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4315 Lakeshore Dr. Waco, Tx

SPACE OVERVIEW

SIZE: 1,000 -17,000 s.f. (+/-)
FLOOR PLAN: Open Shell Space, Additional Roof
Top Access & Use Available
FRONTAGE: University Parks Dr. & Franklin Ave.

LEASE OVERVIEW

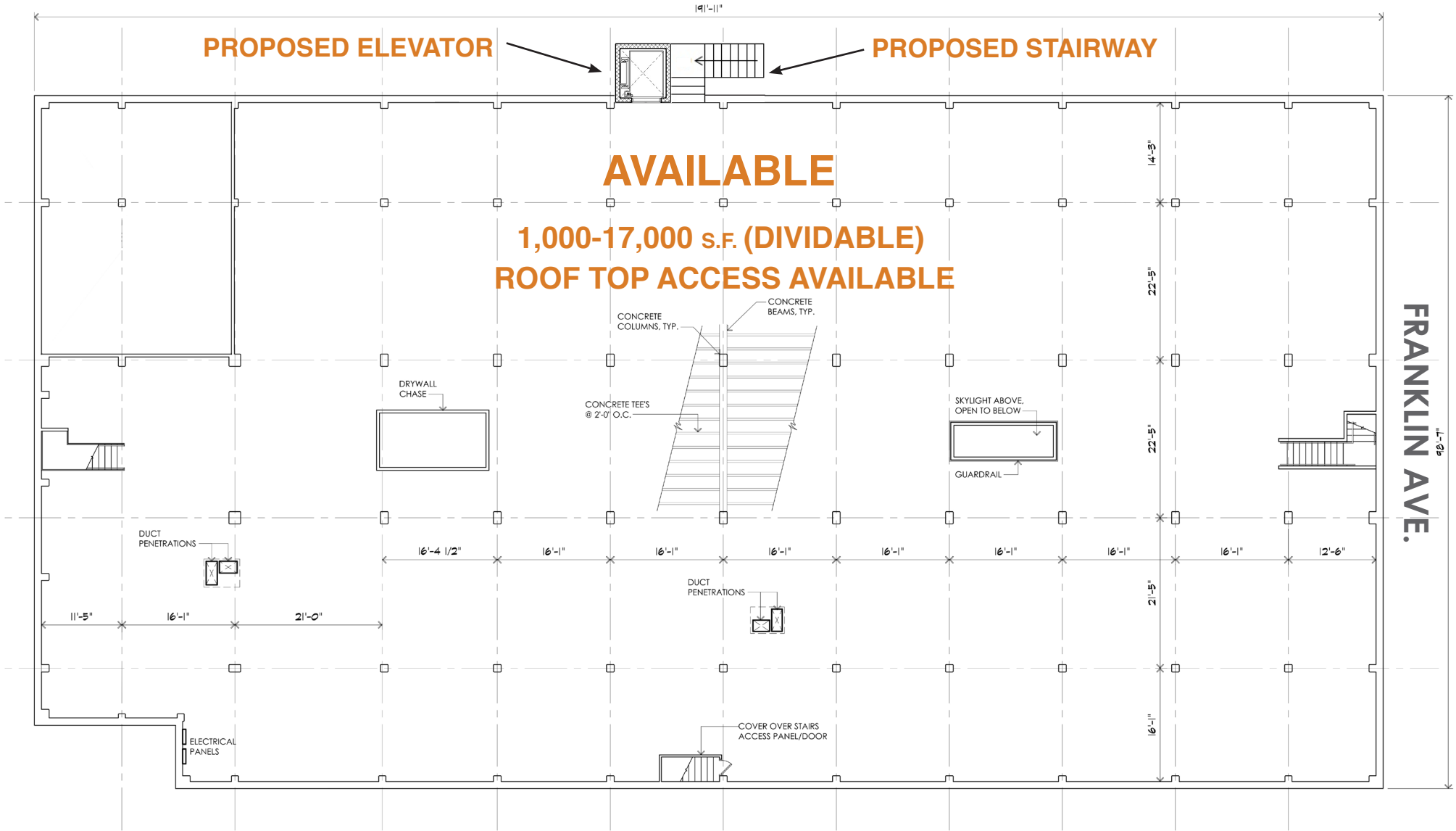
RATE: Call for Pricing
TYPE: NNN
NNN: \$1 (Current)
TI: Available

PROPERTY SUMMARY

Stones Throw is a re-purposed industrial warehouse that is 100% occupied on the ground floor. The development of the second story is now underway. Located at the signalized intersection of Franklin Ave. & University Parks Dr. This development is located within 5 blocks from IH-35 & Baylor University. The second story overlooks the Brazos Riverfront, Downtown Waco and McClane Stadium. This space promises fantastic visibility with unbeatable frontage at the gateway to Downtown Waco.

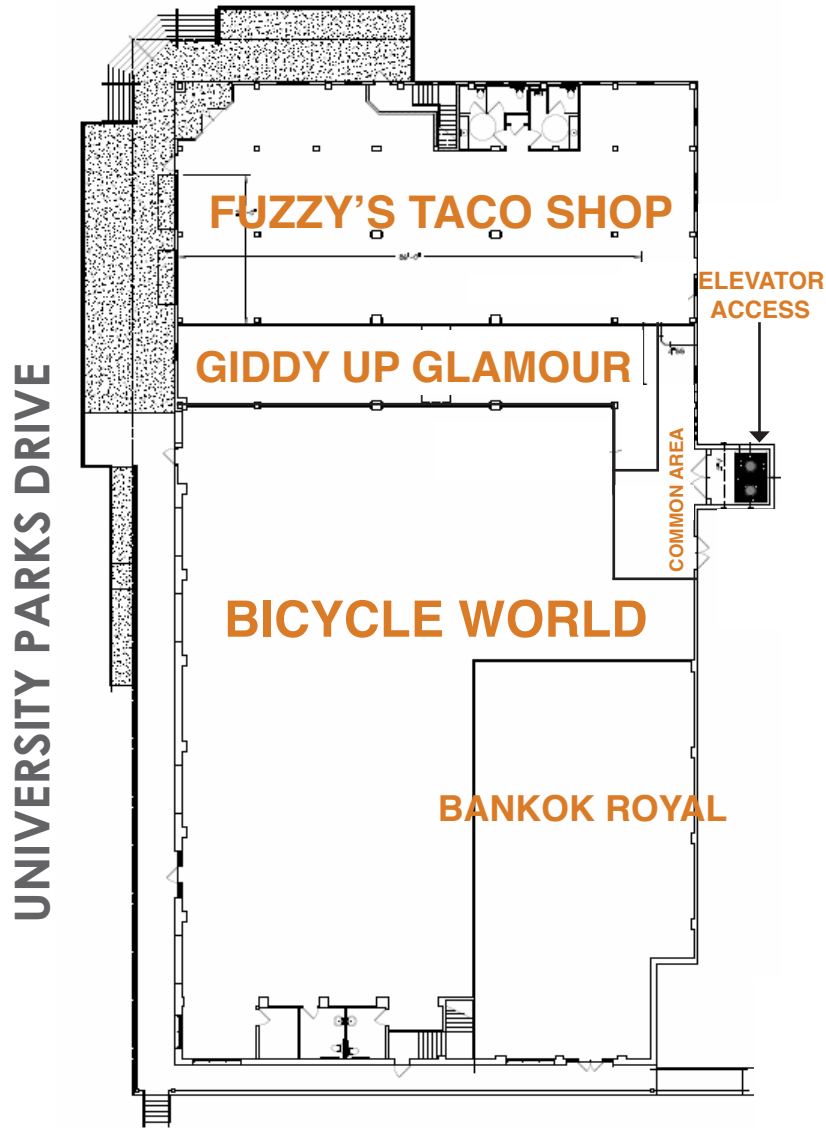
First floor retailers: Bicycle World, Wild West, Fuzzy's Taco Shop, Bangkok Royal, Giddy Up Glamour.

SECOND FLOOR AVAILABLE SPACE



UNIVERSITY PARKS DRIVE

1ST FLOOR RETAILERS



FRANKLIN AVE.



FUZZY'S TACO SHOP COMING SUMMER 2016

STERLING ARCHITECTS
2418 COLUMBUS AVE. WACO, TX 76701
PHONE: (254) 756-2311 FAX: (254) 756-2557 SterlingThompson@sterlingarchitects.com

URBAN FABRIC **STONES THROW** 215 S. UNIVERSITY PARKS DR. WACO TX 76701

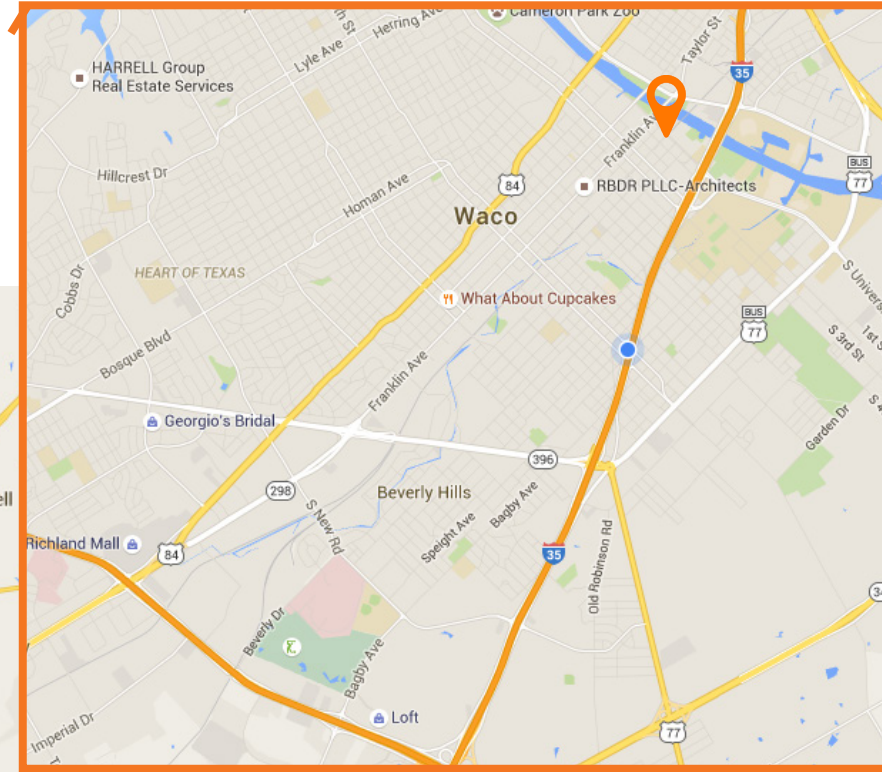
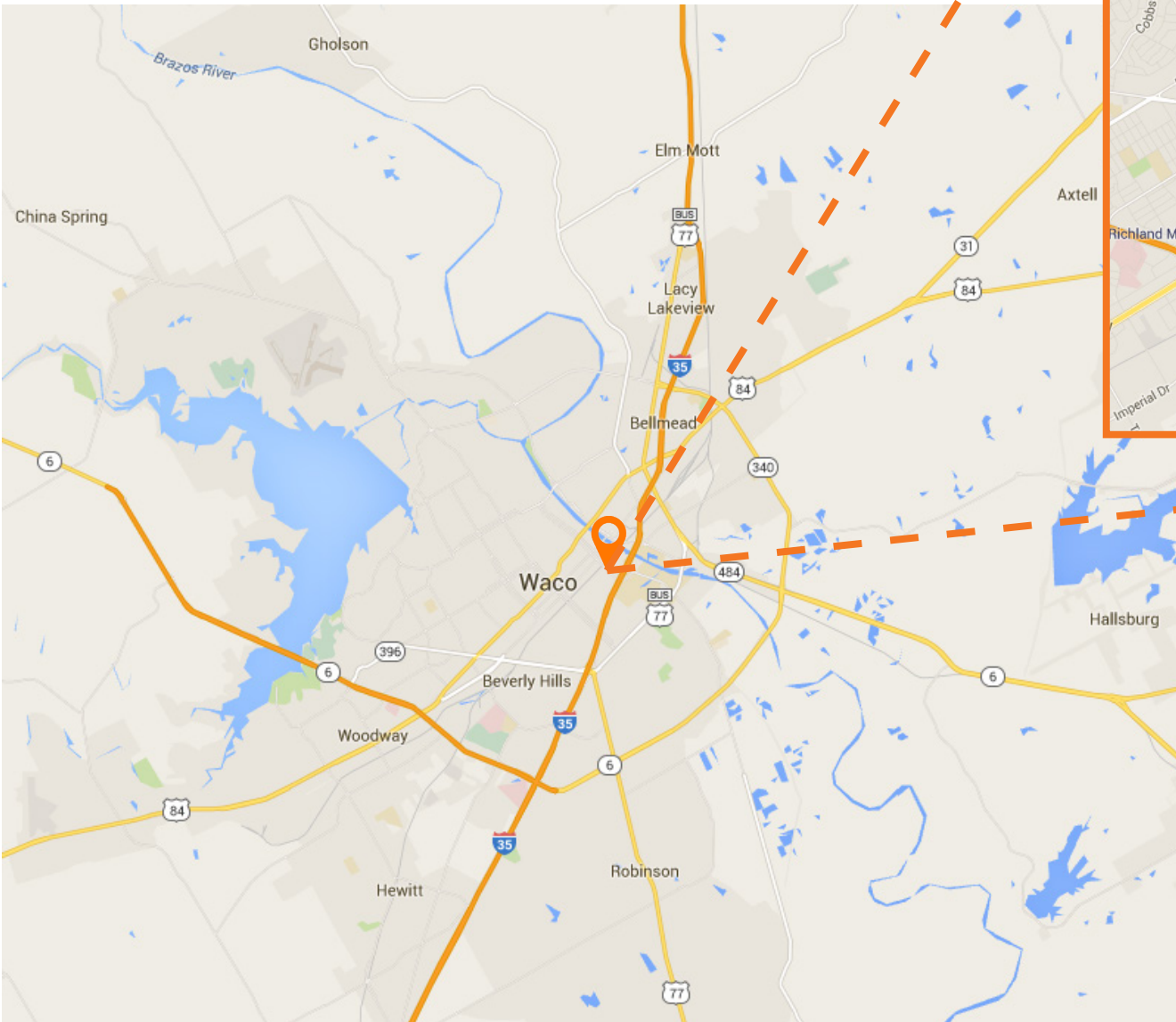


Stones Throw / River Square Includes: Spice Village, Crickets Bar & Grill, Ninfas, Diamondbacks, Fuzzy Taco Shop, Bicycle World, Bangkok

LOCATION SUMMARY **STONES THROW** 215 S. UNIVERSITY PARKS DR. WACO TX 76701

WITHIN TWO (2) BLOCKS: Brazos River, Hilton Hotels, Waco Convention Center, Indian Springs Park

WITHIN FIVE (5) BLOCKS: IH-35, Baylor University Campus, Magnolia Market



NEIGHBORHOOD **STONES THROW** 215 S. UNIVERSITY PARKS DR. WACO TX 76701

Waco Convention Center (.25 miles)- Across the street is the 144,000 S.F. Convention Center that received a 17.5 million renovation in 2012 and will attract thousands of visitors each month. The Waco Convention Center will host hundreds of public and private events throughout 2016. In 2015 a record 114,214 visited the convention center, 67% were locals and 33% were from out of town (See More @ www.wacocc.com).

Hilton Hotel (.05 miles)- Across the street is the Hilton Hotel, an integral commodity to downtown Waco. The strong occupancy rates retain visitors downtown throughout the year.

Indian Springs Park (.05 miles)- Catty-corner to Stones Throw, this highly utilized City Park hosts several events and festivals throughout the year, including: 4th of July firework show, marathons, concerts, food truck conventions, etc...

McClane Stadium (.50 miles)- Across the riverwalk is the new Baylor football stadium. After the elaborate reveal for the 2014 football season, McClane Stadium has proven to be a sensational venue attracting year-round events.



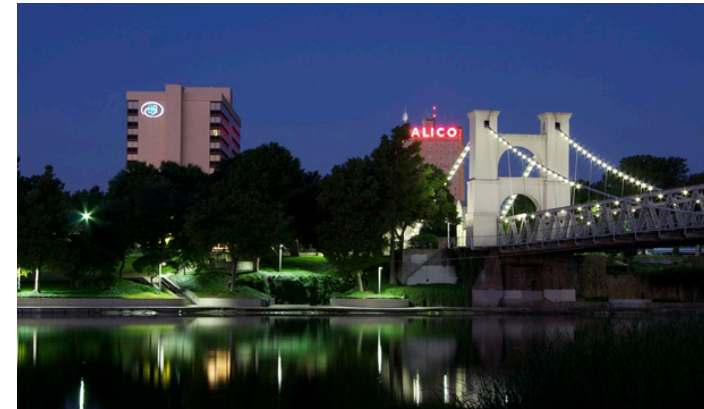
Waco Convention Center-Across the Street



The Hilton-Across the Street



McClane Stadium Across the Riverwalk (0.5 miles)



View over River: Waco Bridge, Alico Building, Hilton Catty-Corner to Stones Throw

WACO CHAMBER OF COMMERCE – "Since 2007, more than \$750 million of new private development activity has been announced in downtown Waco. We believe that this urban development pattern will make our city more attractive for the more than 400,000 people who will live in McLennan County by the year 2050 and not just for young professionals and empty-nesters, but for families with children who will enjoy walking in the city and to schools, parks, libraries and churches".