

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)	\$366,061
Wtd. Average In Place Rent	\$24.75
Percent Below Market	9.90%
Wtd. Average Tenure	4.5 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

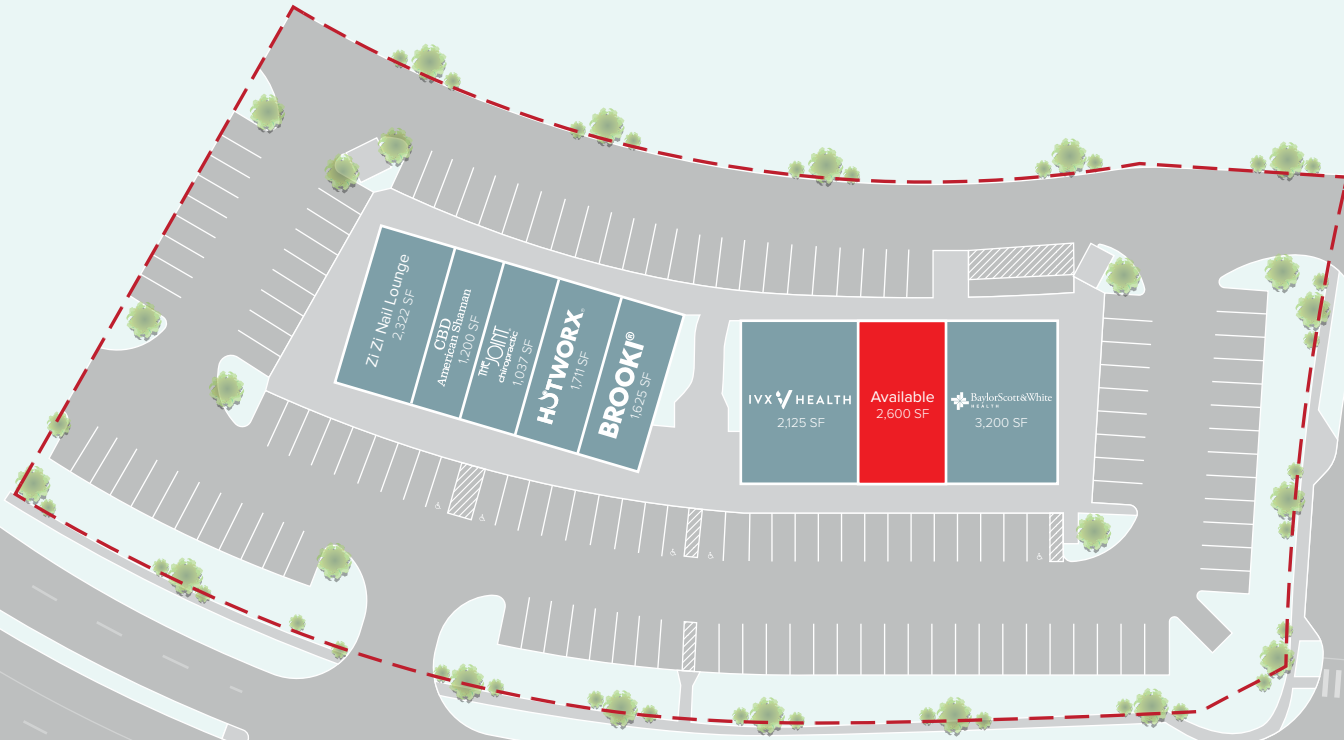
TENANT	SF	IN-PLACE RENT (PSF)	MARKET RENT (PSF)	% BELOW MKT	START DATE	EXP	OPTIONS REMAINING	TENURE	REMAINING TERM
ZiZi Pedispa and Nails	2,332	\$29.71	\$34.00	12.62%	Dec-17	Dec-27	2, 5 Yr Options	8.5 Years	1.5 Years
Waco CBD American Shaman	1,200	\$29.77	\$32.00	6.97%	Jul-19	Nov-27	1, 3 Yr Options	7.0 Years	1.4 Years
The Joint Chiropractic	1,037	\$29.70	\$32.00	7.19%	Oct-19	Dec-29	1, 5 Yr Options	6.7 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%	Mar-20	Aug-27	2, 5 Yr Options	6.3 Years	1.2 Years
Leased	13,329	\$24.75	\$27.47	9.90%				4.5 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

CORE EXECUTION TEAM

RETAIL ADVISORS

JOHN INDELLI

Senior Director
+1 713 852 3407
john.indelli@jll.com

SHEA PETRICK

Director
+1 512 619 1958
shea.petrick@jll.com

FINANCING INQUIRIES

MICHAEL KING

Director
+1 713 852 3476
michaelj.king@jll.com

ANALYTICAL SUPPORT

HUDSON MCLEROY

Analyst
+1 832 982 5711
hudson.mcleroy@jll.com



4200 Westheimer, Suite 1400 | Houston, Texas 77027
www.us.jll.com/capitalmarkets

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2025. Jones Lang LaSalle IP, Inc. All rights reserved.

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.