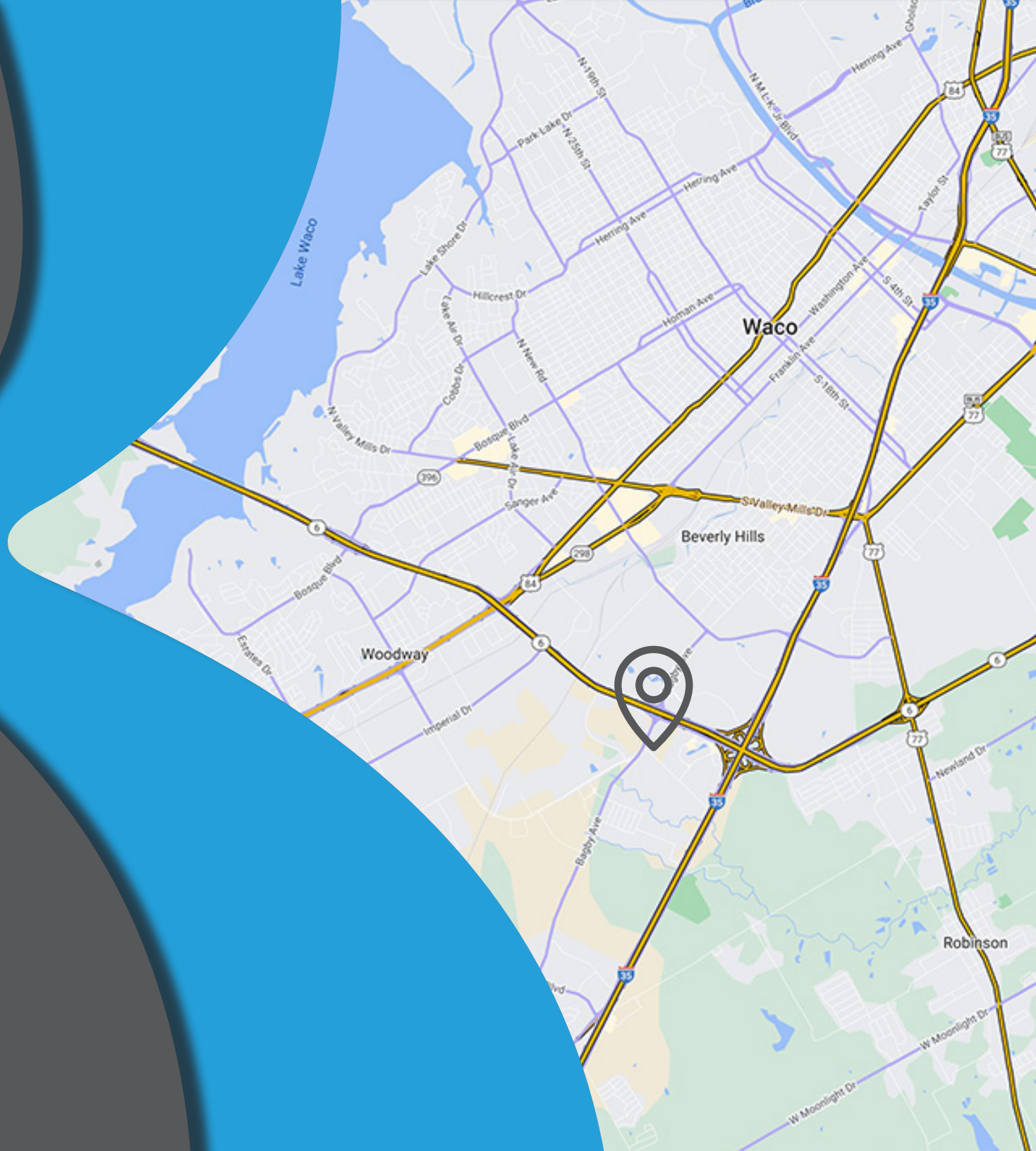


WACO PAD SITE

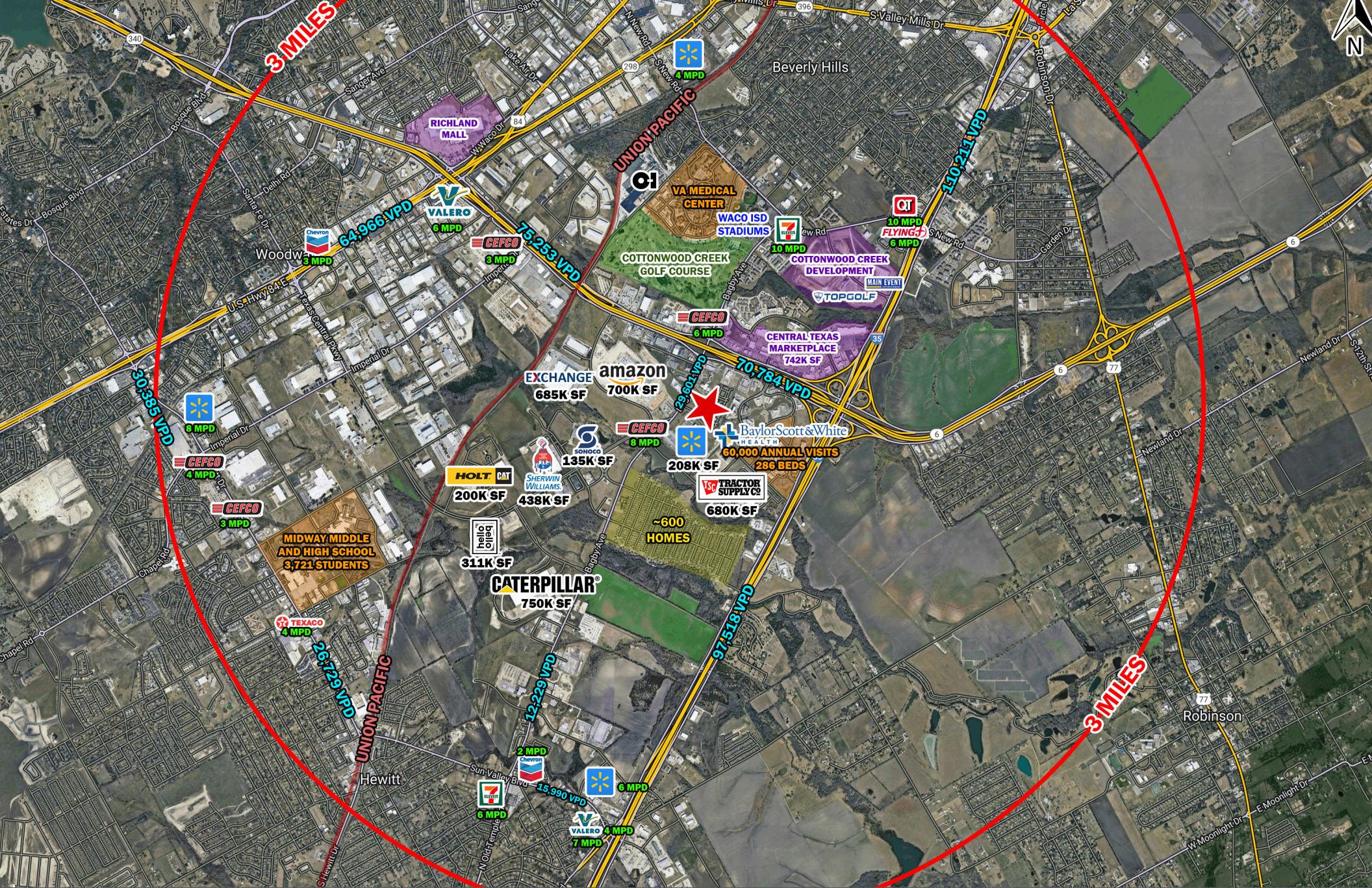
WACO | TX



JOSEPH KUPERMAN
JOSEPH@RETELLADVISORS.COM
713.202.0641



RETELL ADVISORS



DEMO SUMMARY

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	MEDIAN AGE	31.2	36.0	33.4
TOTAL POPULATION	3,359	43,360	138,199	AVERAGE HH INCOME	\$105,857	\$84,821	\$87,208
DAYTIME POPULATION	6,175	37,422	66,011	TOTAL HOUSEHOLDS	1,276	17,036	52,445



7-Eleven
10 MPD

COTTONWOOD CREEK DEVELOPMENT

MAIN EVENT

TOPGOLF

COTTONWOOD CREEK GOLF COURSE

TOYOTA

CENTRAL TRANSPORTATION SYSTEMS
80K SF

HOLT CAT

CTIW
CENTRAL TEXAS IRON WORKS

CEFCO
3 MPD

75-253 VPD

UNION PACIFIC

Bagby Ave

CENTRAL TEXAS MARKETPLACE
742K SF

amazon
700K SF
1,000 FULL TIME EMPLOYEES

EXCHANGE
685K SF

51,600 VEHICLES
8,776 TRUCKS



70-784 VPD

SUBARU

NISSAN

Chuy's

FAST MED URGENT CARE

TOWNEPLACE SUITES

SALTGRASS STEAK HOUSE

PF CHANG'S

HOMESWOOD SUITES

WALK-ONS

Hilton Garden Inn

SONOCO

135K SF

CEFCO
8 MPD
NO CFL

Walmart logo
208K SF

28,176 VEHICLES
3,948 TRUCKS

Baylor Scott & White HEALTH

60,000 ANNUAL VISITS
286 BEDS

HOLT CAT
200K SF

SHERWIN WILLIAMS
438K SF

Coca-Cola
60K SF

TSC TRACTOR SUPPLY CO
680K SF

Glazer's Beer & Beverage
80K SF

ASPEN

hello office
311K SF

~600 HOMES

97-518 VPD

UNION PACIFIC

Bagby Ave

Interstate 35 Frontage Rd

CATERPILLAR
750K SF

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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.

11-2-2015



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.

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.

Retell Advisors, LLC <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	9007454 <small>License No.</small>	retelladvisors.com <small>Email</small>	5122281765 <small>Phone</small>
Dean Vandergriff <small>Designated Broker of Firm</small>	505423 <small>License No.</small>	dean@retelladvisors.com <small>Email</small>	5124155154 <small>Phone</small>
Dean Vandergriff <small>Licensed Supervisor of Sales Agent/ Associate</small>	505423 <small>License No.</small>	dean@retelladvisors.com <small>Email</small>	5124155154 <small>Phone</small>
Joseph Kuperman <small>Sales Agent/Associate's Name</small>	718351 <small>License No.</small>	joseph@retelladvisors.com <small>Email</small>	7132020641 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date