COTTONWOOD CREEK MARKET RESERVES

Pad Sites and Development Tracts For Sale or Lease in Premier Entertainment-Anchored Development

NWQ of I-35 S. and W. Loop 340/Highway 6
Waco, Texas

NOW OPEN:

RONI'S Mac Bar

254 TAN



NewQuest

Austen Baldridge
281.477.4363 | abaldridge@newquest.com

Project Highlights



139K+
VEHICLES PER DAY ON I-35 & S. NEW RD.

$89K
AVERAGE HOUSEHOLD INCOME WITHIN TRADE AREA

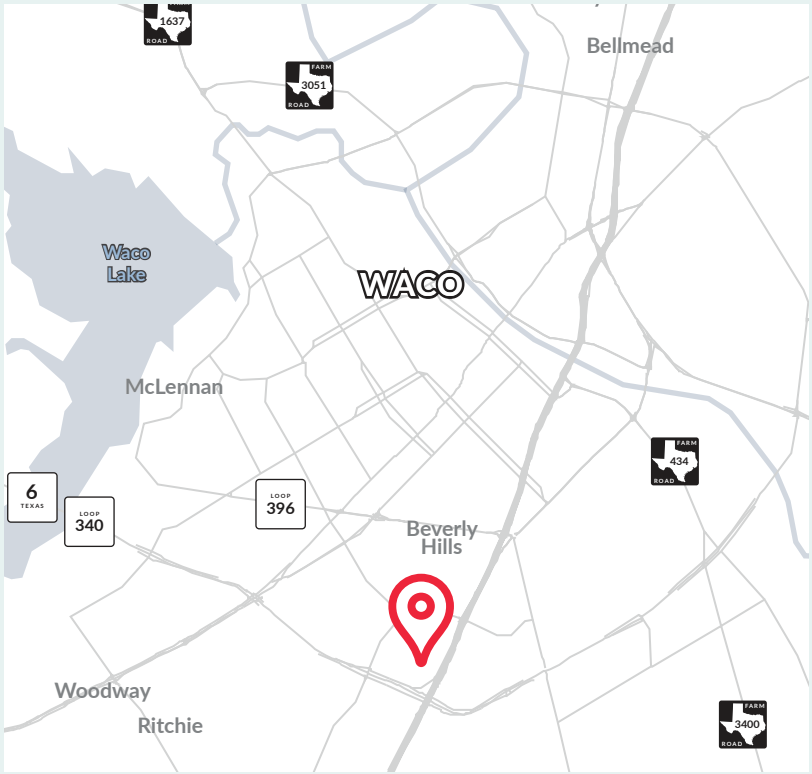
215K
CURRENT POPULATION WITHIN TRADE AREA

2020 Census, ESRI 2026

ESTABLISHED RESIDENTIAL GROWTH

ACTIVE SUBDIVISIONS:
LAKE AIR EST. (98), UNIVERSITY HTS. (96), SENDERO SPRINGS (95)
$594,654 AVERAGE SALE PRICE | $13M SUM OF SALE PRICE
63 TOTAL HOME TRANSACTIONS

Zonda Estimates as of Q3 2025



Project Highlights



KEY TENANTS

LOVESAC
BLACK RIFLE COFFEE COMPANY
TOPGOLF
generator SUPERCENTER
Chick-fil-A
MAIN EVENT
Black Bear Diner
CINEMARK

143-ACRE MASTER PLANNED MIXED-USE DEVELOPMENT WITH 285,000 SF OF RETAIL AND 63 ACRES OF MULTIFAMILY, HOSPITALITY, AND OFFICE

EXCELLENT VISIBILITY AND ACCESS FROM I-35 S (120,500+ VPD)

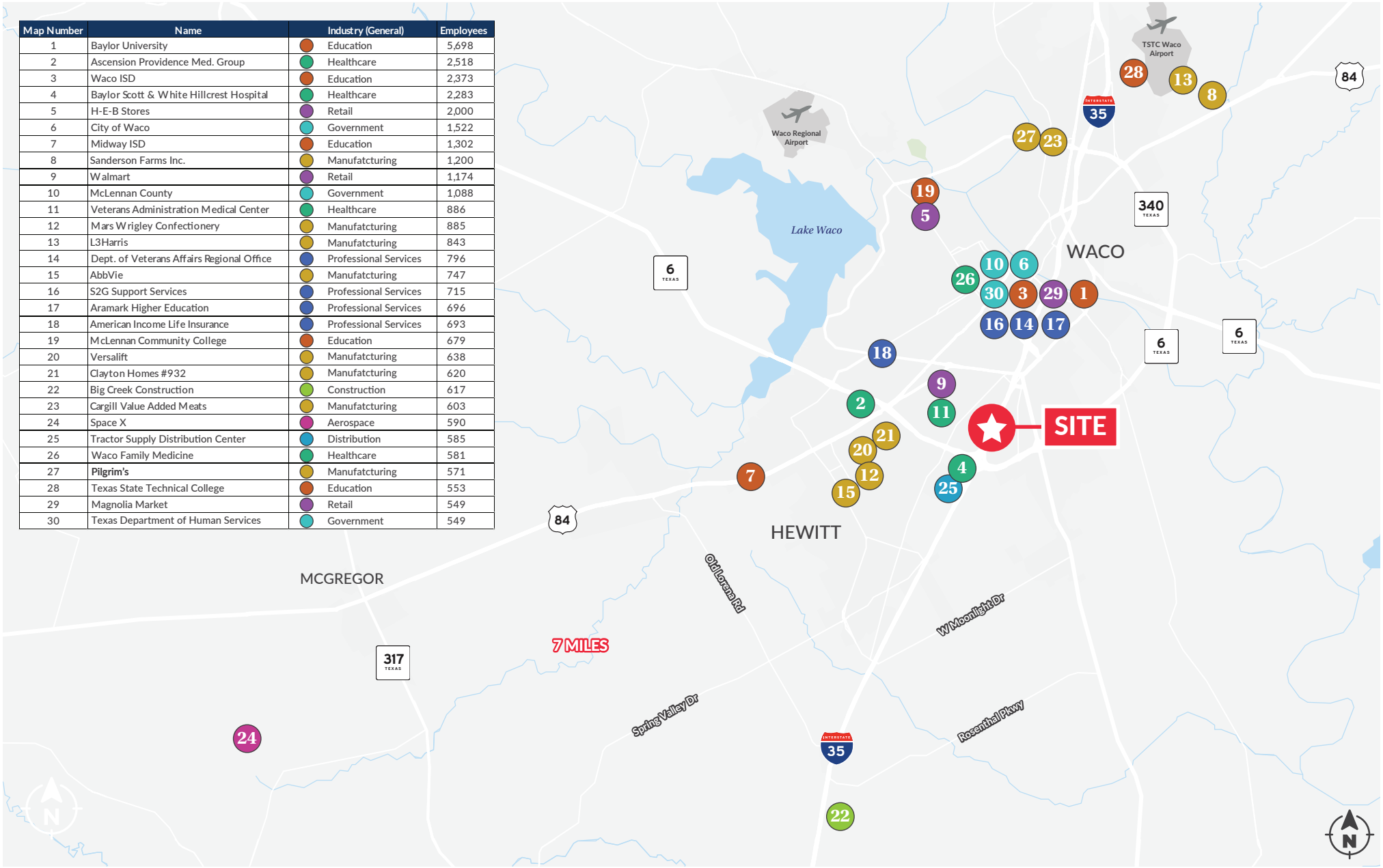
STRONG HOME BUILDING GROWTH AND EMPLOYMENT IN THE CONSTRUCTION, MANUFACTURING, HEALTHCARE, HOSPITALITY AND LOGISTICS SECTORS

NEIGHBOR TO **BAYLOR'S 1,000 ACRE CAMPUS** THAT ENROLLS 19,522 STUDENTS AND EMPLOYS OVER 1,200 FACULTY

FOR SALE OR LEASE
0.59 TO 2.27 ACRE PAD SITES

Major Area Employers

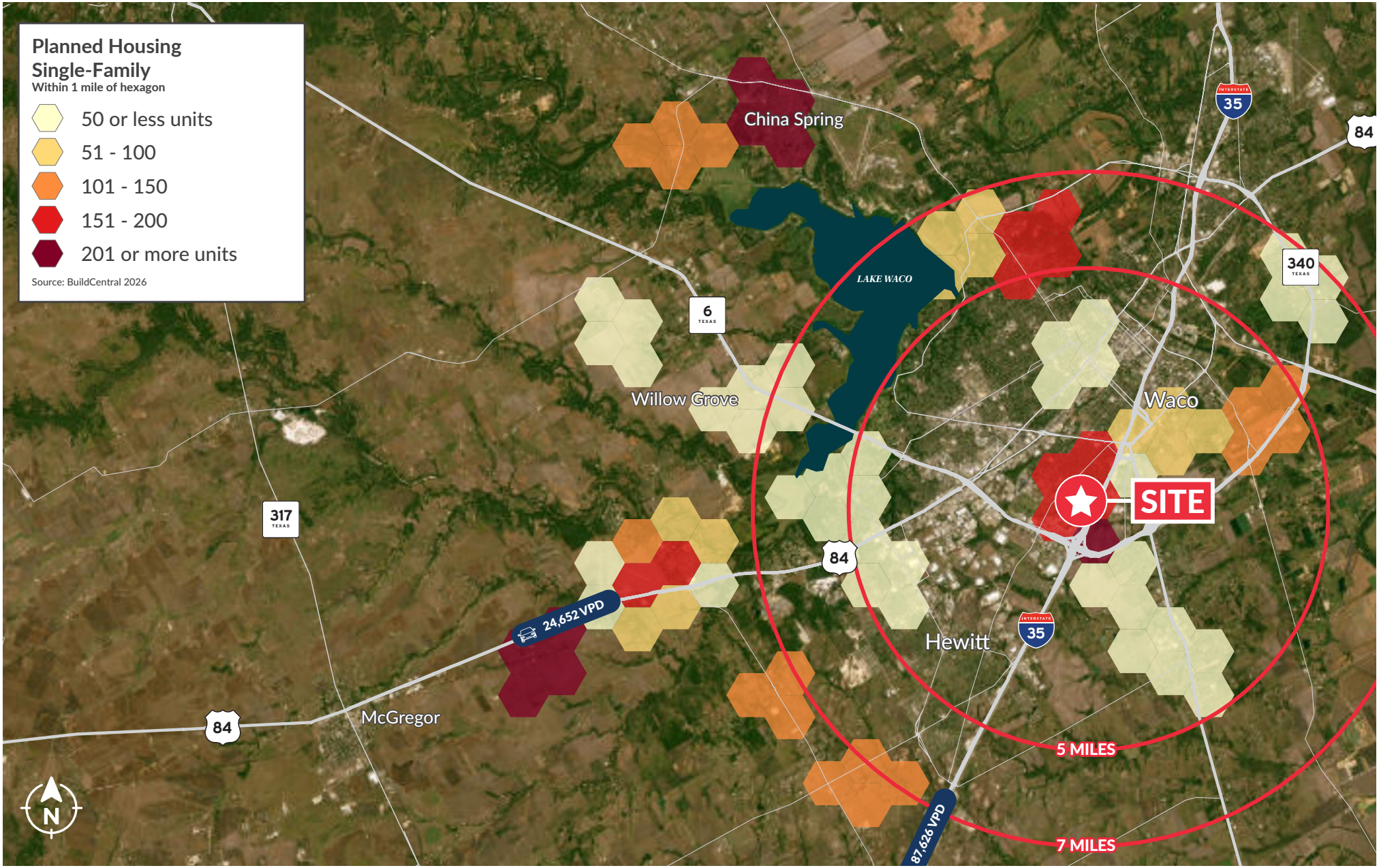
Map Number	Name	Industry (General)	Employees
1	Baylor University	Education	5,698
2	Ascension Providence Med. Group	Healthcare	2,518
3	Waco ISD	Education	2,373
4	Baylor Scott & White Hillcrest Hospital	Healthcare	2,283
5	H-E-B Stores	Retail	2,000
6	City of Waco	Government	1,522
7	Midway ISD	Education	1,302
8	Sanderson Farms Inc.	Manufatcturing	1,200
9	Walmart	Retail	1,174
10	McLennan County	Government	1,088
11	Veterans Administration Medical Center	Healthcare	886
12	Mars Wrigley Confectionery	Manufatcturing	885
13	L3Harris	Manufatcturing	843
14	Dept. of Veterans Affairs Regional Office	Professional Services	796
15	AbbVie	Manufatcturing	747
16	S2G Support Services	Professional Services	715
17	Aramark Higher Education	Professional Services	696
18	American Income Life Insurance	Professional Services	693
19	McLennan Community College	Education	679
20	Versalift	Manufatcturing	638
21	Clayton Homes #932	Manufatcturing	620
22	Big Creek Construction	Construction	617
23	Cargill Value Added Meats	Manufatcturing	603
24	Space X	Aerospace	590
25	Tractor Supply Distribution Center	Distribution	585
26	Waco Family Medicine	Healthcare	581
27	**Pilgrim's**	Manufatcturing	571
28	Texas State Technical College	Education	553
29	Magnolia Market	Retail	549
30	Texas Department of Human Services	Government	549



Greater Waco Chambers as of 2025

04.26 | 04.25

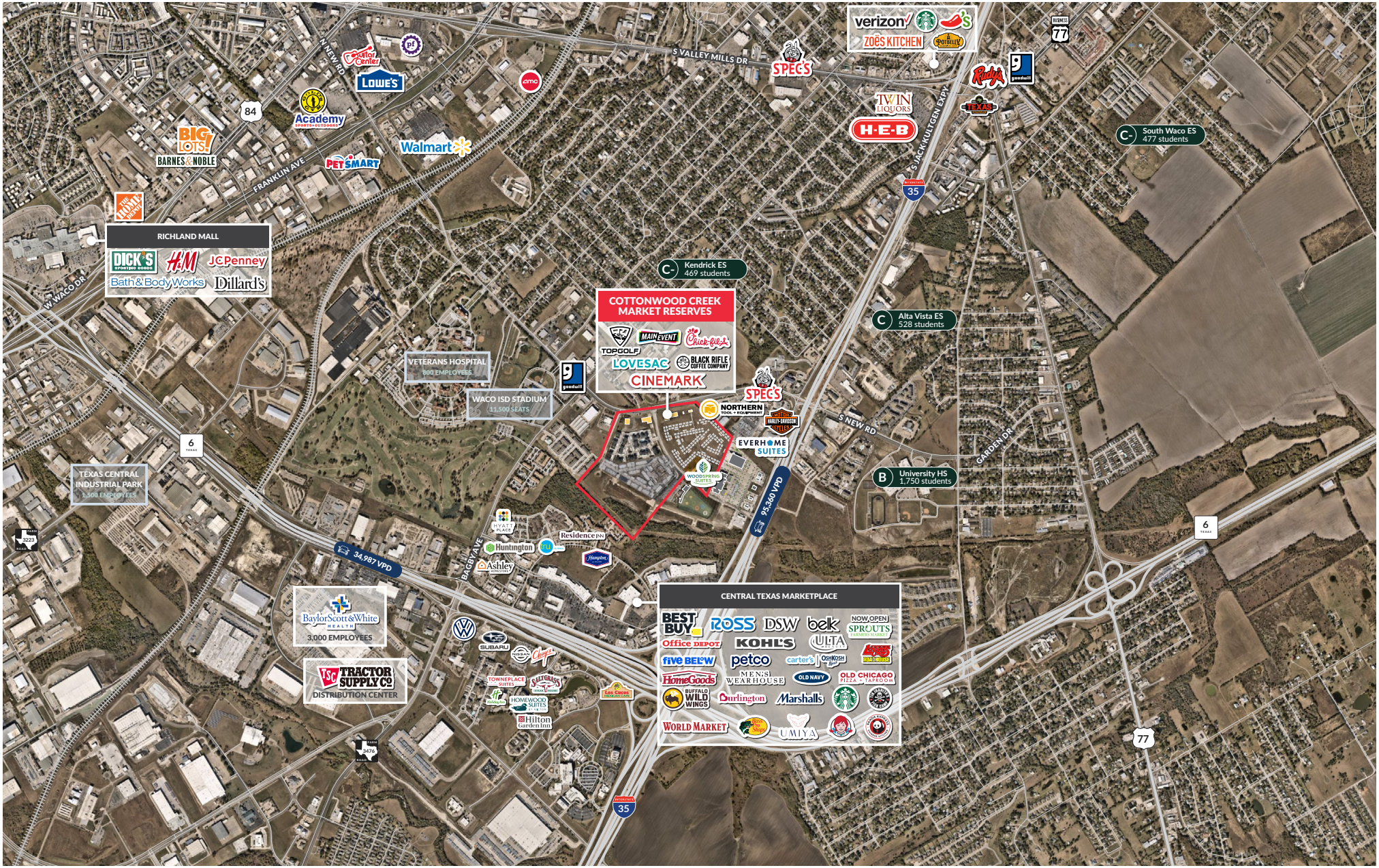
Residential Aerial



BuildCentral as of 2025

04.26 | 10.24

Aerial



08.26 | 11.25

Aerial



TxDOT Traffic Counts as of 2024

10.26 | 10.26

Aerial



TxDOT Traffic Counts as of 2024

10.26 | 10.26

Aerial



TxDOT Traffic Counts as of 2024

10.26 | 10.26

AVAILABLE LEASED IN NEGOTIATION NOT A PART

Site Plan

KEY	BUSINESS	AREAS
1	Available For Sale/Lease	1.82 AC
2	Available For Sale/Lease	2.27 AC
3	Available For Sale/Lease	2.27 AC
4	Available For Sale/Lease	0.59 AC
5	Available For Sale/Lease	0.97 AC
6	BlueWave	4,500 SF
7	Available For Sale/Lease	1.54 AC



SP.158 | 12.25 | 04.23

Photos











Demographics



USPS POSTAL COUNTS	3 MILES	5 MILES	7 MILES	TRADE AREA
Q2 2026	14,372	40,442	56,726	37,571

POPULATION	3 MILES	5 MILES	7 MILES	TRADE AREA
Total Households	20,098	53,924	67,474	82,768
Total Population	50,336	138,820	173,336	215,071
2020 Total Population	49,154	136,912	168,885	208,818
Population Growth 2020 to 2026	2.4%	1.4%	2.6%	3.0%
2026 Median Age	32	33	34	34

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES	TRADE AREA
White	45.9%	50.6%	51.3%	53.2%
Black/African American	16.5%	17.2%	17.8%	16.6%
Asian	2.4%	3.0%	2.9%	2.5%
Hispanic	42.7%	33.6%	32.1%	31.3%

INCOME	3 MILES	5 MILES	7 MILES	TRADE AREA
Average Household Income	$69,763	$82,643	$86,950	$89,166
Median Household Income	$55,195	$59,572	$61,749	$63,993
Per Capita Income	$28,100	$32,680	$34,283	$34,760

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES	TRADE AREA
1 Person Households	30.9%	30.5%	29.8%	28.8%
2 Person Households	29.8%	31.0%	31.3%	31.0%
3 Person Households	15.2%	15.5%	15.5%	15.6%
Owner-Occupied Housing Units	31.5%	34.6%	37.2%	39.6%
Renter-Occupied Housing Units	68.5%	65.4%	62.8%	60.4%

2020 Census, ESRI 2026

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 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:
  - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- 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.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Austen Baldridge	**672771**	**abaldridge@newquest.com**	**281.477.4363**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

NewQuest

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