

THE OUTLOOK AT BOSQUE RIDGE  
BUILDING #1

FOR LEASE



**RETAIL | RESTAURANT**

**2,500 - 5,000 SQ.FT. (+/-)**

**\$22.00 - \$24.00 /SQ.FT./NNN**

**GREGG GLIME**

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**JIM STEWART,  
REALTORS®**

500 N Valley Mills Dr., Waco, TX 76710

**PROPERTY OVERVIEW**

THE OUTLOOK AT BOSQUE RIDGE IS A MASTER PLANNED NEIGHBORHOOD DEVELOPMENT STRATEGICALLY LOCATED AT THE GATEWAY OF WACO'S GROWTH PATH.

**RESTAURANT | RETAIL | OFFICE | PAD SITES**

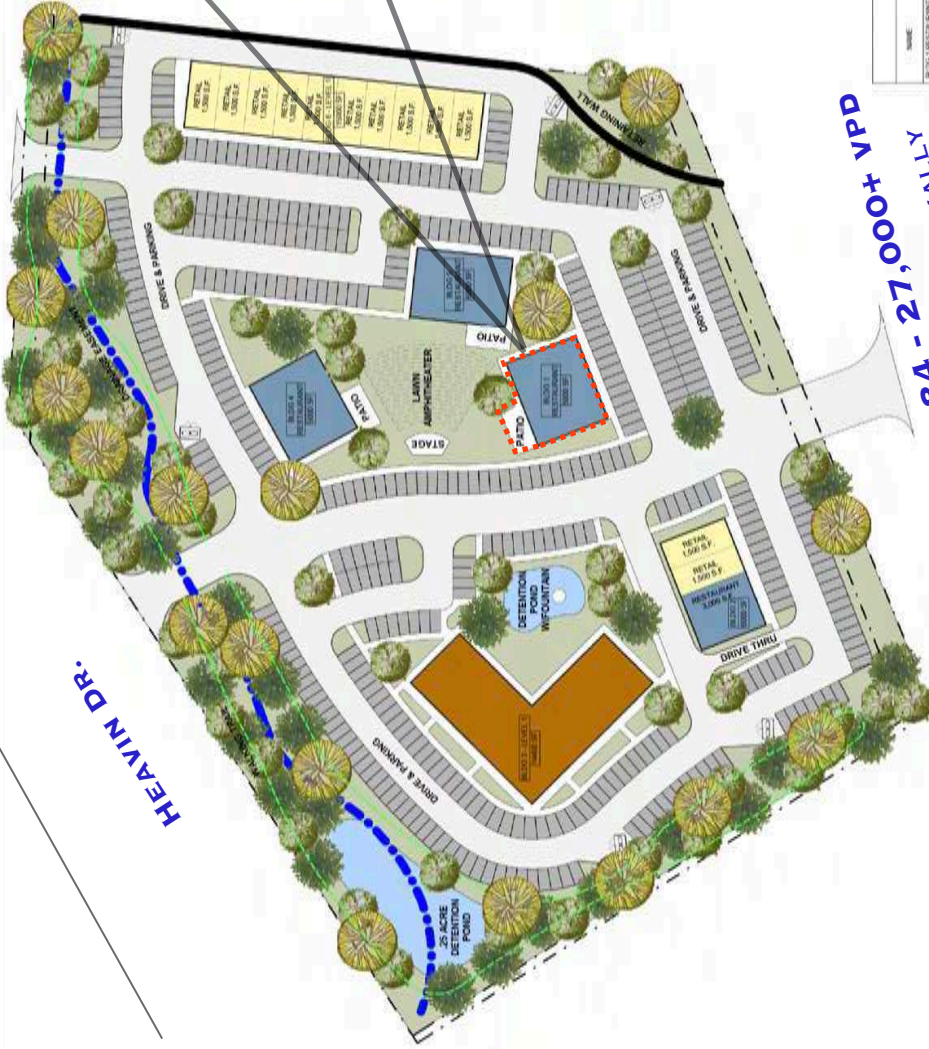
**PROPERTY HIGHLIGHTS**

- \* OUTDOOR AMPHITHEATER & ENTERTAINMENT AREAS
- \* AMPLE PARKING - 446 PARKING SPACES
- \* LARGE OUTDOOR PATIOS AND LANDSCAPE AREAS
- \* GREAT VIEWS OVERLOOKING BOSQUE RIVER VALLEY
- \* WALKING TRAILS, WATER FEATURES, SCENIC TERRAIN
- \* HIGH VISIBILITY / GOOD ACCESSIBILITY HIGHWAY 84
- \* GOOD INGRESS AND EGRESS ON ALL SIDES

**COMING SOON - JOIN NOW**

RITCHIE RD.

HEAVIN DR.



HIGHWAY 84 - 27,000+ VPD  
INCREASING 5%+ ANNUALLY



2 LEVEL 2  
SCALE 1" = 30' 0"

PARKING CALCULATIONS

NAME	AREA	N. RETAIL	N. OFFICE	RETAIL S.F.	OFFICE S.F.	RETAIL	OFFICE	TOTAL
BLDG 1 - LEASE 1	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 2	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 3	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 4	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 5	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 6	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 7	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 8	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 9	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 10	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 11	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 12	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 13	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 14	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 15	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 16	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 17	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 18	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 19	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 20	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 21	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 22	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 23	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 24	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 25	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 26	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 27	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 28	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 29	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 30	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 31	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 32	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 33	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 34	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 35	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 36	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 37	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 38	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 39	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 40	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 41	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 42	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 43	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 44	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 45	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 46	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 47	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 48	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 49	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 50	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 51	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 52	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 53	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 54	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 55	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 56	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 57	10000 SF	100	0	10000	0	100	0	100
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BLDG 1 - LEASE 61	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 62	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 63	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 64	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 65	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 66	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 67	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 68	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 69	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 70	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 71	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 72	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 73	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 74	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 75	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 76	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 77	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 78	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 79	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 80	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 81	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 82	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 83	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 84	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 85	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 86	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 87	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 88	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 89	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 90	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 91	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 92	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 93	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 94	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 95	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 96	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 97	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 98	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 99	10000 SF	100	0	10000	0	100	0	100
BLDG 1 - LEASE 100	10000 SF	100	0	10000	0	100	0	100

REQUIRED PARKING SPACES:  
418 (P + 20)  
PARKING SHOWN: 448

1 SITE PLAN  
SCALE 1" = 30' 0"



11/2/2015

## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

### 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 coincidental 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.

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Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

**IABS 1-0 Date**

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Sells Glime

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