAIL CENTER



WESTROCK
CENTRE



HEWITT DR | 30,479 VPD

Click to view property



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WESTROCK CENTRE

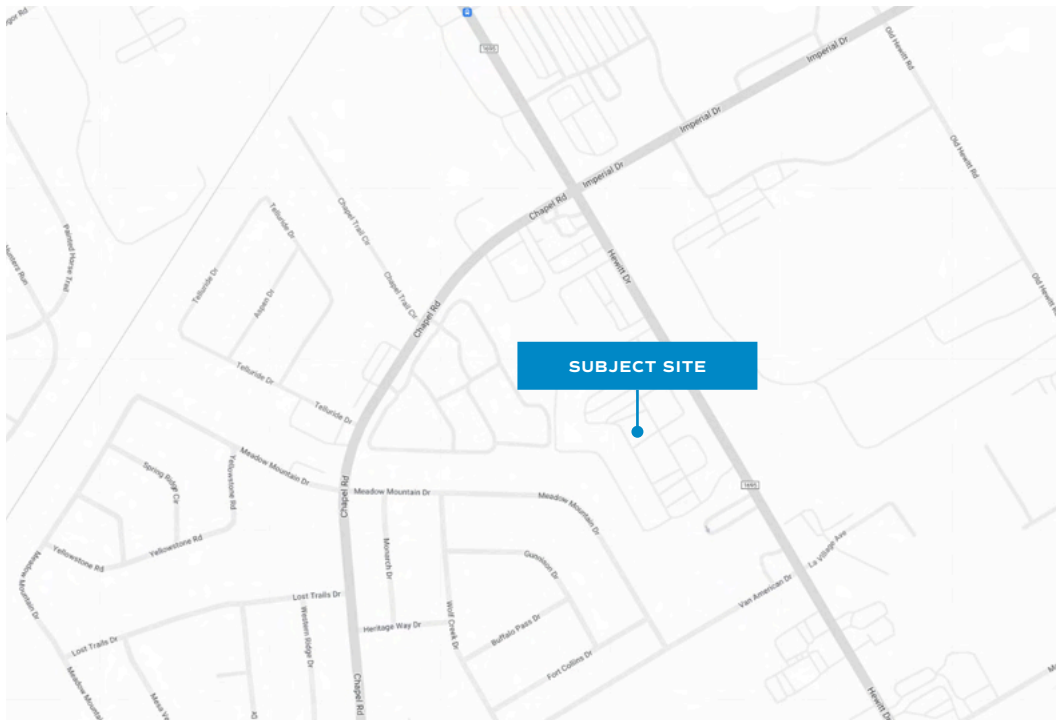
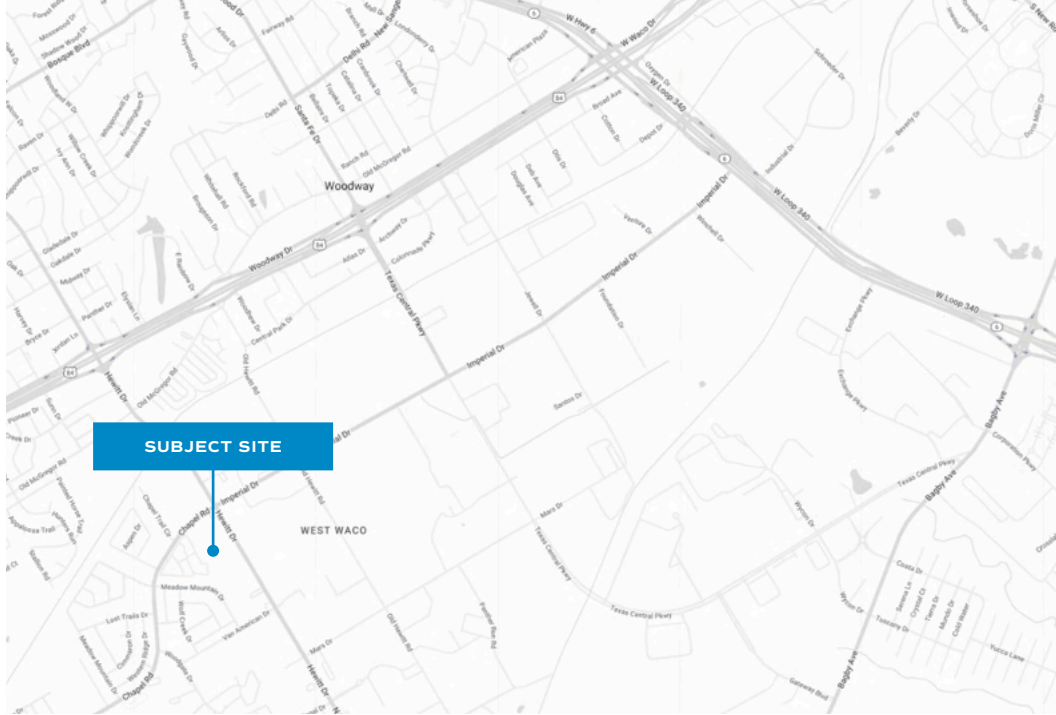
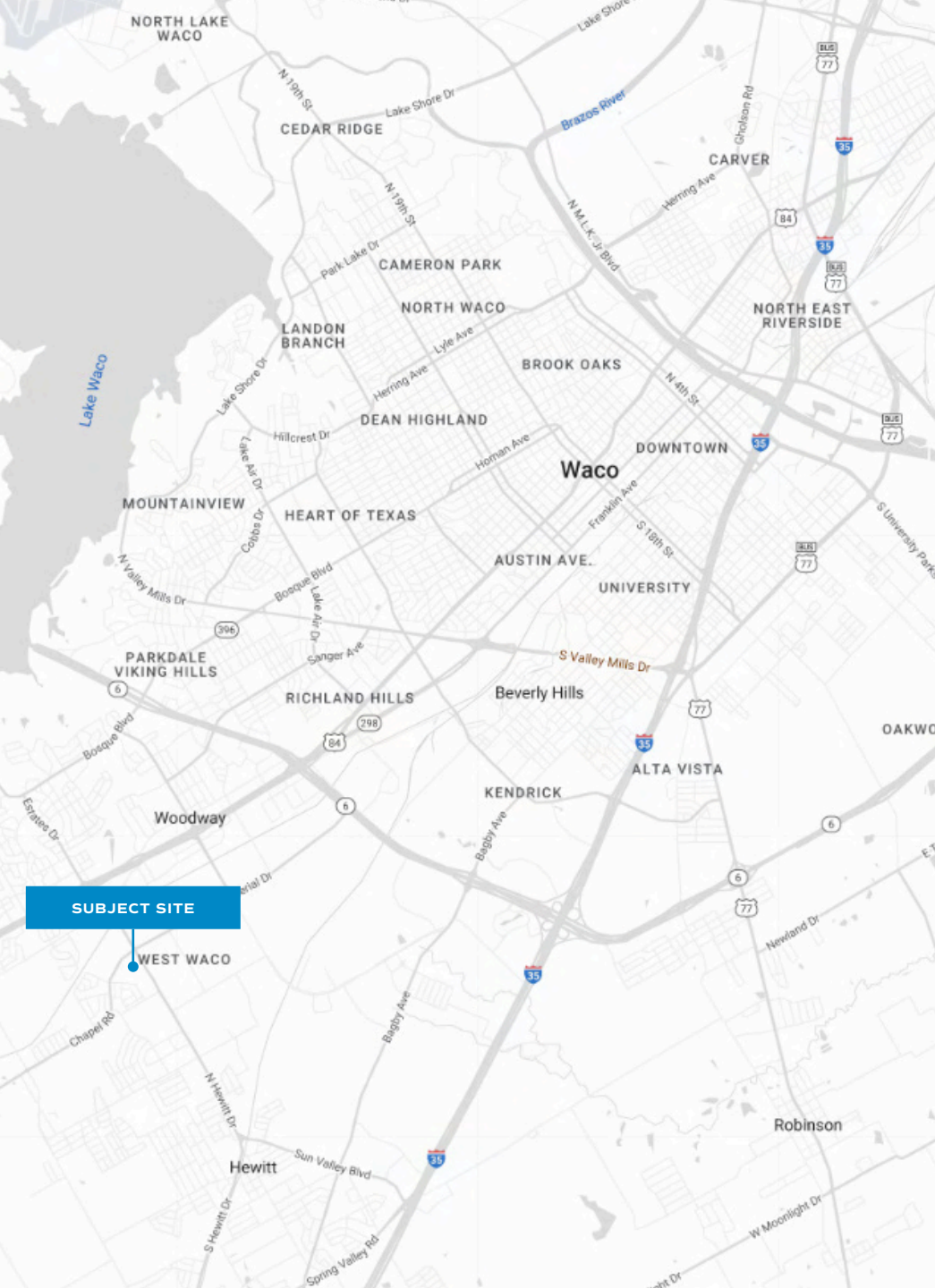
CENTRAL PARK
20K+ EMPLOYEES

HEWITT DR | 30,479 VPD



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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.

11-03-2025



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.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
 - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
 - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
 - The broker does not perform any other act of real estate brokerage for the buyer/tenant.
- Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Kathy Schroeder	269763-B	kathy@cbapex.com	254-776-0000
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Gregg Glime, SIOR, CCIM	620081-B	gregg@cromwellcommercialgroup.com	254-313-0000
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2