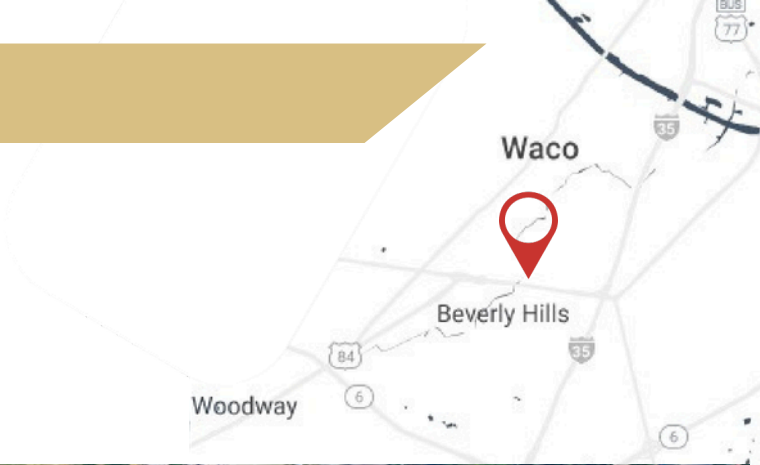


# VALLEY MILLS

914 S VALLEY MILLS DR WACO, TX - 76711 \*

## 0.420 - 3.293 Acres Commercial Pad Sites For Sale

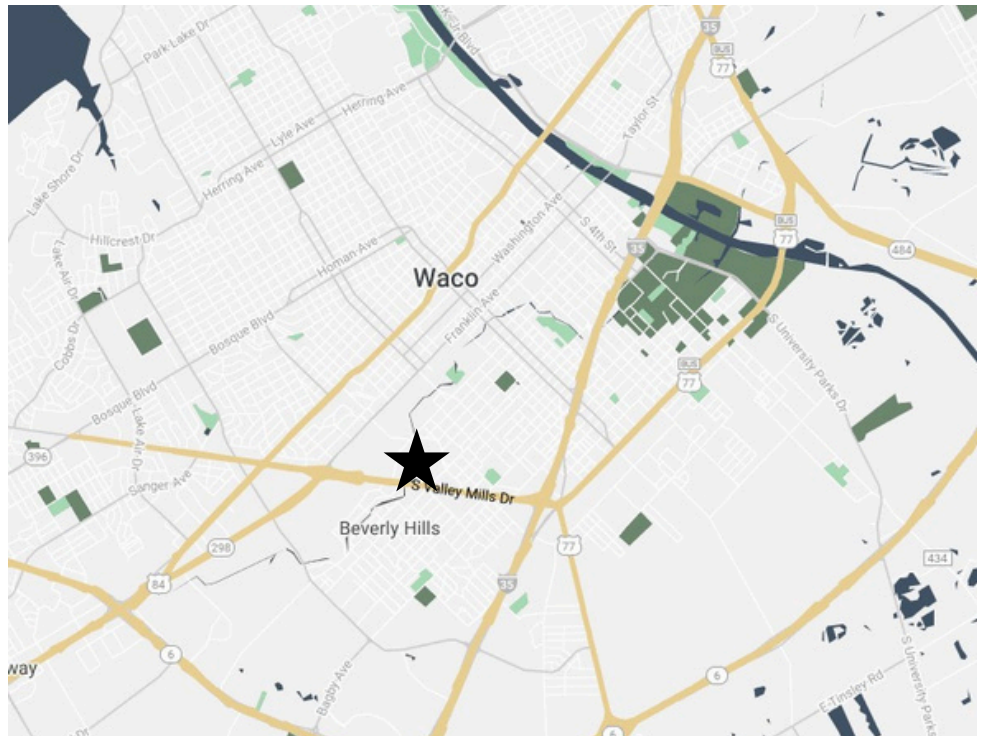


\*Address and outline approximate

### Property Description

This highly visible commercial pad site offers direct frontage on one of Waco's busiest corridors, with an impressive 32,582 vehicles per day (VPD) as of 2022, ensuring excellent exposure for businesses.

Situated in a dynamic and growing area, this site is ideal for retail, dining, or service-oriented establishments. The property benefits from high visibility, easy accessibility, and proximity to major retailers and popular destinations, making it a strategic location for businesses looking to tap into a vibrant local market.



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# VALLEY MILLS - 1

914 S VALLEY MILLS DR WACO, TX - 76711

## 1.814 Acres Commercial Pad Site For Sale



### Property Info

Size	1.814 Acres
Zoning	C2 - Commercial
S Valley Mills Frontage	32,583 VPD 2022
Property Features	380 Reimbursement Eligible, Build to Suit Potential, Divisible into 2 Lots



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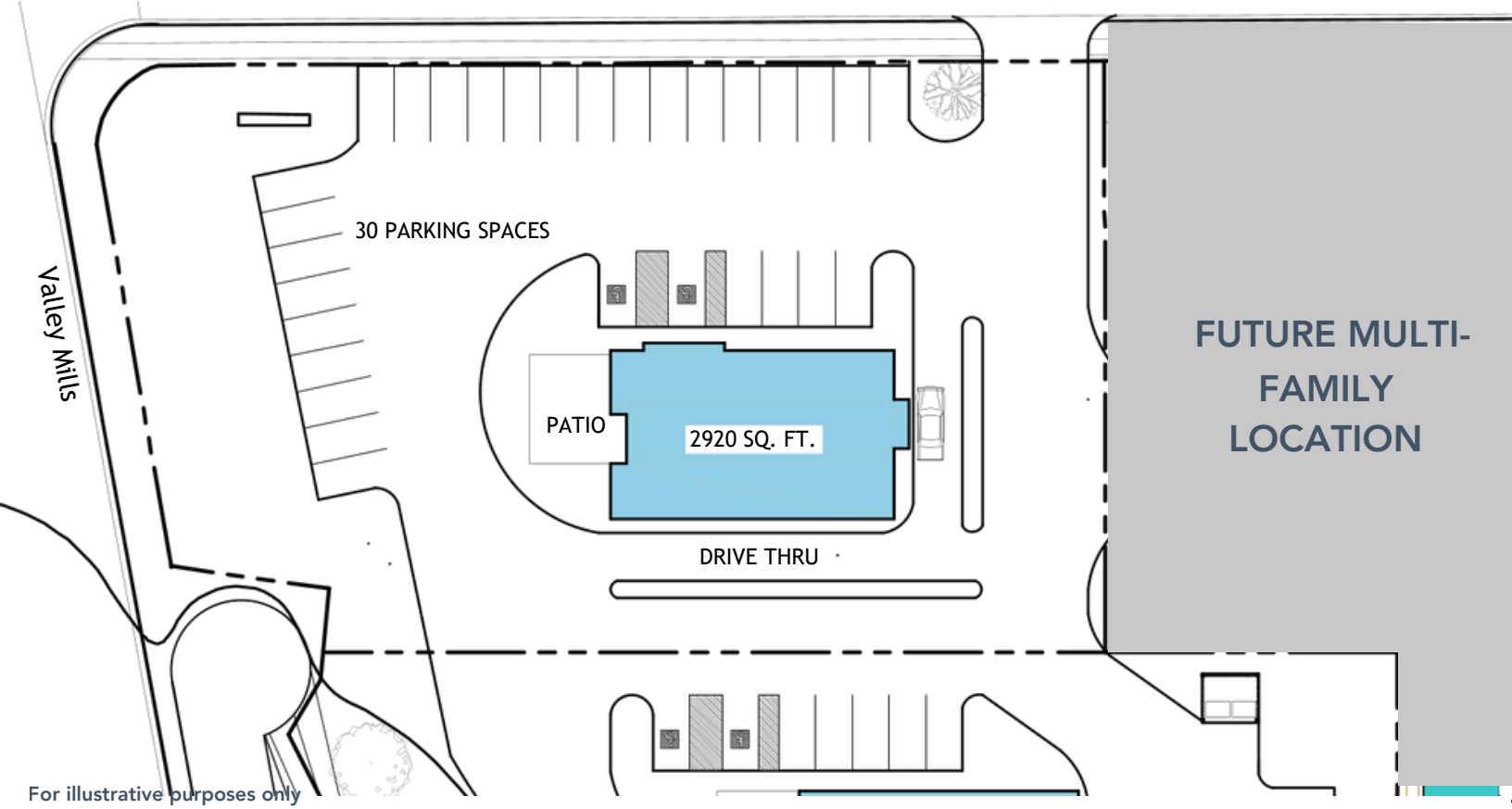
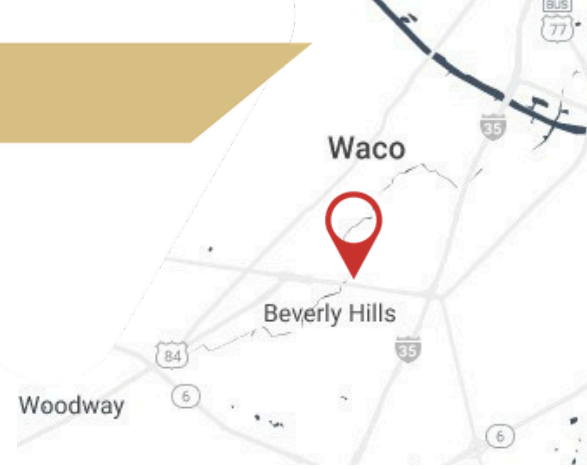
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# VALLEY MILLS - 1A

914 S VALLEY MILLS DR WACO, TX - 76711

## 0.688 Acres Commercial Pad Site For Sale



### Property Info

Size	0.688 Acres
Zoning	C2 - Commercial
S Valley Mills Frontage	32,583 VPD 2022
Property Features	380 Reimbursement Eligible, Build to Suit Potential



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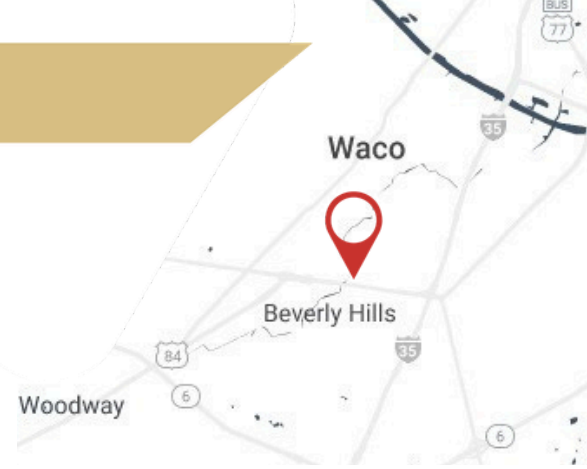
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# VALLEY MILLS - 1B

914 S VALLEY MILLS DR WACO, TX - 76711

## 1.126 Acres Commercial Pad Site For Sale



For illustrative purposes only

### Property Info

Size	1.126 Acres
Zoning	C2 - Commercial
S Valley Mills Frontage	32,583 VPD 2022
Property Features	380 Reimbursement Eligible, Build to Suit Potential



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# VALLEY MILLS - 2

914 S VALLEY MILLS DR WACO, TX - 76711

## 1.370 Acres Commercial Pad Site For Sale



For illustrative purposes only

## Property Info

Size	1.370 Acres
Zoning	C2 - Commercial
S Valley Mills Frontage	32,583 VPD 2022
Property Features	380 Reimbursement Eligible, Build to Suit Potential, Divisible into 2 Lots



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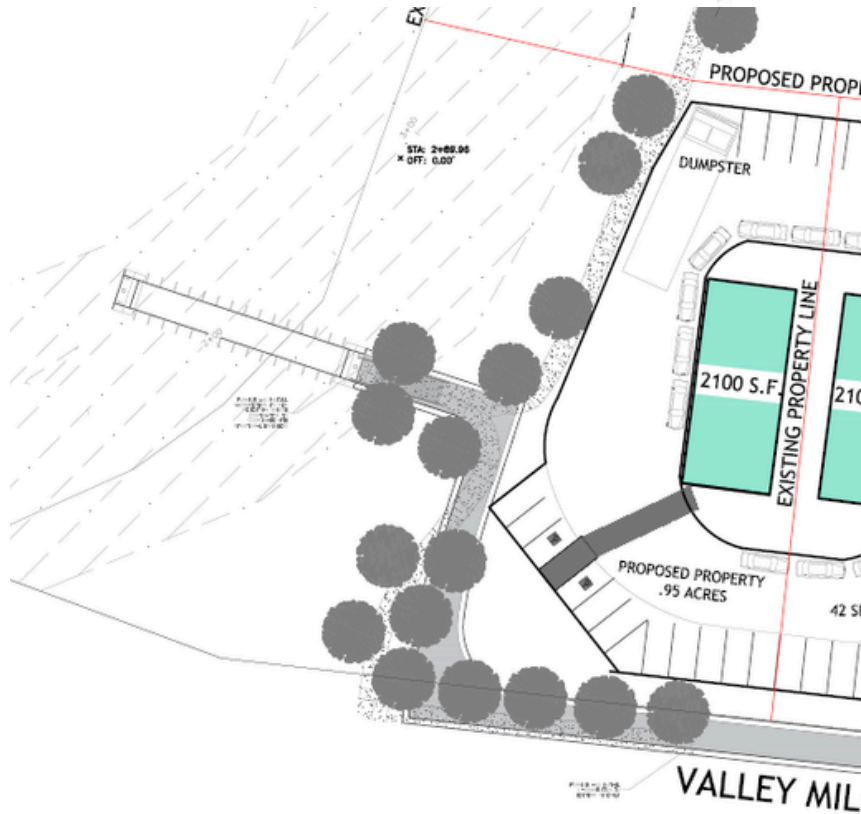
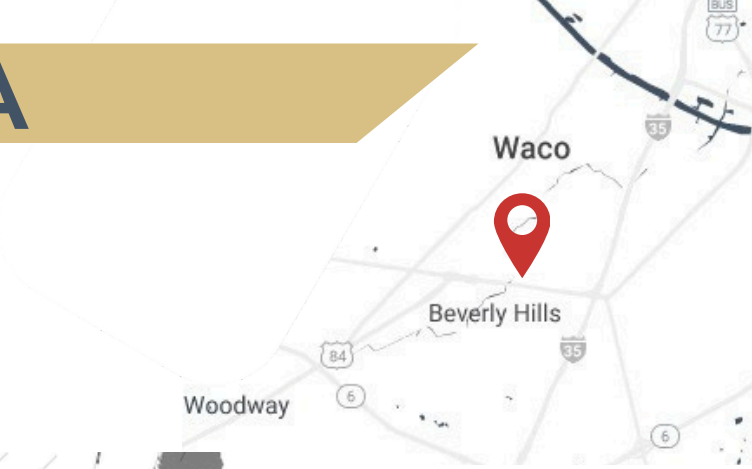
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# VALLEY MILLS - 2A

914 S VALLEY MILLS DR WACO, TX - 76711

## 0.950 Acres Commercial Pad Site For Sale



For illustrative purposes only

## Property Info

Size	0.950 Acres
Zoning	C2 - Commercial
S Valley Mills Frontage	32,583 VPD 2022
Property Features	380 Reimbursement Eligible, Build to Suit Potential



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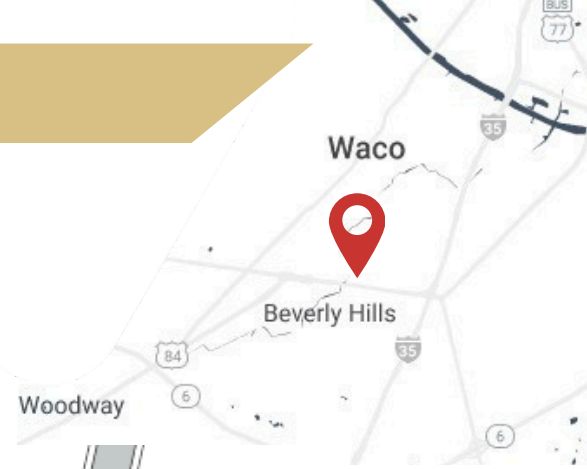
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# VALLEY MILLS - 2B

914 S VALLEY MILLS DR WACO, TX - 76711

## 0.420 Acres Commercial Pad Site For Sale



For illustrative purposes only

### Property Info

Size	0.420 Acres
Zoning	C2 - Commercial
S Valley Mills Frontage	32,583 VPD 2022
Property Features	380 Reimbursement Eligible, Build to Suit Potential



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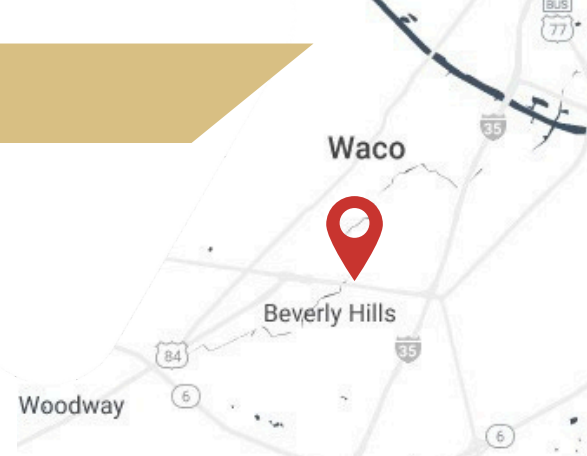
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# VALLEY MILLS - 3

914 S VALLEY MILLS DR WACO, TX - 76711

**3.293 Acres**  
**Commercial Pad Site For Sale**



For illustrative purposes only

## Property Info

Size	3.293 Acres
Zoning	C2 - Commercial
S Valley Mills Frontage	32,583 VPD 2022
Property Features	380 Reimbursement Eligible, Build to Suit Potential



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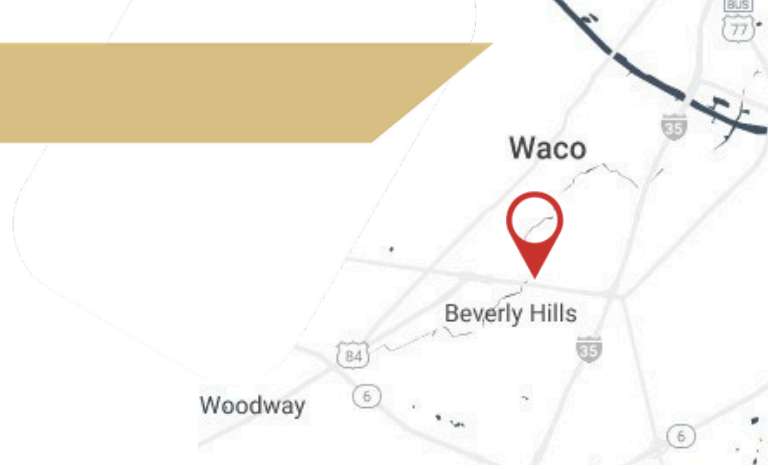
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# VALLEY MILLS

914 S VALLEY MILLS DR WACO, TX - 76711

## 0.420 - 3.293 Acres Commercial Pad Sites For Sale



LOT TYPE	LOT AREA (sf)	MIN. LOT WIDTH (feet)	ALLEY LOADED	FRONT LOADED	TOTAL UNITS
Brownstones	1,575 - 2,500	22.5'	85	0	85
Zero Lot Line	2,340 - 3,500	26.0'	46	0	46
Cottages	5,850 - 6,500	50.0'	17	16	33
Urban Residential 1	6,500-7,500	60.0'	27	0	27
Urban Residential 2	8,000-11,000	60.0'	10	44	54
Landmark Residential	13,000 - 15,000	70.0'	5	5	10
Heritage Residential	17,000-20,000	100.0'	1	4	5
<b>TOTAL</b>			<b>191</b>	<b>69</b>	<b>260</b>



For illustrative purposes only

- At least 20,000 SF in Commercial Space
- 150,000 SF Mixed-Use & Multi-Family
- 260 Single Family Homes



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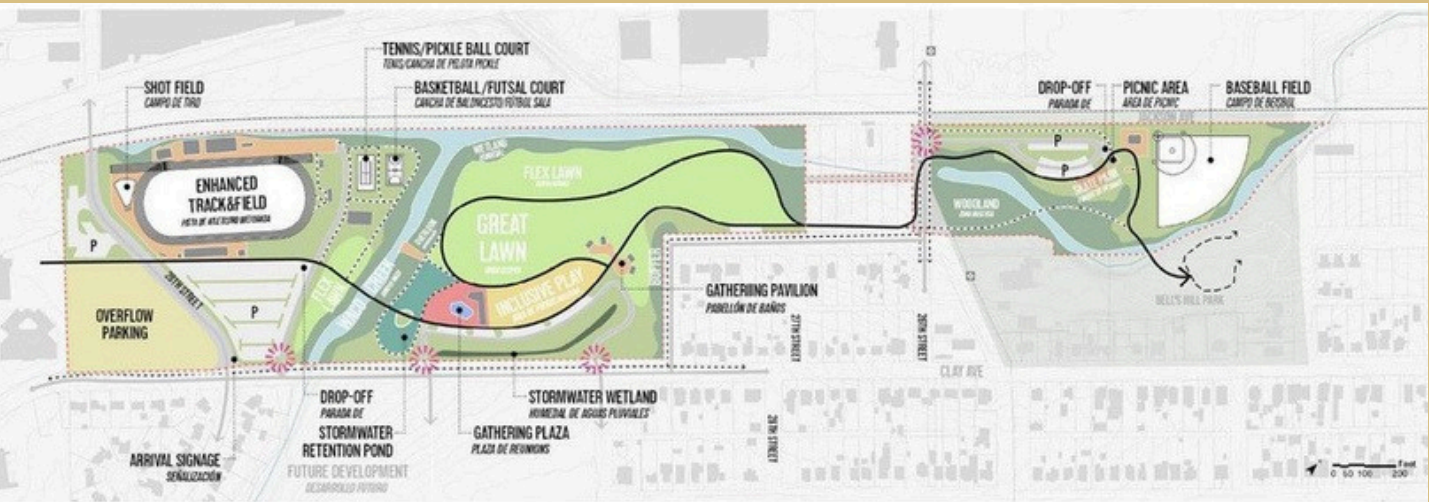
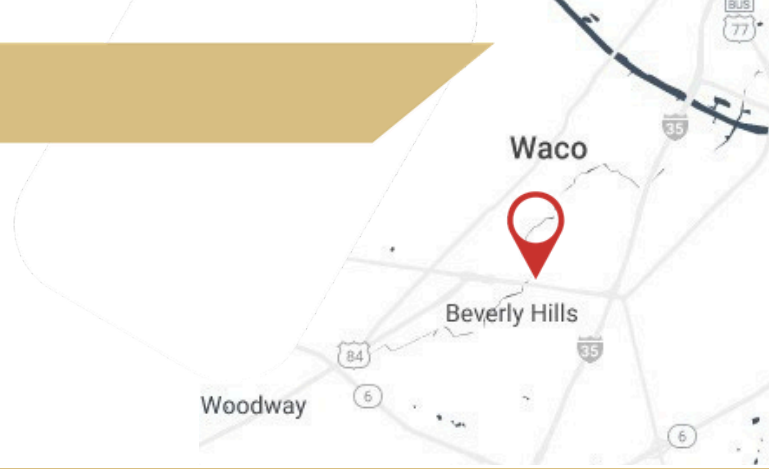
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# VALLEY MILLS

914 S VALLEY MILLS DR WACO, TX - 76711

## Park Design Proposed by the City of Waco



**1.26 MILES MAJOR TRAIL**    **1.24 MILES SECONDARY TRAIL**    **850 SPACES PARKING**

- |                |                            |                           |             |                 |
|----------------|----------------------------|---------------------------|-------------|-----------------|
| Plaza          | Overflow Parking           | Stormwater Retention Pond | Building    | Main Trail      |
| Skate Park     | Lawn                       | Creek                     | Parking     | Secondary Trail |
| Gathering Area | Native Planting            | Wetland                   | Driveway    | Driveway        |
| Playground     | Restored Riparian/Woodland | Water Play                | Sport Field | Gateway         |

VISION PLAN

FRAMEWORK



- |                                       |                                    |   |                                    |                        |
|---------------------------------------|------------------------------------|---|------------------------------------|------------------------|
| ● Parking Lot                         | ● Pedestrian Bridge                | ● Main Gathering Plaza                  | ● Great Lawn                       | ● Raised Intersection  |
| ● Bus Parking Lot                     | ● Stormwater Retention Pond        | ● Food Trucks                           | ● Enhanced Practice Baseball Field | ● Flex Lawn            |
| ● Track and Field                     | ● Boardwalks                       | ● Baseball Restroom and Gathering Space | ● Low Water Crossing               | ● Stormwater Wetland   |
| ● Athlete Entry, Ticketing            | ● Water Play Restroom and Pavilion | ● All Abilities Playground              | ● Trails                           | ● Buffer               |
| ● Proposed Concessions, Visitor Entry | ● Tennis/Pickle Ball Court         | ● Arrival Plaza and Water Play          | ● Creek Restoration and Wetlands   | ● Maintenance Entrance |
| ● Existing Athletic Center            | ● Basketball/Futsal Court          | ● Promenade                             | ● Native Open Fields               | ● Skate Park           |
| ● Overflow Parking                    | ● Main Entrance                    | ● Gathering Pavilion and Plaza          | ● On Street Parking                |                        |



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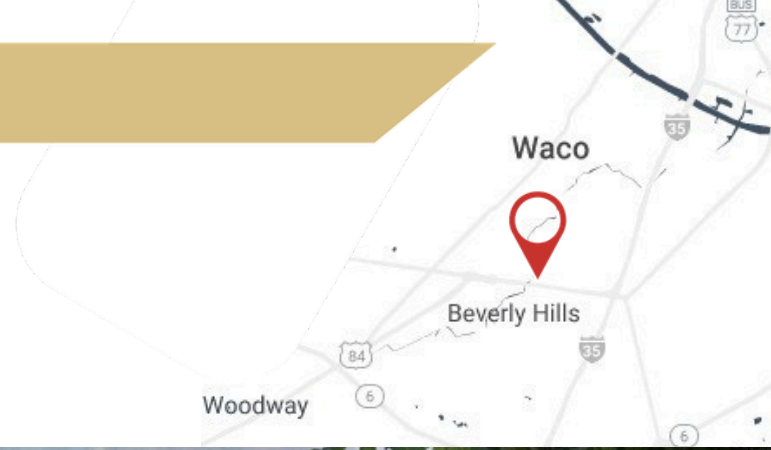
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# VALLEY MILLS

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## Park Renderings Proposed by the City of Waco



Floyd Casey Park  
The Pond



Floyd Casey Park  
Great Lawn



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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.

2-10-2025



### 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.

### 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. 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.

**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.

<b>Turner Brothers Real Estate, LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9007476</b> License No.	<b>N/A</b> Email	<b>Phone</b>
<b>Turner Brothers Real Estate, LLC</b> Designated Broker of Firm	<b>9007476</b> License No.	<b>N/A</b> Email	<b>Phone</b>
<b>Shane Turner</b> Licensed Supervisor of Sales Agent/ Associate	<b>551167</b> License No.	<b>shane@tbretexas.com</b> Email	<b>(254)759-8027</b> Phone
<b>Jesse Lee III</b> Sales Agent/Associate's Name	<b>831407</b> License No.	<b>jesse@tbretexas.com</b> Email	<b>(512)656-3036</b> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1  
TXR 2501

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Jesse Lee

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