

Brazos Business Center

OFFICE WAREHOUSE FOR LEASE

Prepared by:

Pat Farrar

Associate Broker

(254) 749-0613

pat@reidpeevey.com

Lic: 547422

BRAZOS
BUSINESS CENTER

2000 W Loop 340 Waco, Tx
Waco, TX 76710

2000 W LOOP 340



Reid Peevey
Commercial

THE SPACE

Location 2000 W Loop 340 Waco, Tx, Waco, TX, 76710

HIGHLIGHTS

- High Traffic
- Great Visibility
- Good access from N and S bound Valley Mills Dr
- Desirable retail and restaurant area
- Just off I-35, minutes from Baylor University
- Two drive-in overhead doors
- C-3 Zoning
- Ample Parking



POPULATION

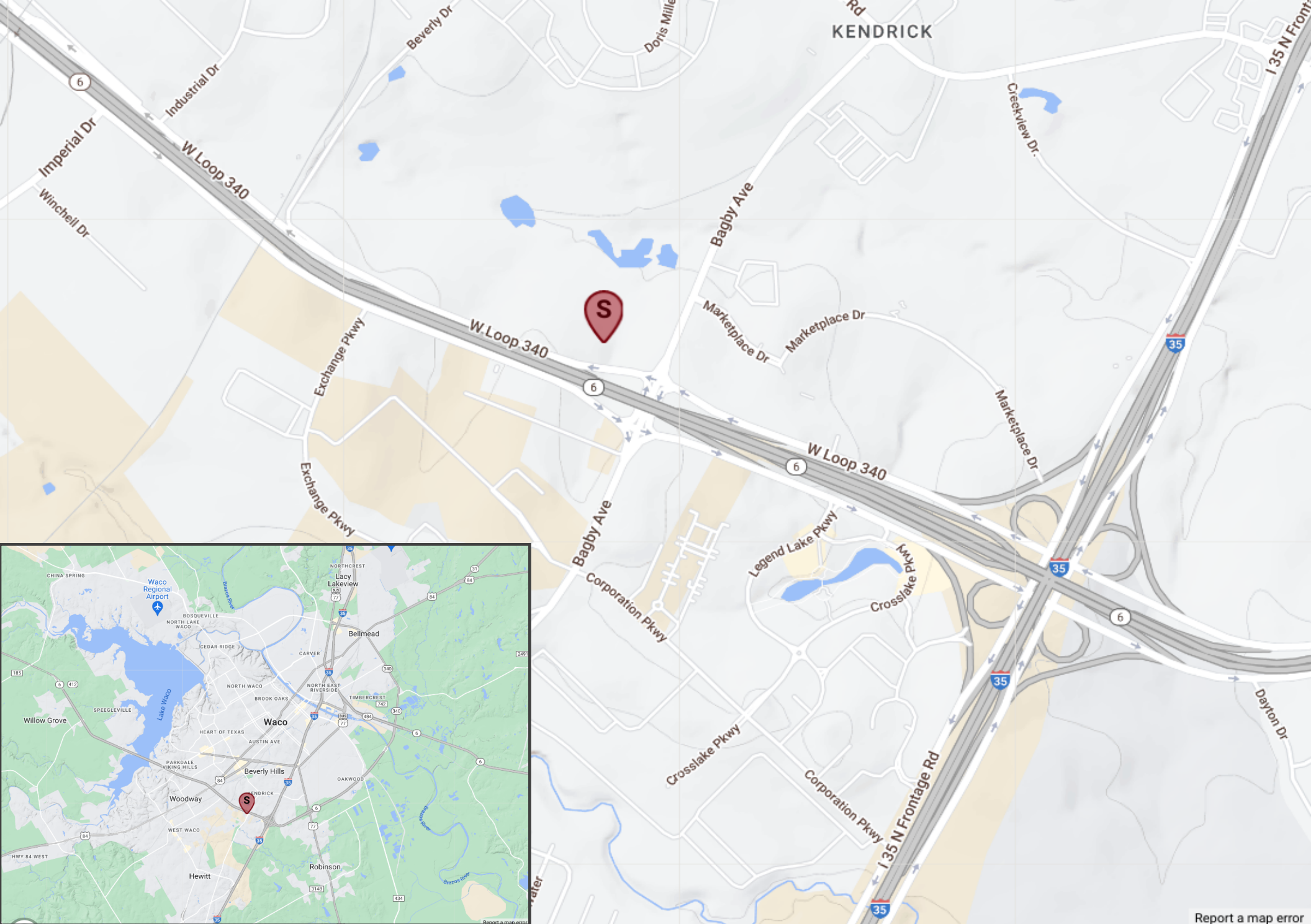
1.00 MILE	3.00 MILE	5.00 MILE
2,062	48,181	145,311

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$76,926	\$72,478	\$79,935

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,075	18,851	54,918



[Report a map error](#)

Pat Farrar
Associate Broker
(254) 749-0613
pat@reidpeevey.com
Lic: 547422



Loop
340°

Bagby

[Report a map error](#)

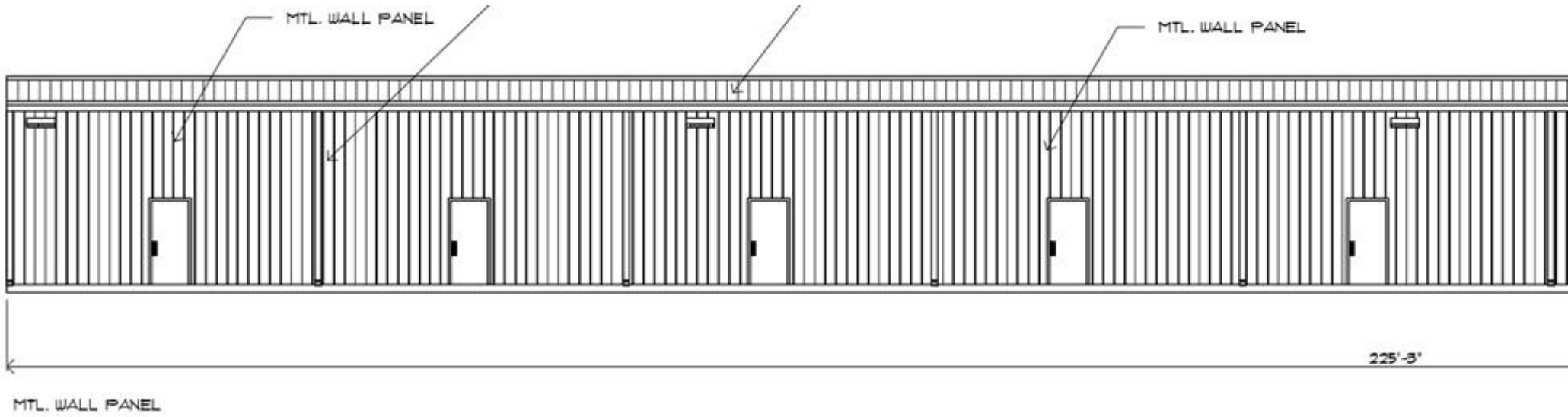




1 FRONT ELEVATION

SCALE: 1/8" = 1'-0"

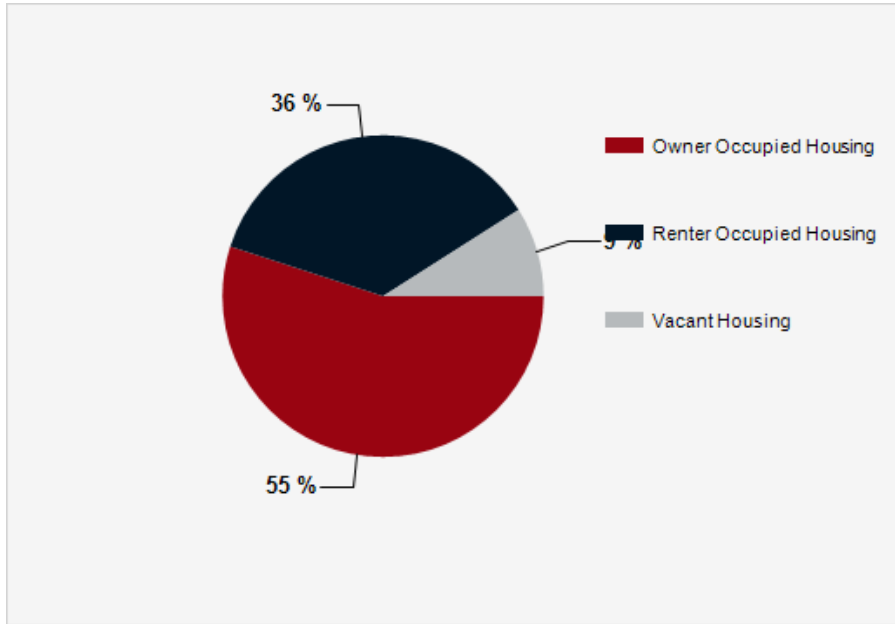
GENERAL CONTRACTOR/OWNER
TO PICK COLORS AND TEXTURES



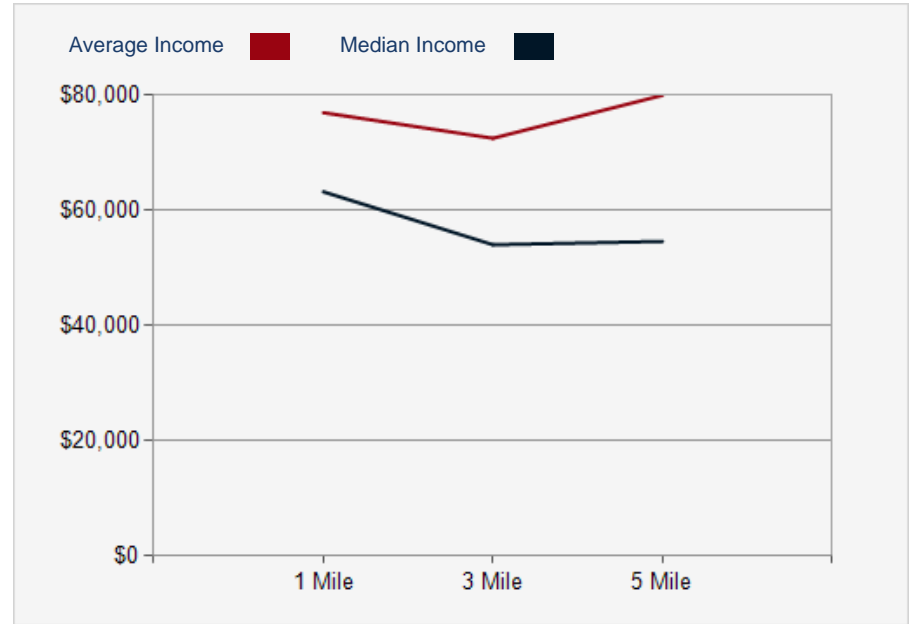
2 REAR ELEVATION

SCALE: 1/8" = 1'-0"

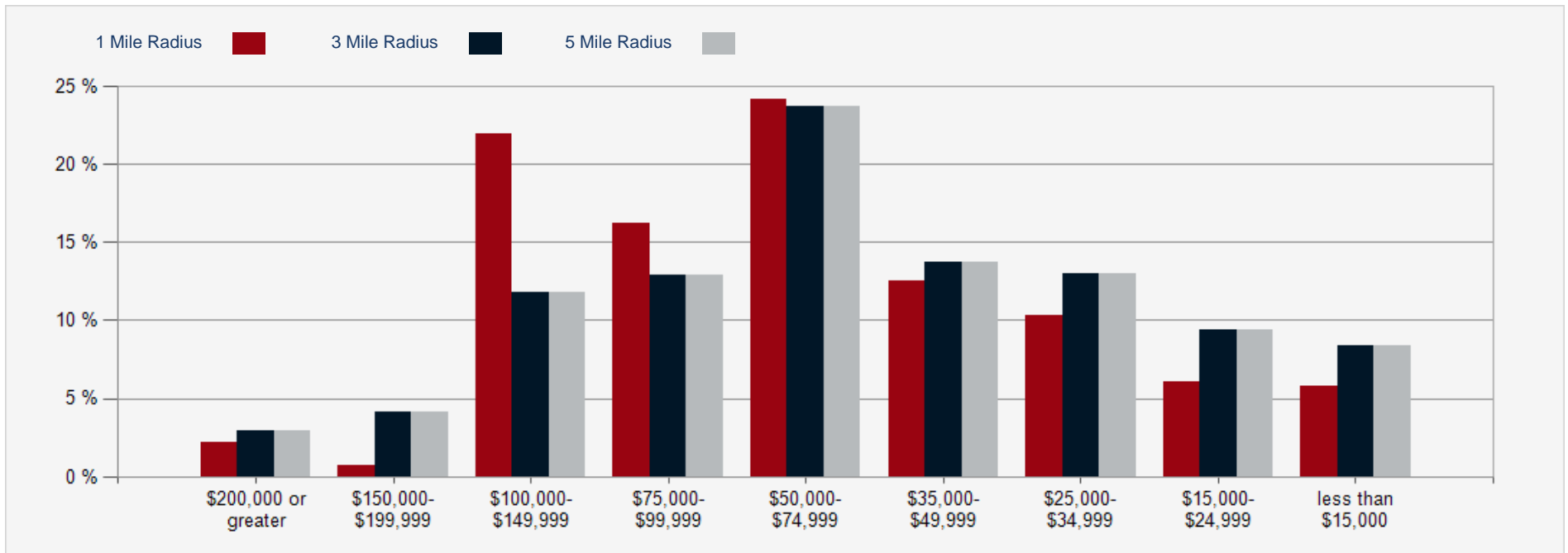
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



Brazos Business Center

Exclusively Marketed by:

Pat Farrar
Associate Broker
(254) 749-0613
pat@reidpeevey.com
Lic: 547422

BRAZOS
BUSINESS CENTER

2000 W LOOP



Reid Peevey
Commercial