



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

AVAILABLE SF: 1,278 - 10,215

AVAILABLE SUITES:	01D: 2,800 sf
	04A: 10,125 sf
	19: 1,278 sf
	20: 6,000 sf
PAD SITE:	25,000 sf

Traffic Counts

IH 35	107,233 VPD
E Waco Drive	22,731 VPD
Bellmead	6,180 VPD

Demographics

YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population	5,631	35,671	97,566
Total Households	1,890	12,267	35,183
Avg HH Income	\$53,001	\$58,413	\$58,619
Daytime Population	5,716	49,000	107,283

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Area Retailers & Businesses



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.



EASTGATE PLAZA | 2500 BELLMEAD DR, WACO, TX 76706



Available Space

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

PAD SITE AVAILABLE
+/- 25,000 SF

E WACO DR

BELLMEAD DR

EASTGATE PLAZA | 2500 BELLMEAD DR, WACO, TX 76706



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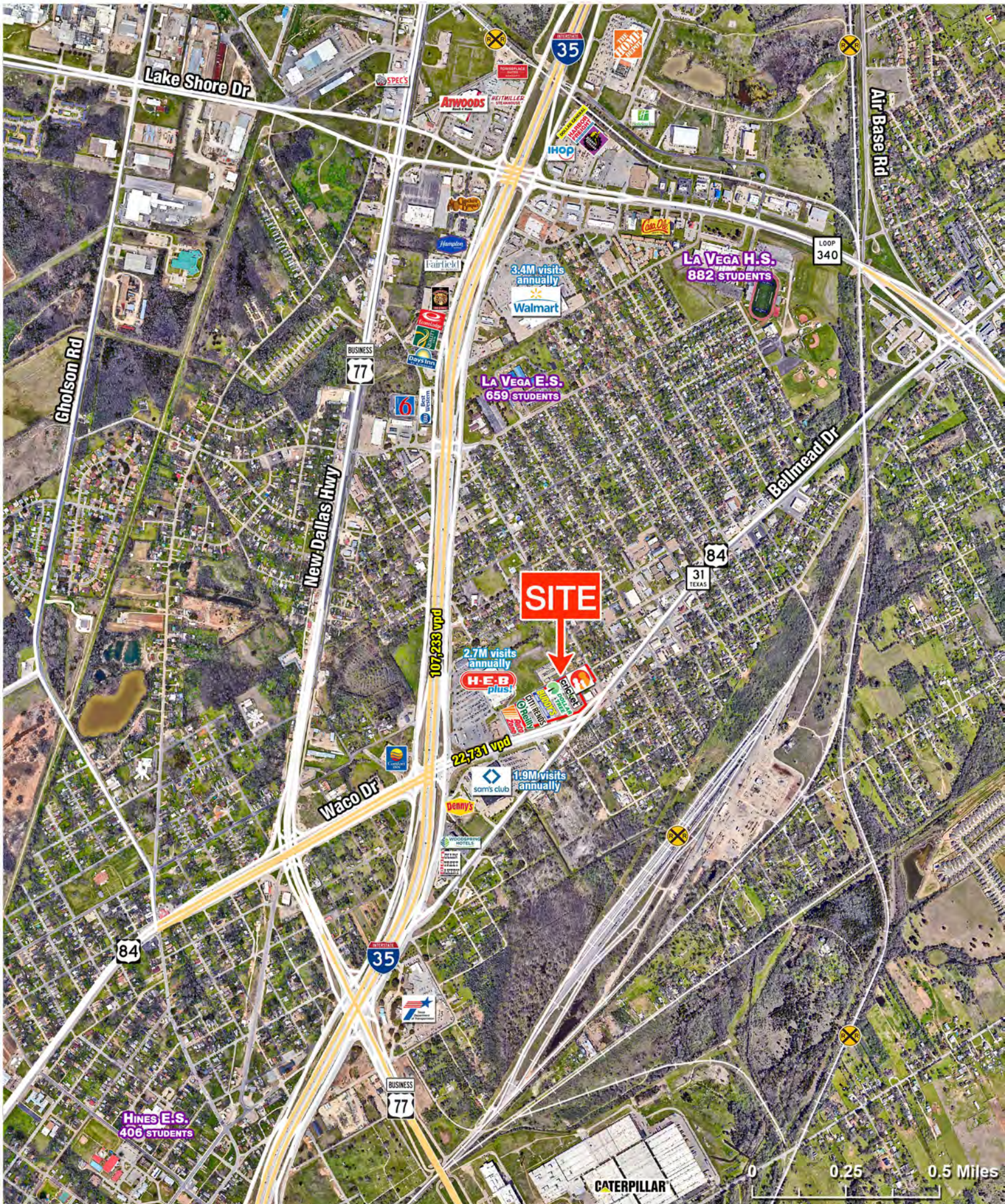
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HINES E.S.
406 STUDENTS

LA VEGA E.S.
659 STUDENTS

LA VEGA H.S.
882 STUDENTS

SITE

2.7M visits annually
H-E-B plus!

1.9M visits annually
sams club

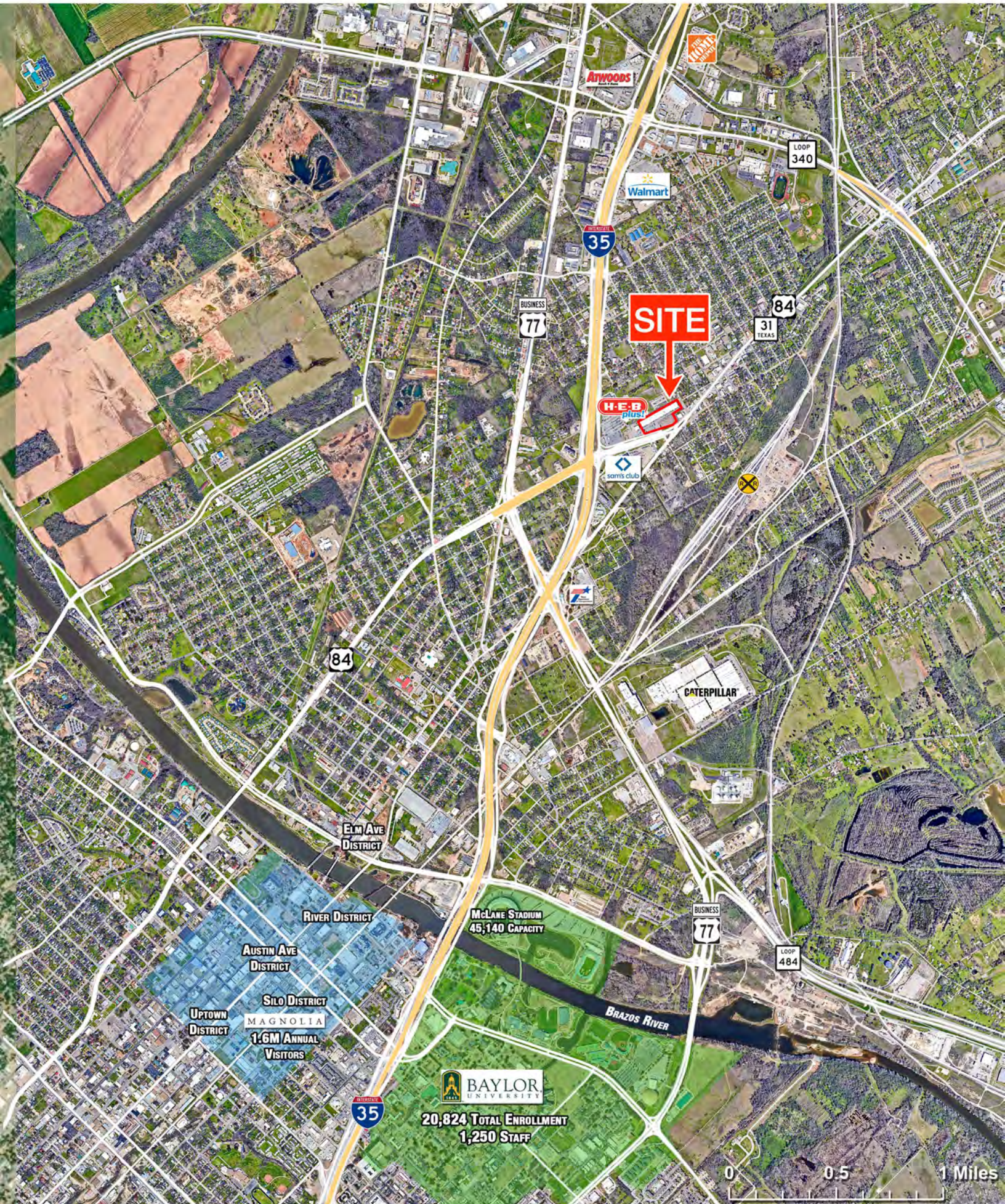
3.4M visits annually
Walmart

107,233 vpd

22,731 vpd

0 0.25 0.5 Miles

CATERPILLAR



SITE

H-E-B
plus!

sams club

CATERPILLAR

McLANE STADIUM
45,140 CAPACITY

BAYLOR
UNIVERSITY

20,824 TOTAL ENROLLMENT
1,250 STAFF

0 0.5 1 Miles

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:

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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

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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