



EASTGATE PLAZA | 101-185 EASTGATE PLAZA, WACO, TX 76705

Features

- Shadow-Anchored by H-E-B and Sam's Club
- High Traffic Area with IH-35 visibility
- Located less than 3 miles from Baylor University
- Large double-sided monument sign
- Easily Accessible off Bellmead Dr.
- National Retailer Mix
- Located less than 2 miles from Walmart

FOR LEASE

CONTACT FOR MORE INFORMATION

Traffic Counts

IH 35	108,818 VPD
E Waco Drive	23,162 VPD
Bellmead	6,180 VPD

Demographics

	YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population		5,481	35,168	95,576
Total Households		1,878	12,527	35,452
Avg HH Income		\$56,575	\$60,256	\$59,452
Daytime Population		5,771	47,993	104,336

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Area Retailers & Businesses



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Key

- Available
- Occupied but Available
- LOI
- At Lease
- Leased

Available Space

01D	Former Medical Clinic	2,800 sf
04A	Available with Notice	10,125 sf
19	Former Barbershop	1,278 sf
20	Former Urgent Care	6,000 sf

01B	01A	01C	01D	02	03	04A	04B	05	06	07	12	13	14	15	16	17	18	19	20
	CITI TRENDS	BUDDYS	AVAILABLE	FUSION	AVAILABLE	DOLLAR TREE	COSTCO HOT DEALS	LAUNDROMAT	LIQUOR STORE	cricket	FAITH'S BEAUTY	SMOKE SHOP	HANDY MAN	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE

UNDER CONTRACT



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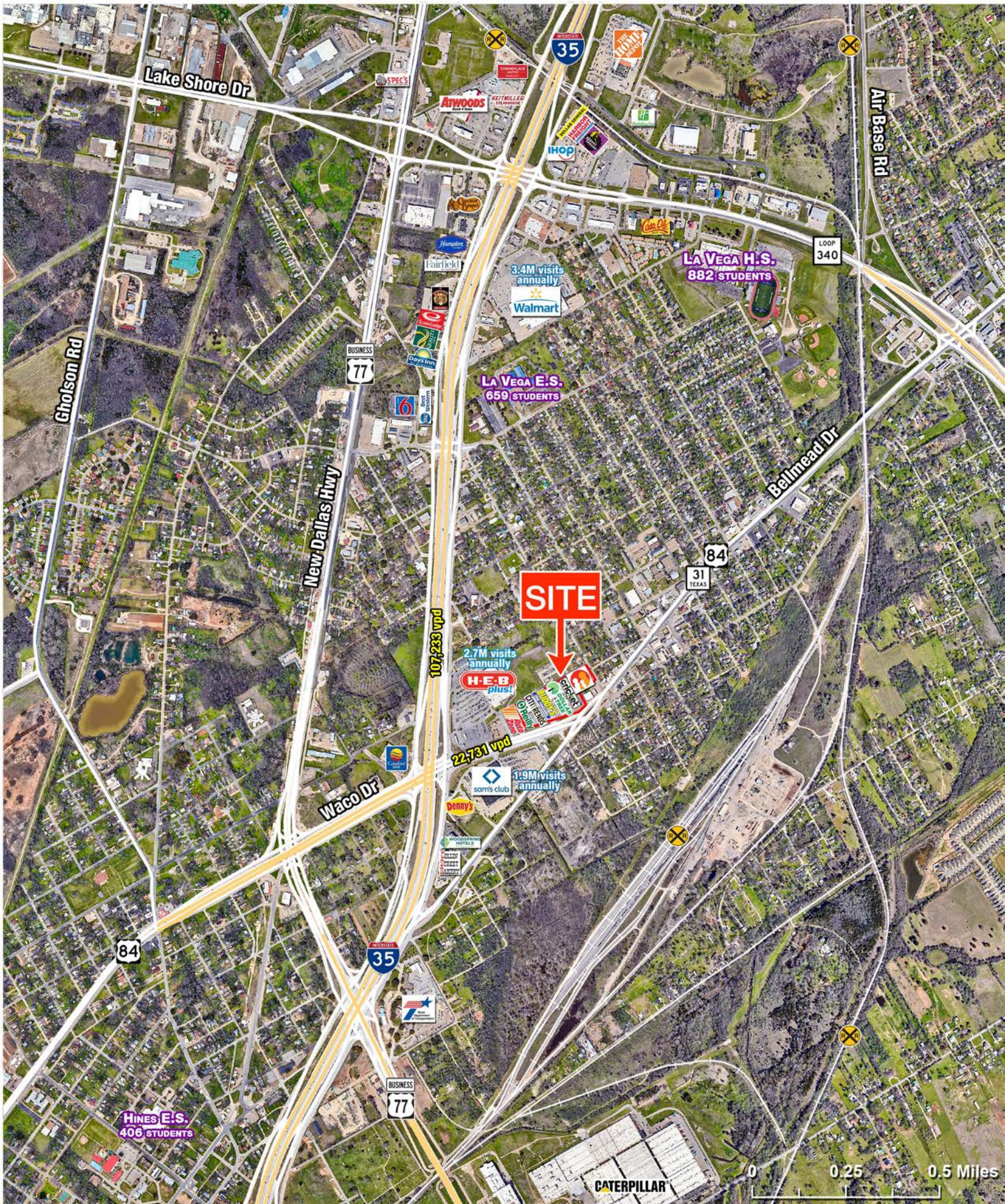
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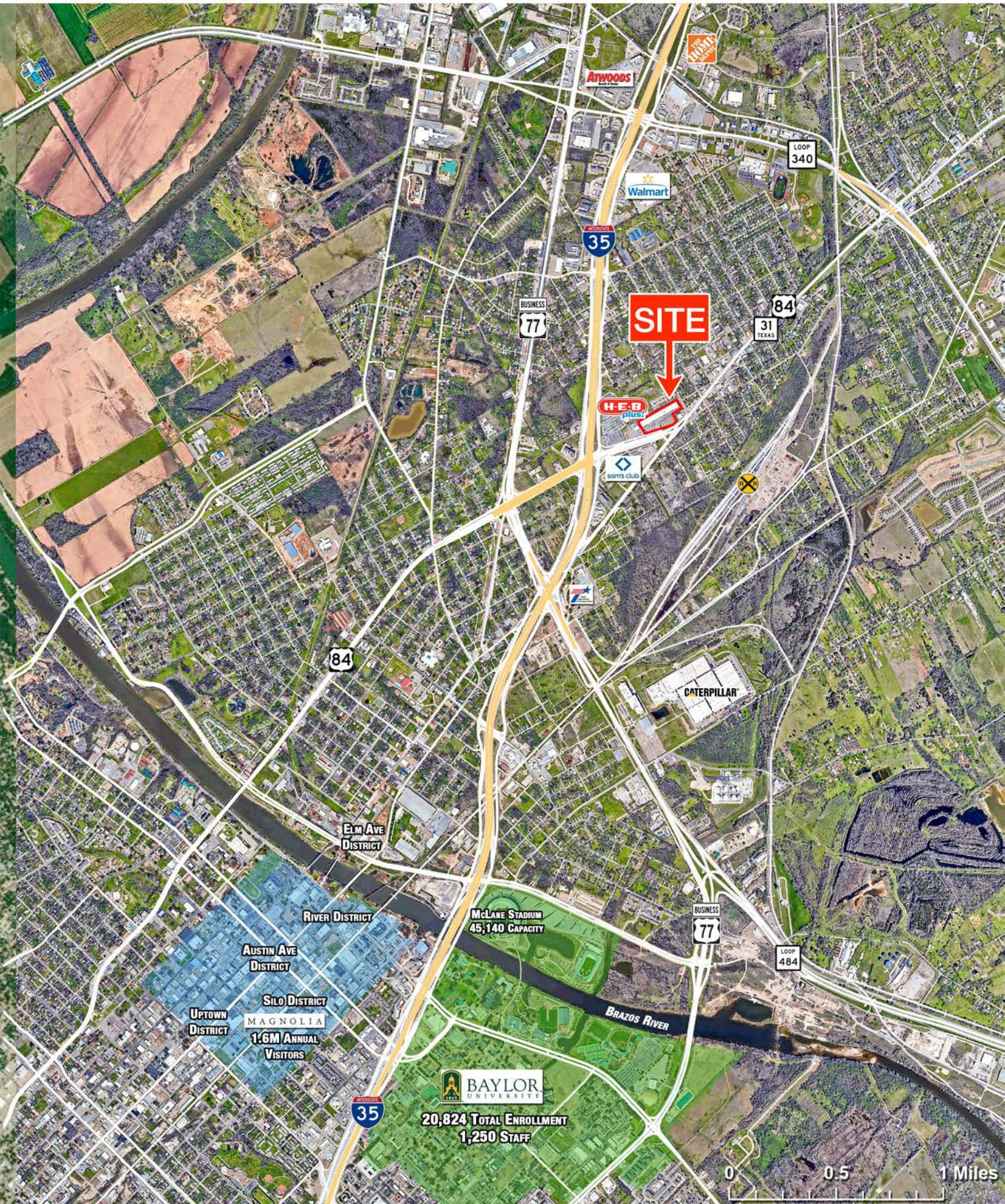


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SITE

H-E-B
plus!

sams club

CATERPILLAR

McLANE STADIUM
45,140 CAPACITY

BAYLOR
UNIVERSITY

20,824 TOTAL ENROLLMENT
1,250 STAFF

AUSTIN AVE
DISTRICT

SILLO DISTRICT
MAGNOLIA
1.6M ANNUAL
VISITORS

UPTOWN
DISTRICT

ELM AVE
DISTRICT

RIVER DISTRICT

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.

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

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- 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.

Weitzman	402795	twgre@weitzmangroup.com	(214) 954-0600
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Designated Broker of Firm	License No.	Email	Phone
Robert E. Young, Jr.	292229	byoung@weitzmangroup.com	(214) 720-6688
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bryn Carden	807178	bcarden@weitzmangroup.com	(214) 720-6601
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Robert E. Young, Jr.

Designated Broker of Firm

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

Taylor Ponton

Sales Agent/Associate's Name

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