

FOR LEASE

BEAR GROUNDS PLAZA

I-35 & S. 4TH-5TH STREETS, WACO, TEXAS

Collett
RETAIL



PROPERTY INFO

- High profile retail center has I-35 visibility and serves Baylor University, the new Basketball Arena, Magnolia Silos (1.9M visitors annually) and the Downtown Areas
- Baylor University has 20,626 students currently enrolled, and 1,167 academic staff members
- Spaces available:
 - Retail/Restaurant space 900 SF White Box
 - 2nd Gen Restaurant space 1,804 SF Restaurant

RENT

Base Rent Call for pricing
NNN \$19.29 PSF

TRAFFIC COUNTS

I-35 132,219 VPD

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population (2024)	14,373	74,631	129,045
Daytime Population	9,857	24,505	57,168
Average HH Income.	\$43,824	\$55,562	\$67,630

CONTACT

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AERIAL

BEAR GROUNDS PLAZA

I-35 & S. 4TH-5TH STREETS, WACO, TEXAS

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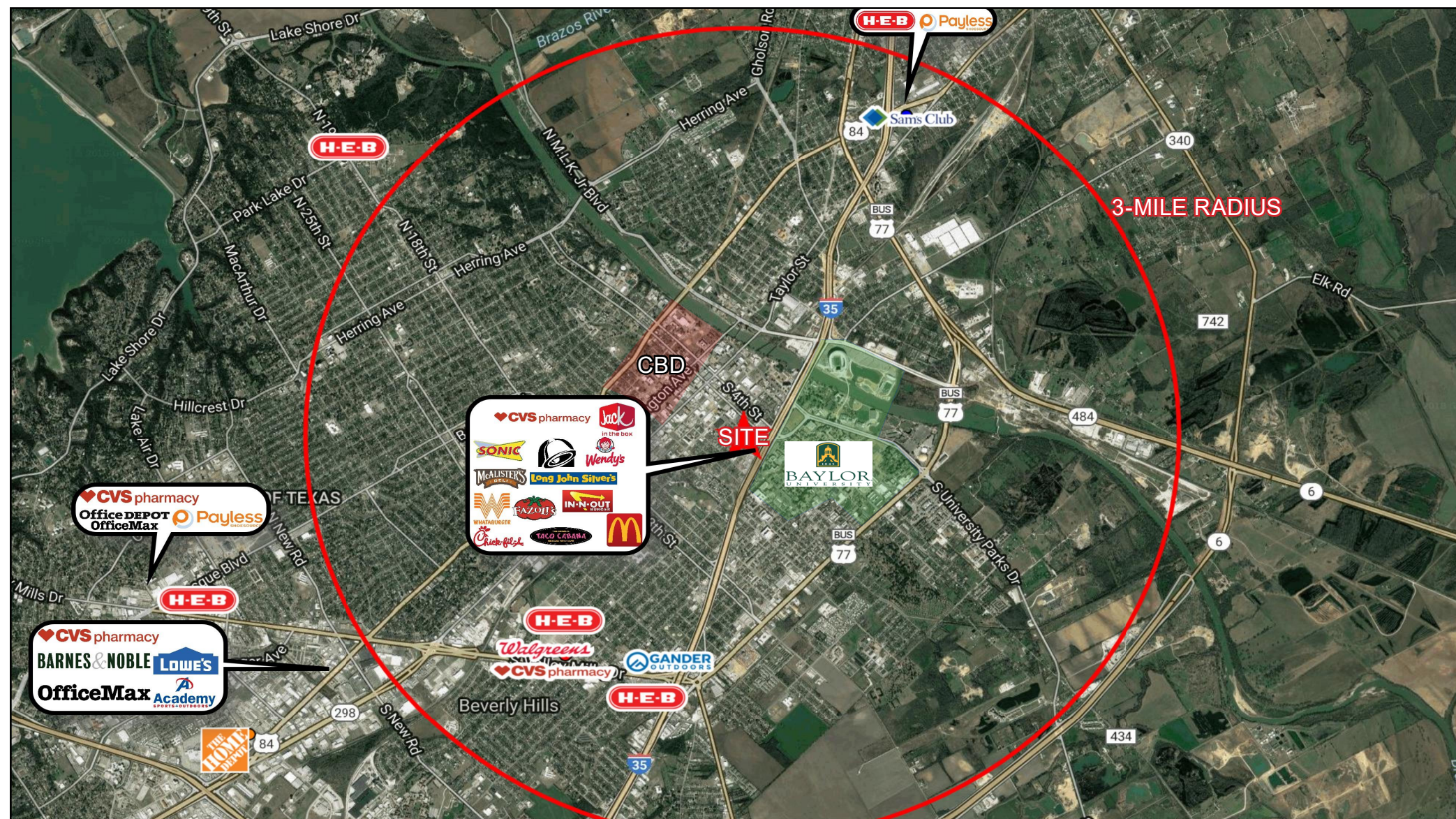


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ELEVATION

BEAR GROUNDS PLAZA

I-35 & S. 4TH-5TH STREETS, WACO, TEXAS

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SPACE PHOTOS

BEAR GROUNDS PLAZA

I-35 & S. 4TH-5TH STREETS, WACO, TEXAS

1,804 SF
AVAILABLE

- FINISH-OUT NOTES:
- QUARRY OR CERAMIC TILE FLOORS WITH A TILE COVERED BASE ARE REQUIRED IN ALL WET AREAS INCLUDING ENTIRE KITCHEN, WALK-IN COOLER/FREEZER, FOOD STORAGE/PREPARATION, AND RESTROOMS. NO SEALED CONCRETE IN THESE AREAS.
 - ALL HAND SINKS WITHIN 18 INCHES OF EQUIPMENT OR FOOD PREPARATION SURFACES FOR USE IN THE FOOD COOKING AREA, PLEASE PROVIDE AN ADDITIONAL HAND SINK.
 - ALL NEW EQUIPMENT MUST BE COMMERCIAL-GRADE AND "NSF" CERTIFIED. REFER TO MANUFACTURER'S CUT SHEETS AND SPECIFICATIONS.
 - MOP HANGERS REQUIRED ABOVE MOP SINK LOCATION FOR PROPER DRYING.
 - STAINLESS STEEL SHEETING REQUIRED ON ENTIRE LENGTH OF WALLS UNDER TYPE 1 VENT HOOD.
 - WALLS IN KITCHEN AND FOOD STORAGE/PREPARATION REQUIRE "TYPE" OR QUARRY TILE 10.5 FT AND HIGHER. RESTROOM WALLS REQUIRE "TYPE" OR CERAMIC TILE TO 4 FT OR HIGHER.
 - ALL LIGHTS REQUIRE SHIELDING ABOVE FOOD AREAS AND SERVICE STATION, INCLUDING CAN LIGHTS AND PENDANT LIGHTS.
 - FLOOR SHALL BE SMOOTH AND EASILY CLEANABLE IN THE SERVICE STATION AND STORAGE AREAS.
 - CEILING SHALL BE SMOOTH AND EASILY CLEANABLE IN THE SERVICE STATION, KITCHEN, STORAGE, AND RESTROOMS.
 - WALLS AND CEILINGS SHALL BE LIGHT IN COLOR IN THE KITCHEN AND STORAGE AREAS.
 - ALL EXIT DOORS SHALL BE SELF-CLOSING.
- PLAN NOTES:
- FIELD VERIFY SITE CONDITION AND ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION AT THIS PROJECT.
 - REFER TO GENERAL NOTE IN SHEET A-0 FOR MORE JOB INFORMATION AND CODE REQUIREMENTS.
 - REFER TO WALL SECTIONS IN SHEET A-3 FOR DIFFERENT TYPES OF DRYWALL NEEDS OVER SPACE.
 - LEGEND:
- EXISTING BUILDING OR SPACE WALL TO REMAIN
EXISTING WINDOW OR STORE FRONT WALL TO REMAIN
PROPOSED INTERIOR KITCHEN OR DIMENSION WALL UP TO ROOF DECK
PROPOSED INTERIOR PARTITION WALL UP TO SUSPENDED CEILING
PROPOSED HALF-WALL, MIN. 42" A.F.F. OR U.N.O.
EXISTING DOOR TO REMAIN
PROPOSED DOOR
FLOOR DRAIN, FD
FLOOR SINK, FS

DOOR AND WINDOW SCHEDULES				
MARK	DOOR	QUANTITY	REMARKS	HARDWARE
(A)	3'-0" X 7'-0"	3	FRONT ENTRANCE - EXISTING STEEL-GLASS DOORS TO REMAIN	PANIC DEVICE, LOCK, CLOSURE
(B)	3'-0" X 7'-0"	1	BACK DOOR - EXISTING SOLID STEEL DOORS TO REMAIN	PANIC DEVICE, LOCK, CLOSURE
(C)	3'-0" X 7'-0"	1	KITCHEN - NEW PLASTIC DOOR - SWING	PRIVATE LOCK, CLOSURE
(D)	3'-0" X 7'-0"	2	INTERIOR, RESTROOMS - NEW WOOD HOLLOW DOOR	
TOTAL		7		
(E)	EXISTING	VARIES	METAL FRAMED STOREFRONT WINDOW	ALL TO REMAIN
TOTAL				

- NOTES:
- ALL EXISTING DOORS ARE TO REMAIN AS SHOWN.
 - ALL EXISTING PANIC HARDWARE OR EXISTING DOOR LOCKS ON THE EGRESS DOORS ARE TO REMAIN. FIELD VERIFY TO MEET CURRENT CITY CODES.

INTERIOR FINISH SCHEDULE				
ROOM NAME	FLOOR	BASE	WALL	CEILING
ENTRANCE / DINING	STAIN CONCRETE	CERAMIC TILE	DRYWALL W/ TEXTURE	OPEN TO STRUCTURE
SERVICE / CASHIER	CERAMIC TILE	CERAMIC TILE	DRYWALL W/ TEXTURE	GYPSUM BD DROP CEILING, 10'-0" (+/-) A.F.F.
HALLWAY	CERAMIC TILE	CERAMIC TILE	DRYWALL W/ TEXTURE	OPEN TO STRUCTURE
RESTROOMS	CERAMIC TILE	CERAMIC TILE	FULL-HI CERAMIC TILE	2X2 VINYL-COATED TILE, 9'-0" (+/-) A.F.F.
KITCHEN	QUARRY TILE	QUARRY TILE	FULL HT F.P.P. WALL	2X4 VINYL-COATED TILE, 10'-0" (+/-) A.F.F.

- NOTES:
- LIGHT COLORED FLOORS, WALLS, AND CEILINGS.
 - QUARRY OR CERAMIC TILE FLOORS WITH A TILE COVERED BASE ARE REQUIRED IN ALL WET AREAS, INCLUDING ENTIRE KITCHEN, FOOD STORAGE/PREPARATION, AND RESTROOMS. NO SEALED CONCRETE IN THE ABOVE AREA.

ALL EQUIPMENT MUST BE COMMERCIAL-GRADE AND "NSF" CERTIFIED PRODUCTS.

ITEM #	NAME	NUMBER	ELECTRICAL	GAS/UNIT	REMARKS	NOTES
1	80-GALLON WATER HEATER	1	220V	148,000 BTU	ELEVATED OVER MOP SINK, CHECK VALVE	(1)
2	MOP SINK	1			ON FLOOR DRAIN	
3	STEEL STORAGE RACK/ SHELVES	VAR			SIZE VARIES PER OWNER	
4	ICE MAKER	1	220V/1P, 13A		SIZE PER OWNER	
5	WALK-IN-FREEZER	1	208V/1P, 30A			
6	WALK-IN-COOLER	1	120V/1P, 20A			
7	DISHWASHER MACHINE	1	208V/1P, 15A		48"x24" TYPE II VENT HOOD THRU ROOF	
8	3-COMPONENT SINK	1			24" W X 7'-0" (4'-1") L OR PER OWNER	
9	PANTRY	3				(3)
10	MICROWAVE	1	120V/1P, 18A		ON SS TABLE	
11	STAINLESS STEEL WORKING TABLE	VAR			SS, SIZE VARIES PER OWNER	
12	2-CH PREP. SANDWICH-SALAD UNIT	1	115V/1P, 11A		7' (80") BOX/CEILING 25.0" OR PER OWNER	
13	60" UNDERCOUNTER DISPLAY COOLER	1	115V / 9P, 7A			
14	CHEMICAL RICE COOKER	1			40,000 BTU	
15	2-PAN GAS DEEP FRYER	3			90,000 BTU EACH UNIT	
16	3-WK COOKING STATION	1			550,000 BTU	
17	22" X 4" TYPE I VENT HOOD, KEYS	1	230V/3P, 30A		ANAL. SYSTEM W/ REMOTE PIAL	
18	VERTICAL COOLER/DISPLAY	2	120V/1P, 18A		SIZE VARIES PER OWNER	
19	BEVERAGE DISPENSER	1	208V/1P, 15A		FLOOR DRAIN & CO2 SYSTEM BELOW	
20	BEVERAGE CO2 DEVICE	1	120V/1P, 16A		UNDER COUNTER/INSIDE CABINET	
21	CASHER STATION, POS	5	115V/1P, 10A		SEE PLUMBING PLAN	2 @ 30'S
22	4" FLOOR DRAIN	5			SEE PLUMBING PLAN	
23	8" FLOOR DRAIN	4			SEE PLUMBING PLAN	
24	100-SQ AREA INTERIOR, NEW	1			CUT SHEETS, INSTALLED/TESTED PER CODES	
25						
26						
27						
28						
29						
30						

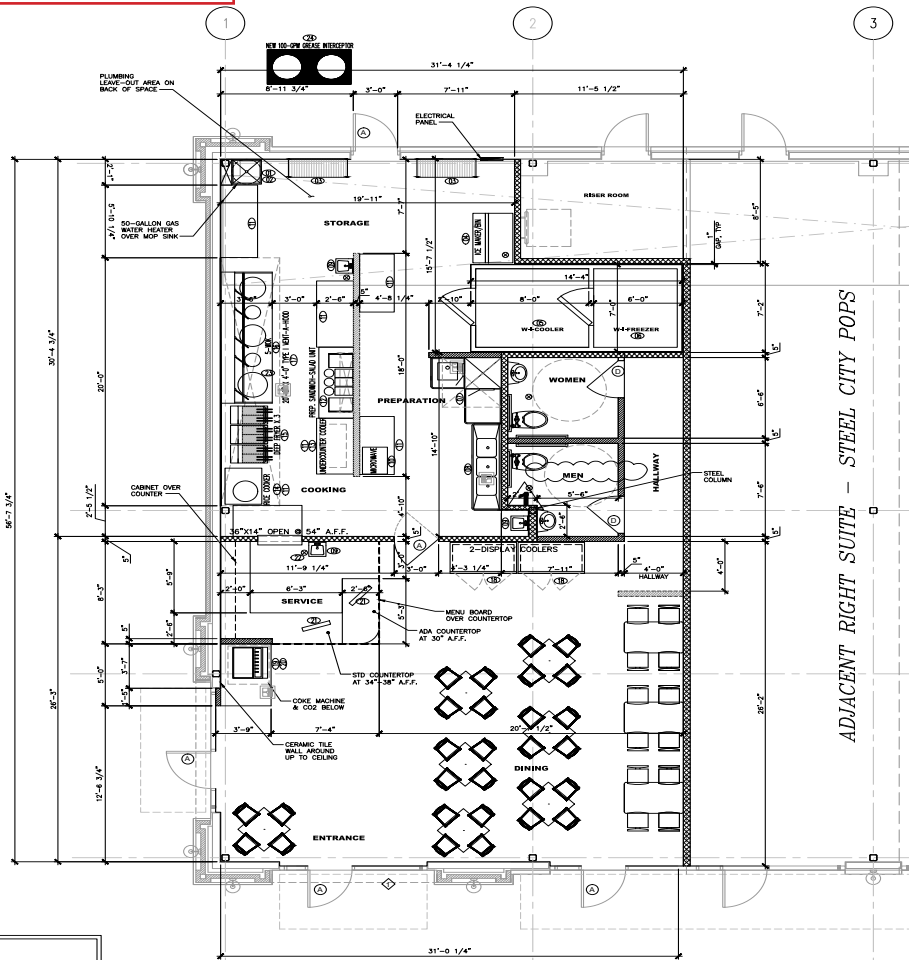
- KEYED NOTES:
- PROVIDE RACK TO HANG MOPS AND BROOMS UP. MOP HANGERS REQUIRED ABOVE MOP SINK FOR PROPER DRYING.
 - VERIFY A TEST EXISTING WATER HEATER PER CURRENT LOCAL CODES.
 - PROVIDE SPLASH GUARDS AS NEEDED. ALL HAND SINKS WITHIN 18 INCHES OF EQUIPMENT OR FOOD PREPARATION SURFACES MUST HAVE A SPLASH GUARD.

NOTE:

GENERAL CONTRACTORS AND/OR SUBCONTRACTORS SHOULD VERIFY WITH BUSINESS OWNERS AND LANDLORD FOR A COMPLETE LIST OF THE EQUIPMENT. SOME MINOR ADJUSTMENTS COULD OCCUR AND ARE ACCEPTABLE BUT SUBJECT TO APPROVAL OF THE CITY PER LOCAL CODES.

NOTE:

THE EXISTING 1-STORY STEEL-FRAMED RETAIL BUILDING HAS AN AUTOMATIC FIRE SPRINKLER SYSTEM ON CEILING. GENERAL CONTRACTOR / BUSINESS OWNER MAY COORDINATE WITH A LICENSED FIRE PROTECTION CONTRACTOR TO PREPARE AND DESIGN THE FIRE SPRINKLER/ALARM SYSTEM AS REQUIRED PER CURRENT LOCAL CODES AND OBTAIN A SEPARATE PERMIT FROM THE CITY APPROVAL BEFORE ANY CONSTRUCTION.



01 FLOOR PLAN

SCALE: 1/4" = 1'-0"

[A7864: 01/04/2017]



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INTERIOR FINISH-OUT PROJECT FOR:

MR. BIG BOWL

721 SOUTH 4TH STREET, SUITE #118, WACO, TEXAS 76706



REVISIONS	
NO.	DATE DESCRIPTION

ISSUE FOR PERMIT
09/16/2016
PROJECT NO.
2016-B115-01

PROPOSED FLOOR PLAN
SHEET

A-1

SPACE PHOTOS

BEAR GROUNDS PLAZA

I-35 & S. 4TH-5TH STREETS, WACO, TEXAS

Collett
RETAIL

900 SF
AVAILABLE

SIGN
PLACEMENT



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RETAIL

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Collett Southwest, LLC

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(214) 996-9999

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

IABS 1-0

11.02.2015