



PARKDALE SHOPPING CENTER | 1200 RICHLAND DRIVE, WACO, TX 76710

Features

- Located at key Waco intersection
- Over 50 national and regional tenants at intersection

FOR LEASE

TOTAL SF: 201,392
AVAILABLE SF: 5,223
MIN CONTIGUOUS SF: 250
MAX CONTIGUOUS SF: 2,920
CONTACT FOR MORE INFORMATION
NNN: \$3.04 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2017	1 MILE	3 MILE	5 MILE
N. Valley Mills Dr.	16,580 VPD	Total Population		12,221	59,413	127,885
Bosque Blvd.	21,750 VPD	Total Households		5,476	22,902	46,841
		Average HH Income		\$52,052	\$56,859	\$54,377
		Daytime Population		19,712	89,755	170,335

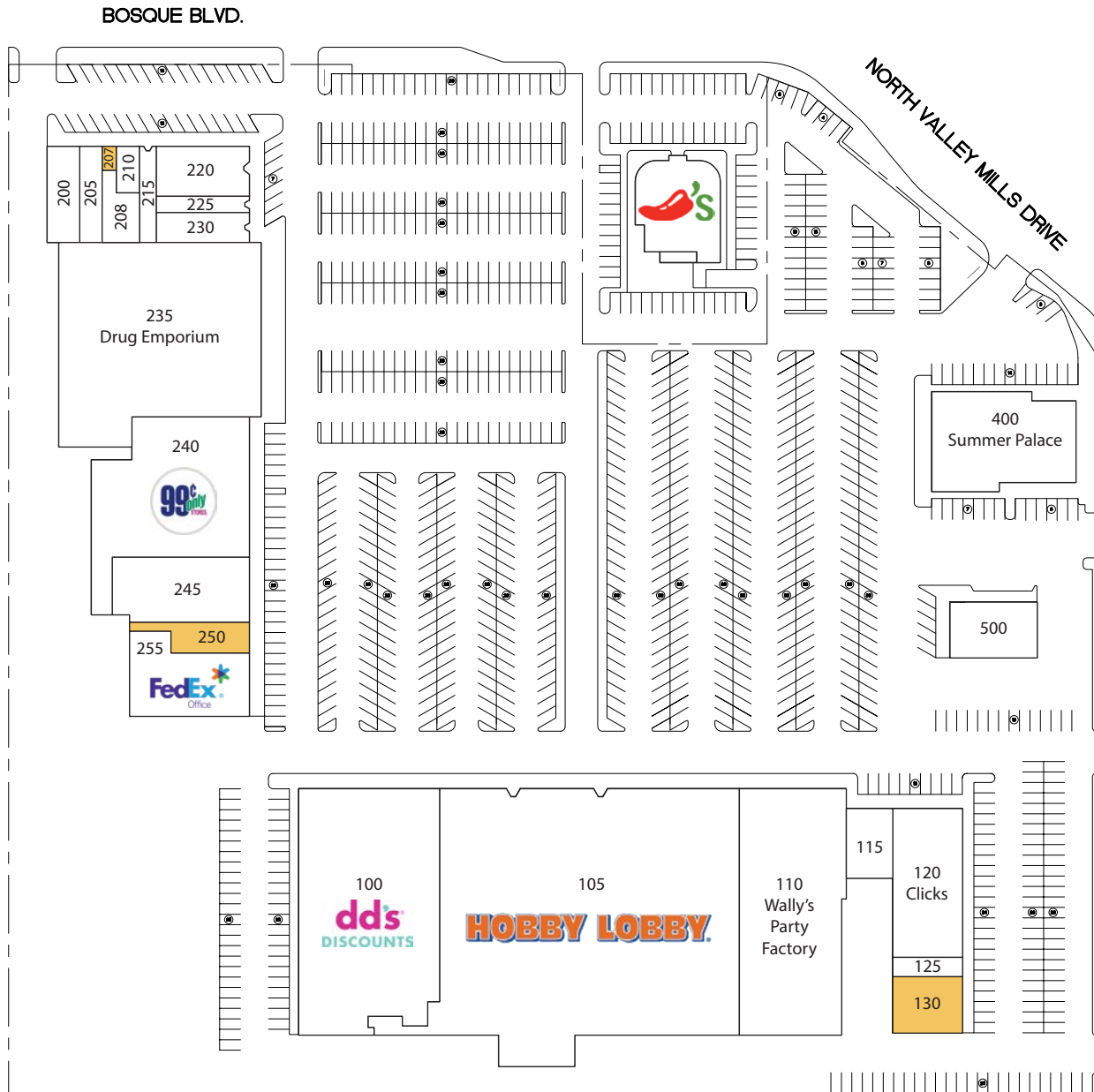
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Area Retailers & Businesses



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Available Space	
130	2,920 sf
207	250 sf
250	2,053 sf

Current Tenants

200	Parkdale Cleaners	2,317 sf
205	Copeland Group	1,600 sf
208	Management Office	1,613 sf
210	Parkdale Barber Shop	800 sf
215	Vasha Beauty Supply	1,180 sf
220	Dickey's BBQ	3,400 sf
225	JFK Wireless Group, LLC	1,108 sf
230	Nail and Spa	2,040 sf
235	Drug Emporium	27,730 sf
240	99 Cents	16,000 sf
245	Liberty Shoe Warehouse	6,503 sf
255	FedEx Office	6,275 sf
110	Wally's Party Factory	19,074 sf
100	DD's Discounts	24,770 sf
105	Hobby Lobby	57,246 sf
125	Smoke Shop	1,000 sf
120	Clicks	7,680 sf
115	Bosque River Phys. Therapy	2,400 sf
500	La Michoacana	3,600 sf
400	Summer Palace	9,833 sf

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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

weitzman[®]

Heart of Texas Coliseum



SITE

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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 on 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 listening 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.

Weitzman

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Buyer/Tenant/Seller/Landlord Initials

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