

weitzman®

**\*AVAILABLE**  
ENDCAP WITH DRIVE-THRU  
3,501 SF

**AVAILABLE**  
ENDCAP WITH PATIO  
3,262 SF

# TINSLEY SQUARE

800-820 SOUTH 7TH STREET  
WACO, TEXAS

90TEN



# PROPERTY DETAILS

**ADDRESS** 800-820 S 7th Street  
Waco, TX 76706

**AVAILABLE SPACE** \*3,501 SF  
3,262 SF

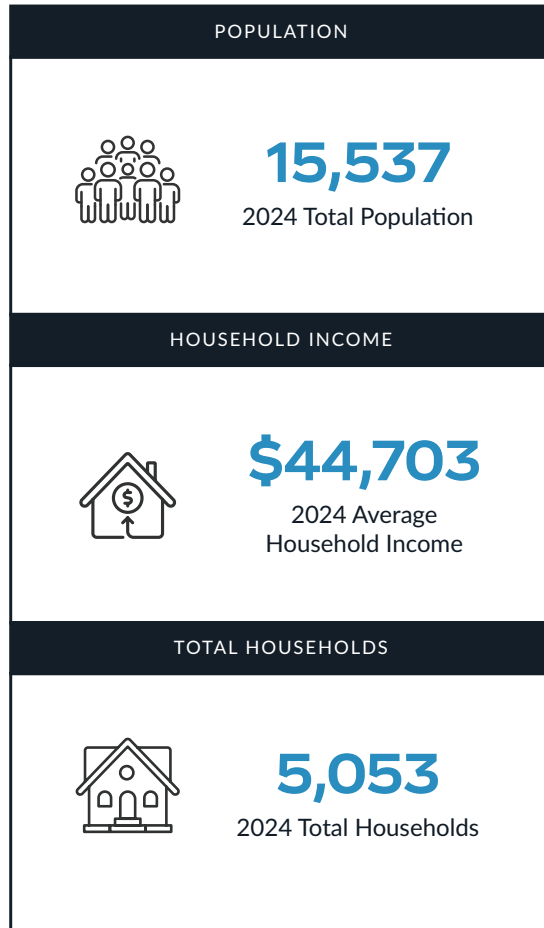
## PROPERTY HIGHLIGHTS

- Tinsley Square is a retail center with close proximity to IH 35 that serves Baylor University (20,626 students currently enrolled and 1,250 academic staff), the new \$350M Football Stadium, and the Downtown Areas
- Only 0.4 miles from Magnolia Silos (1M visitors annually)
- National retailers including Sonic, Dutch Bros, CVS, and McDonalds within a 3-mile radius

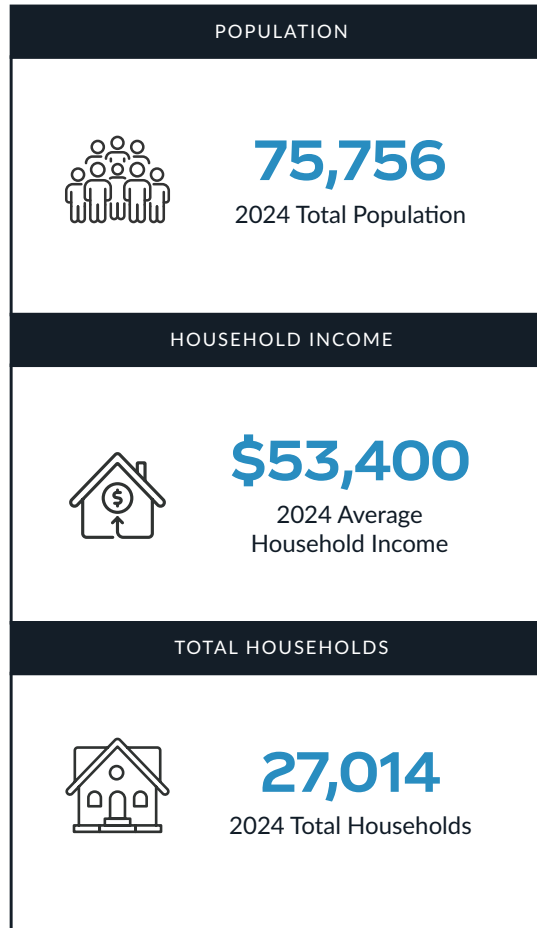


# DEMOGRAPHICS

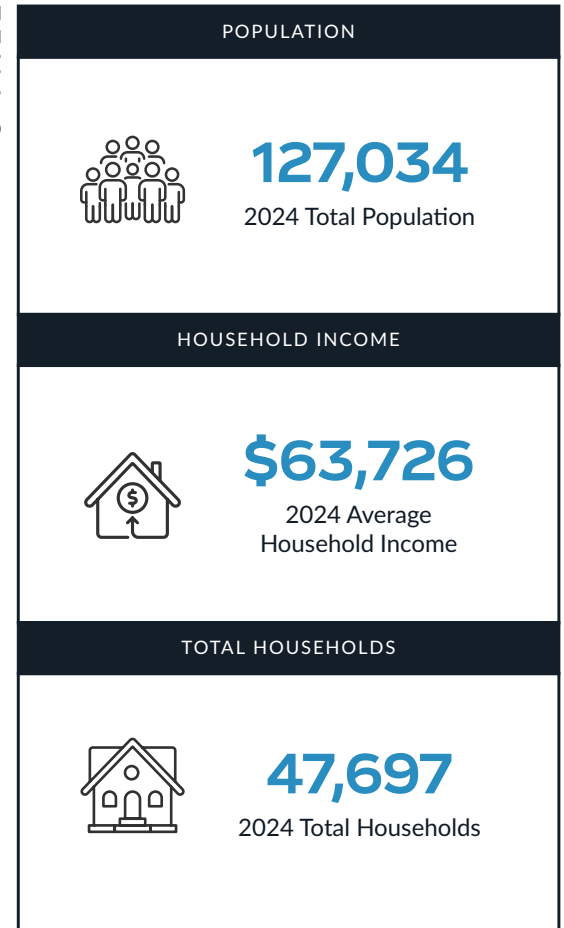
1 MILE



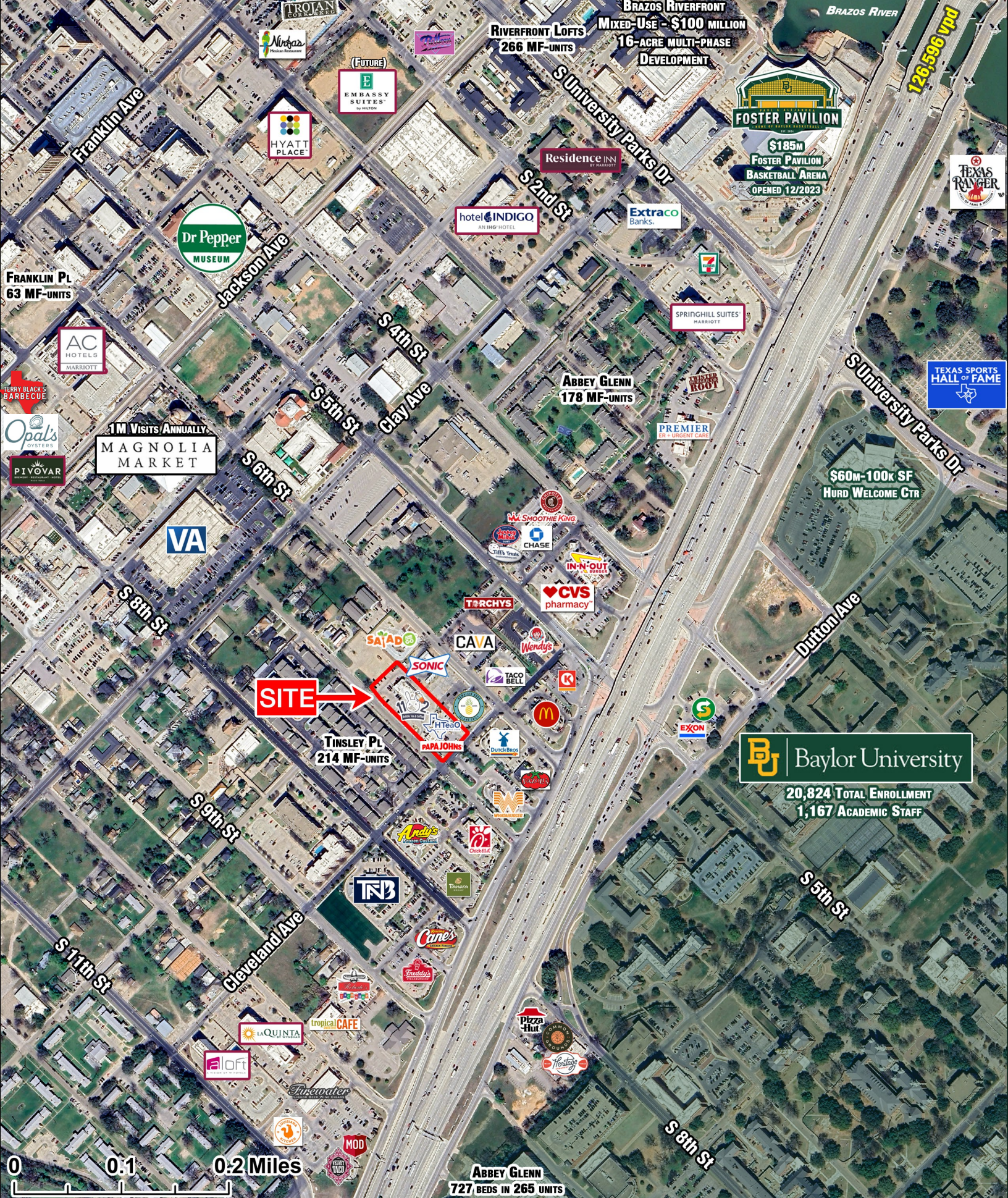
3 MILE



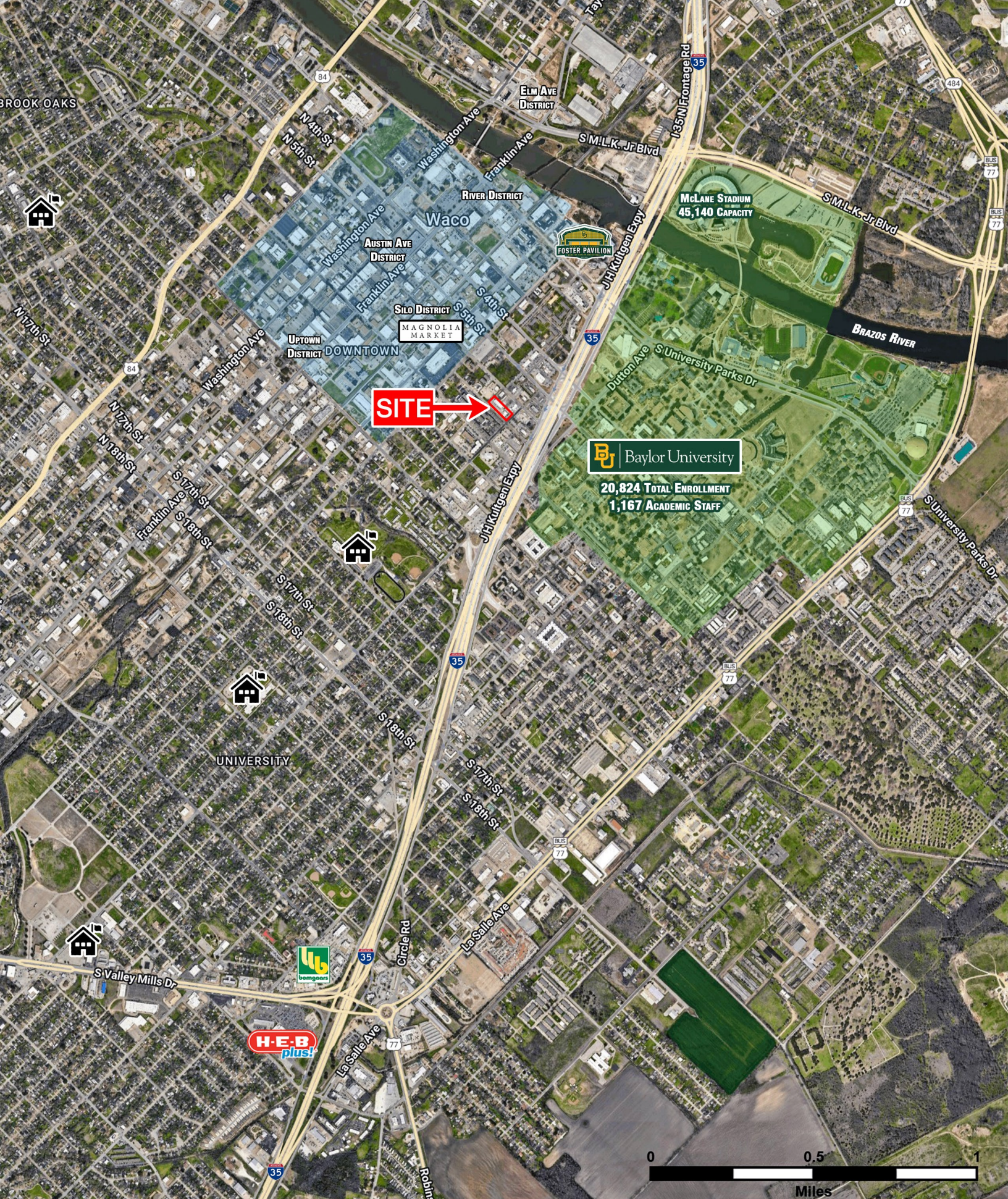
5 MILE





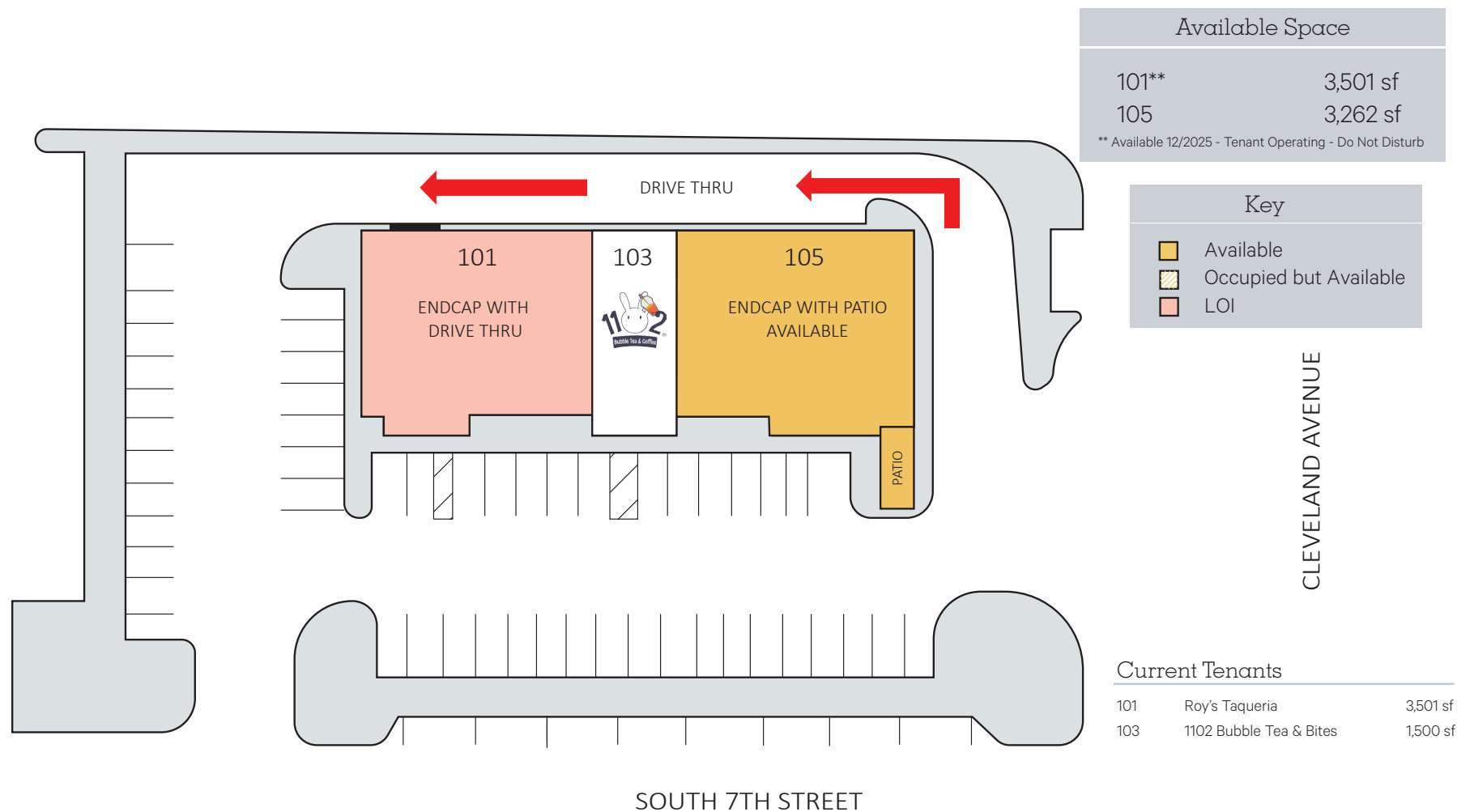








# SITE PLAN





# LOCATION PHOTOS





# STEP INTO DOWNTOWN WACO

## WACO | DESIGNATED A STATE OF TEXAS CULTURAL DISTRICT BY THE TEXAS COMMISSION ON THE ARTS

Waco's vibrant Downtown Cultural District offers unique locally owned shops, restaurants, and more. The area contains museums, art galleries, public art, performance venues, and restaurants and bars serving locally produced food, wine, beer—even award-winning whisky. There are numerous stores selling locally designed and manufactured art, crafts, home furnishings, clothing, and jewelry.





# WACO OVERVIEW

**90 Minutes**

TO DALLAS AND AUSTIN

**20 Million**

POPULATION WITHIN 3 HOURS

**5**

LOCAL COLLEGES & UNIVERSITIES

**285 Thousand**

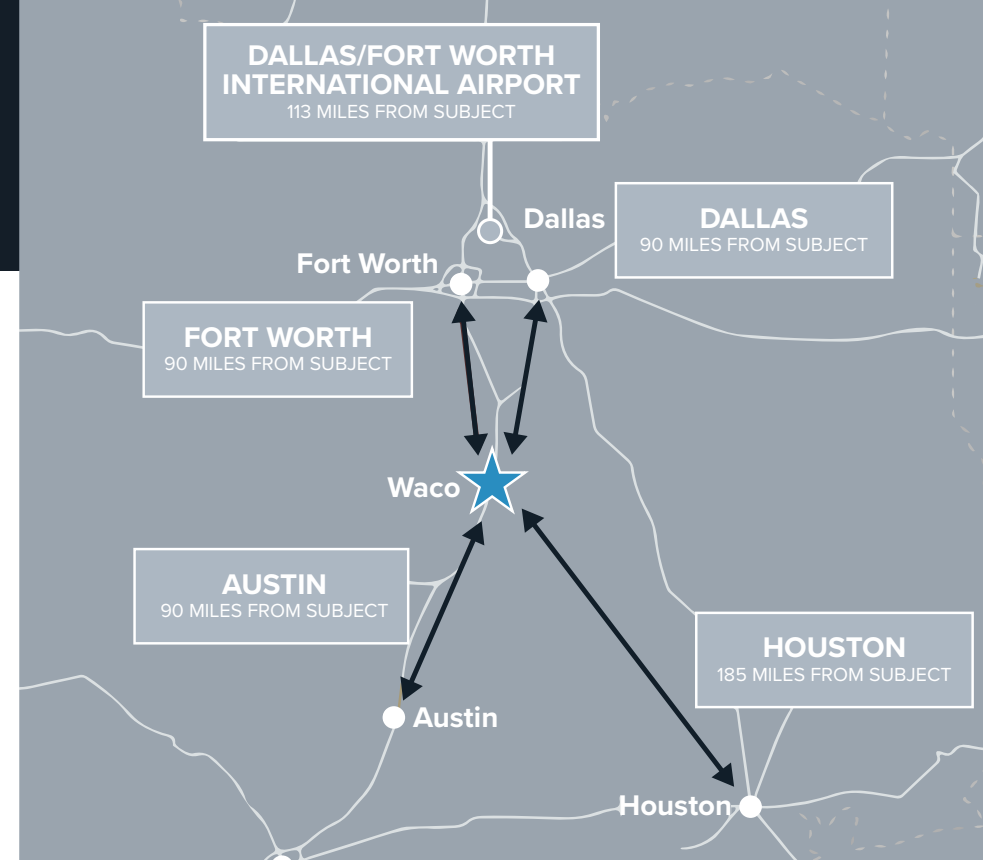
TOTAL POPULATION (WACO MSA)

**200 Miles**

WITHIN 80% OF TEXAS POPULATION

**130 Thousand**

PASSENGERS PER YEAR (WACO REGIONAL AIRPORT)



SILO  
DISTRICT



**4.3 Million**

ANNUAL VISITORS

**400+ Thousand**

LABOR FORCE (WACO MSA)

**20% Increase**

VISITOR SPENDING YOY

Source: Waco EDC

**1.7 Million**

ANNUAL VISITORS

**1 Million+**

HOTEL ROOMS BOOKED ANNUALLY

Source: Waco EDC

**1,000**

ACRE CAMPUS

**20,824**

STUDENTS

**6,000**

EMPLOYEES

Source: www.baylor.edu

**\$5.2B**

RETAIL SPENDING

**71%**

HOTEL OCCUPANCY RATE

**3,900**

JOBS ADDED

Source: TABC

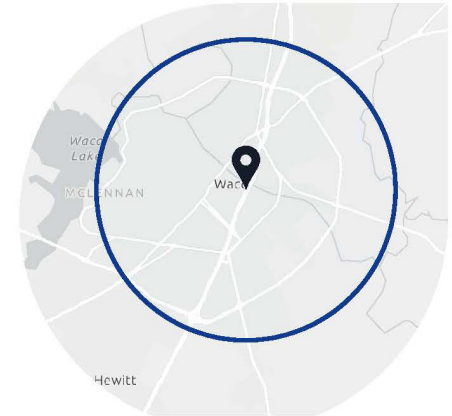
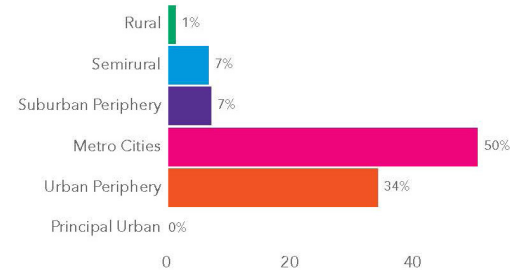




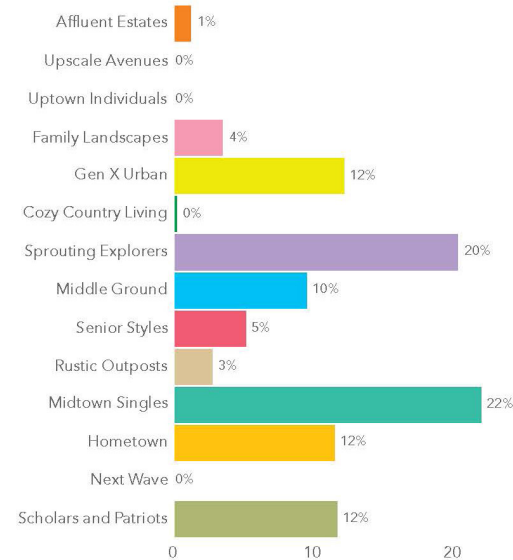
# WACO OVERVIEW



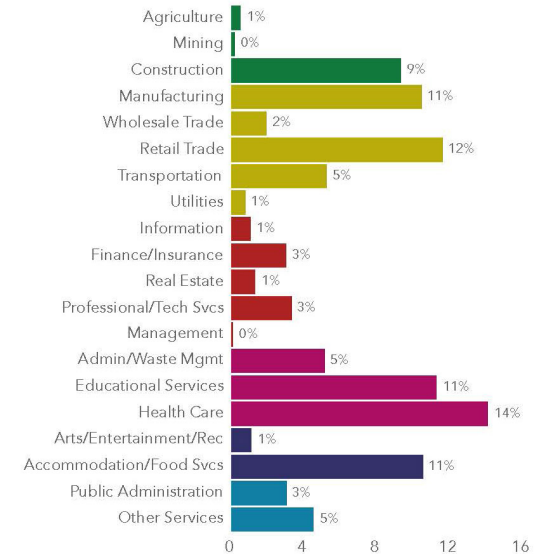
## Urbanization Groups



## Lifemodes



## Labor Force by Industry







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