

BAGBY CROSSING

2324 MARKETPLACE DR, WACO, TX 76711



DIRECTLY ADJACENT TO CENTRAL TEXAS MARKETPLACE

Bagby Crossing sits right across from Central Texas Marketplace, which hosted 7.5M visitors on a trailing 12 month basis. The power center is ranked in the Top 3% for Shopping Centers in Texas and the U.S., with a tenant base makeup of highly ranked (measured by customer traffic) retailers such as Ross, Marshall's, and Petco.



ROSS
DRESS FOR LESS
Top 10% of Ross's in the Nation

Marshalls.
Top 7% of Marshalls in the Nation

petco
Top 4% Nationally for Pet Stores and Services

BAGBY CROSSING

CENTRAL TEXAS MARKET PLACE
7.5M annual visitors

35 180,000 VPD

6 TEXAS 80,000 VPD

South Marketplace Dr 6,000 VPD

East Marketplace Dr 10,000 VPD

BaylorScott&White HEALTH
Top 9% among Medical Centers & Hospitals in U.S.
1.51M Annual Visits

BioLife
Ranked 196/2,978 in the U.S. for Medical Laboratories

PROPERTY DASHBOARD

PROPERTY SUMMARY

Address	2324 Marketplace Drive, Waco, TX
Year built	2017
Property Size	15,929
Land Area	2.30 Acres
In-Place Occupancy	84%

FINANCIAL SUMMARY

NOI (Year 1)	\$366,058
Wtd. Average In Place Rent	\$24.75
Percent Below Market	9.90%
Wtd. Average Tenure	3.6 Years
Wtd. Average Remaining Lease Term	2.8 Years
Rollover Summary	
Within 3 Years of Operation	42.3%
Within 5 Years of Operation	69.7%

TENANT SUMMARY

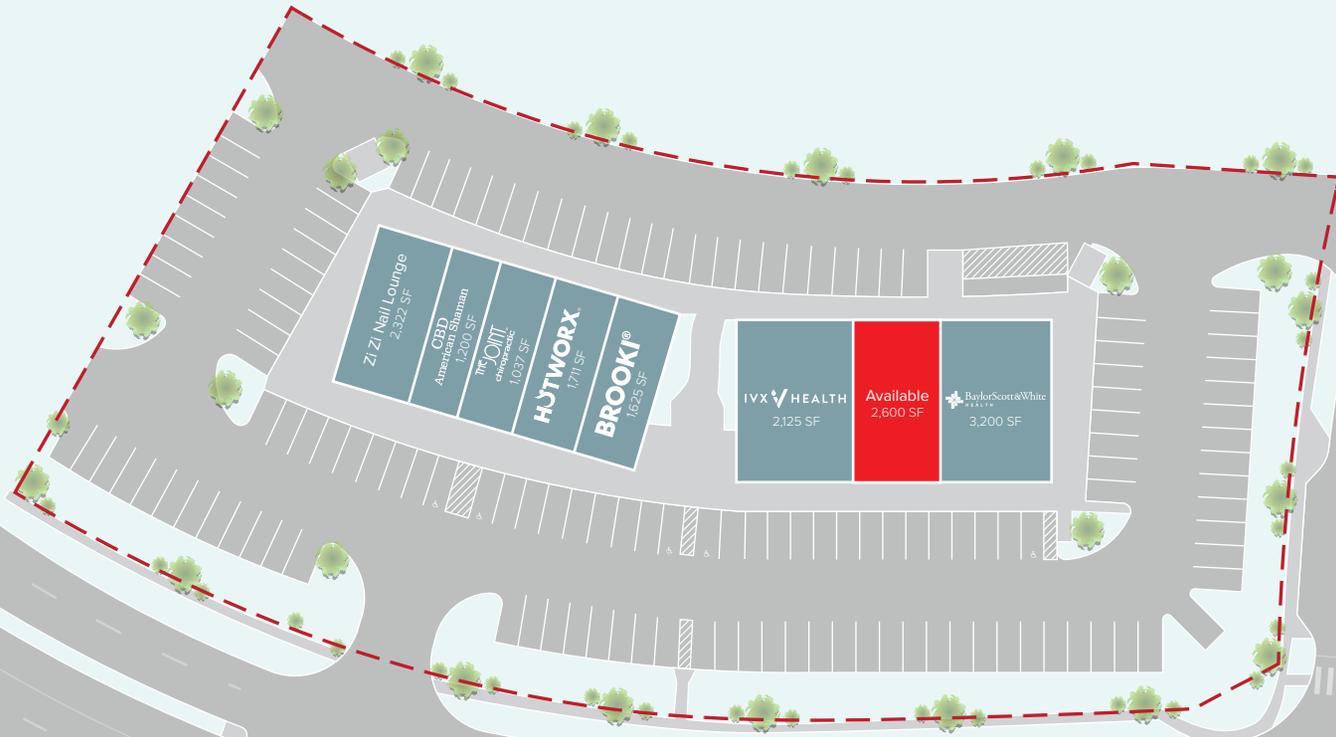
TENANT	SF	IN-PLACE RENT (PSF)	MARKET RENT (PSF)	% BELOW MKT	START DATE	EXP	OPTIONS REMAINING	TENURE	REMAINING TERM
ZiZi Pedispa and Nails	2,332	\$29.71	\$34.00	12.62%	Dec-17	Dec-27	2, 5 Yr Options	8.5 Years	1.5 Years
Waco CBD American Shaman	1,200	\$29.77	\$32.00	6.97%	Dec-25	Nov-27	1, 3 Yr Options	0.6 Years	1.4 Years
The Joint Chiropractic	1,037	\$29.70	\$32.00	7.19%	Jan-25	Dec-29	1, 5 Yr Options	1.5 Years	3.5 Years
HotWorx	1,711	\$31.90	\$32.00	0.31%	Jan-20	May-30	3, 5 Yr Options	6.4 Years	3.9 Years
Brooki Cakes and Creamery	1,625	\$28.60	\$32.00	10.63%	Aug-18	Nov-30	None	7.9 Years	4.4 Years
IVX Health of Texas	2,224	\$26.00	\$32.00	18.75%	Dec-25	Nov-32	2, 5 Yr Options	0.6 Years	6.4 Years
Vacant	2,600	-	-	-	-	-	-	-	-
Baylor, Scott, and White	3,200	\$31.11	\$34.00	8.50%	Sep-25	Aug-27	2, 5 Yr Options	0.8 Years	1.2 Years
Leased	13,329	\$24.75	\$27.47	9.90%				3.6 Years	2.8 Years
Vacant	2,600								
Total	15,929								



SITE PLAN

Central Texas Marketplace

7.5M Visitors Annually
Top 3% in TX and U.S



MEN'S WEARHOUSE

petco

Top 4% in U.S. for Pet Stores

MARKETPLACE DR | 10,000 VPD

MARKETPLACE DR | 6,000 VPD



INVESTMENT HIGHLIGHTS

QUICK ACCESS TO HIGHWAY 6 AND 2 MINS FROM IH-35



80,000 VPD



180,000 VPD

DIRECTLY ADJACENT TO TOP PERFORMING POWER CENTER

Central Texas Marketplace is ranked in the Top 3% of Shopping Centers in TX and the U.S.

HIGH-GROWTH POCKET OF THE HIGHLY COVETED IH-35 CORRIDOR

Waco achieved a record high in total jobs and experienced faster employment growth in 2024 than Austin and Dallas.

MODERN CLASS A STRIP WITH LOW CAPEX NEEDS

Built in 2017



THE WACO STORY

Ideally positioned between Dallas and Austin, Waco has transformed into a high-growth retail powerhouse, blending a young, university-driven demographic with massive industrial investment and a booming tourism sector, offering investors unmatched connectivity and a resilient, rapidly expanding consumer base in the heart of America's most economic-dynamic corridor.

90 MINUTE HUB

Perfectly Centered between Dallas/Fort Worth and Austin

MASSIVE REACH

Access to 85% of the Texas Population within a 3-hour drive

YOUNG DEMOGRAPHIC

Median age under 30 driven by 30,000+ local students

TOURISM MAGNET

Millions of annual visitors fueled by the "Magnolia Effect."

DOWNTOWN GROWTH

Benefit from a \$1.4B revitalization and riverfront development.

JOB GROWTH & DEVELOPMENT

The city achieved a record high in total jobs and experienced faster employment growth in 2024 compared to larger cities like Austin and Dallas.



ECONOMIC SURGE

Home to major new billion-dollar industrial and tech investments.

\$1B GRAPHIC PACKAGING FACILITY

Waco's largest ever investment recently opened, adding hundreds of high-wage jobs.

\$380M WALMART DAIRY PLANT

A massive, state-of-the-art manufacturing facility currently under construction and set to open in 2026.

\$10B AI DATA CENTER DISTRICT

A massive proposed digital infrastructure project in the region, designed to support next-generation AI workloads

RAPID JOB CREATION

Over 6,700 new jobs announced recently through 70+ business expansions and new arrivals.

FORTUNE 500 PRESENCE

Major operations from Amazon, Coca-Cola, and Mars Wrigley anchor the local industrial base.

CONTACTS

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