

AVAILABLE

Corner of Texas Central Pkwy/Exchange Pkwy



**22.84 ±
ACRES**

**ALL
OR
PART**

**BRAD DAVIS,
CCIM**

Phone: 254.776.0000

Fax: 254.776.0257

Email: braddavis

@coldwellbanker.com



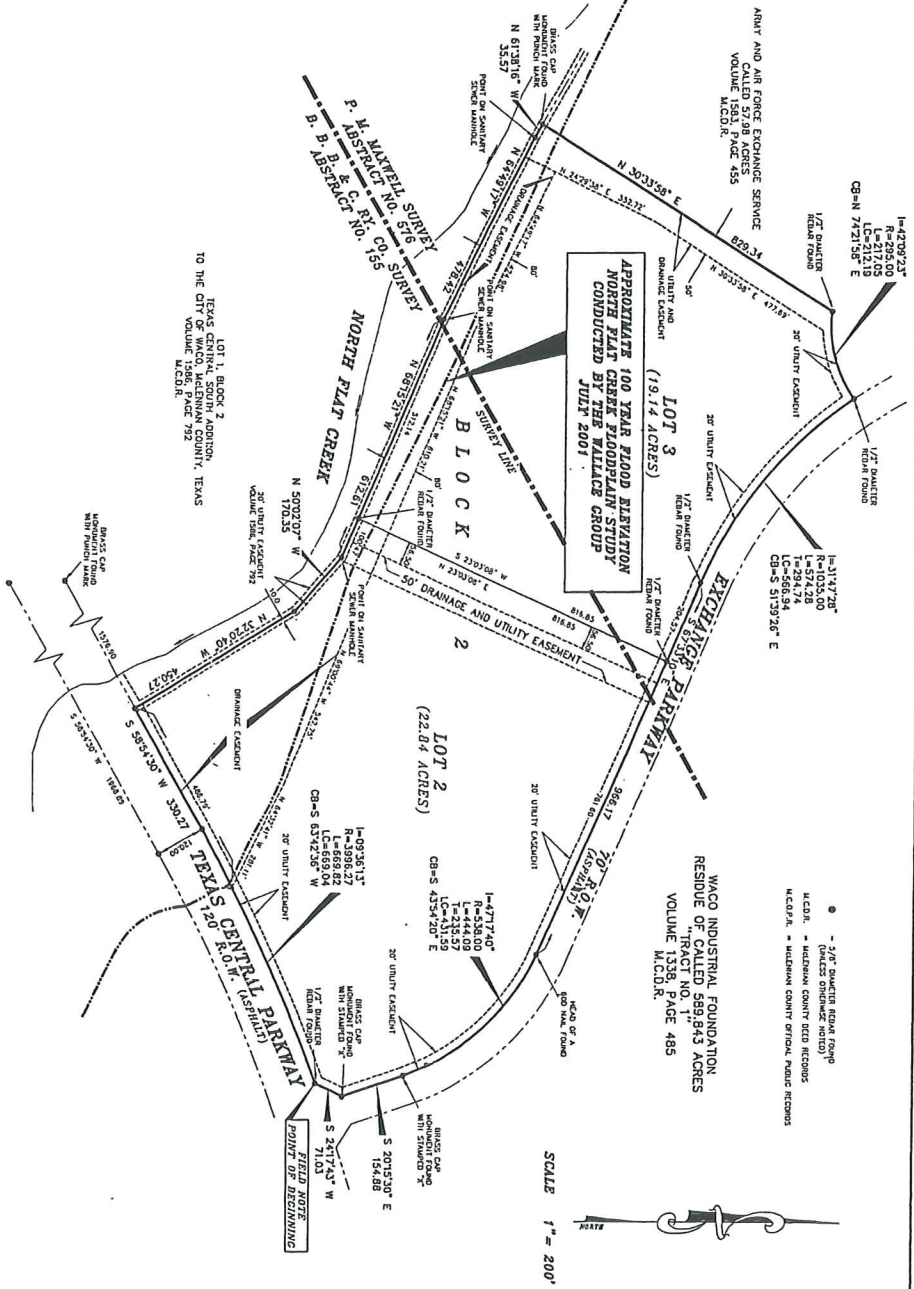
**MULTI-USE PROPERTY WITH EASY ACCESS TO
INTERSTATE 35, LOOP 340 (HIGHWAY 6),
AND HIGHWAY 84**

NEAR NEW HOSPITAL AND MAJOR RETAIL CENTERS

SALES PRICE: \$2,487,276 (\$2.50 PSF)

The information contained herein is derived from sources deemed reliable, but no warranty or representation is made or assumed for the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, national origin, physical or familial status.

Coldwell Banker Jim Stewart, Realtors® • 500 North Valley Mills Drive • Waco, TX 76710 • Phone (254) 776-0000 • Fax (254) 776-0257



Field notes for a 41.26 acre tract of land located in the B.B. & C. Railroad Co. Survey, Abstract No. 155 and the P.M. Johnson Survey, Abstract No. 276, McLennan County, Texas and being all of "Tract One" a called 18 1/2 acre tract and 27.06 acre tract described in a deed to Robert A. and Mary E. Johnson, dated and recorded in Volume 1586, Page 732 of said deed records, some being the most southerly corner of the 41.26 acre bearings based upon astronomical north by their observations and being more particularly described by metes and bounds as follows:

BE BEGINNING at a 1/2 inch diameter rebar found in the northerly line of Texas Central Parkway (120' R-0-W) at the intersection with the westerly line of Exchange Parkway, being an easterly corner of the herein described tract;

THENCE along said northerly line and a curve to the left having a radius of 3986.27 feet and whose chord bears S 63 deg. 42 min. 35 sec. W - 659.04 feet, for an arc distance of 669.82 feet to a 5/8 inch diameter rebar found in the northerly line of the herein described tract;

THENCE S 58 deg. 54 min. 30 sec. W - 330.27 feet continuing along said northerly line to a 5/8 inch diameter rebar found in the northerly line of the herein described tract;

THENCE N 32 deg. 20 min. 49 sec. W - 450.27 feet along the east line of said Lot 1 to a 5/8 inch diameter rebar found, marking on angle point of said east line and the west line of the herein described tract;

THENCE N 50 deg. 02 min. 07 sec. W - 170.35 feet continuing along said east line to a point on a secondary sewer manhole for on angle point of said east line the west line of the herein described tract;

THENCE N 68 deg. 15 min. 21 sec. W - 612.61 feet continuing along said east line to a point on a secondary sewer manhole;

THENCE continuing along Lot 1 N 64 deg. 49 min. 17 sec. W 478.42 feet to a point on a secondary sewer manhole;

THENCE N 61 deg. 38 min. 15 sec. W 35.57 feet continuing along the said line of Lot 1 to a brass cap concrete monument found marking the southeast corner of a called 57.28 acre tract of land described in a deed to Army and Air Force Exchange Service of Record in Volume 1580, Page 455 of said deed;

THENCE N 30 deg. 38 min. 58 sec. E 820.34 feet along an east line of the 57.28 acres to a brass cap concrete monument, being;

THENCE 217.03 feet continuing along the east line to the left bying a radius of 235.00 feet and whose chord bears S 74 deg. 28 min. 26 sec. E 586.04 feet, for an arc distance of 578.88 feet to a monument marking the northeast corner of the 57.28 acres, and the southerly line of a 7.70 feet wide secondary sewer manhole on Exchange Parkway;

THENCE 574.28 feet with a curve to the left and the said line of Exchange Parkway having a radius of 1025.00 feet and chord bears S 51 deg. 39 min. 26 sec. E 586.04 feet to a 1/2 inch diameter rebar found at the end of said curve;

THENCE S 67 deg. 46 min. 10 sec. E - 868.17 feet along said southerly line to the head of a 60-D inch diameter sewer;

THENCE along said line of Exchange Parkway and said curve to the right having a radius of 536.00 feet and whose chord bears S 20 deg. 20 min. 30 sec. W - 1025.00 feet to a point on a secondary sewer manhole on Exchange Parkway and the herein described tract;

THENCE S 20 deg. 20 min. 30 sec. W - 154.88 feet continuing along said line of Exchange Parkway and the herein described tract;

THENCE S 24 deg. 17 min. 43 sec. W - 71.03 feet along the cut-back line of said Exchange Parkway at Texas Central Parkway to the Point of Beginning and containing 41.26 acres.

THE STATE OF TEXAS
 COUNTY OF MCLENNAN,
 THAT THE ABOVE AND FOREGOING PLAT AND FIELD NOTES OF THE FINAL PLAT, LOTS 2 AND 3, BLOCK 2, TEXAS CENTRAL SOUTH ADDITION, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS WAS APPROVED ON THIS THE _____ DAY OF _____ 2001.

PATRICIA W. ENNIN, CITY SECRETARY

THE STATE OF TEXAS
 COUNTY OF MCLENNAN,
 THAT THE ABOVE AND FOREGOING PLAT AND FIELD NOTES OF THE FINAL PLAT, LOTS 2 AND 3, BLOCK 2, TEXAS CENTRAL SOUTH ADDITION, TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS COMPLY WITH SECTION 111, APPROVAL OF MINOR PLATS AND AMENDED PLATS, SUBSECTION (b) OF THE WACO SUBDIVISION ORDINANCE AND WAS APPROVED ON THIS THE _____ DAY OF _____ 2001.

ROBERT E. GERGENKA, SENIOR PLANNER
 ENGINEERS * ARCHITECTS * PLANNERS * SURVEYORS
 WACO * TEMPLE * KILLEEN * DALLAS * AUSTIN

THE WALLACE GROUP, INC.

1. HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS, THIS THE _____ DAY OF _____ 2001.

SURETY: 07-11-01
 KENNETH R. HESSEL, PRES., NO. 5514

PLAT NO. C- _____ 988
 WORK ORDER NO. 13298
 DRAWN BY: KKH/MP/JSR
 DIGITAL FILE: 13298FIN.DWG
 FILED/CHECKED: 07-27-01

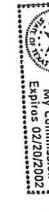
THE STATE OF TEXAS
 COUNTY OF MCLENNAN,
 ROBERT A. GROSS BEING THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND WISHING TO SUBDIVIDE SAME INTO LOT AND BLOCK DO HEREBY ADAPT THE PLAT ATTACHED HERETO AND WISHING TO SUBDIVIDE SAME INTO LOT 2 AND 3, BLOCK 2, TEXAS CENTRAL SOUTH ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AND TO HAVE THE SAME RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, AND TO HAVE THE RIGHTS OF WAY OR EASEMENTS SHOWN THEREON, ANY PRIVATE IMPROVEMENTS PLACED IN ANY OF THESE RIGHTS OF WAY OR EASEMENTS SHALL BE PLACED THERE AT NO RISK OR OBLIGATION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AND THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, SHALL HAVE NO RESPONSIBILITY TO REPAIR OR REPLACE SUCH IMPROVEMENTS IF THEY ARE SO DAMAGED OR DESTROYED IN THE UTILIZATION OF THESE RIGHTS OF WAY OR EASEMENTS, THE SALE OF ALL LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO ALL RESTRICTIONS AND CONDITIONS CONTAINED IN THE MCLENNAN COUNTY, TEXAS OFFICIAL MAPS, RECORDS, PERMITS AND ORDINANCES.

ROBERT A. GROSS
 3720 FRANKLIN AVENUE
 WACO, TEXAS 76710

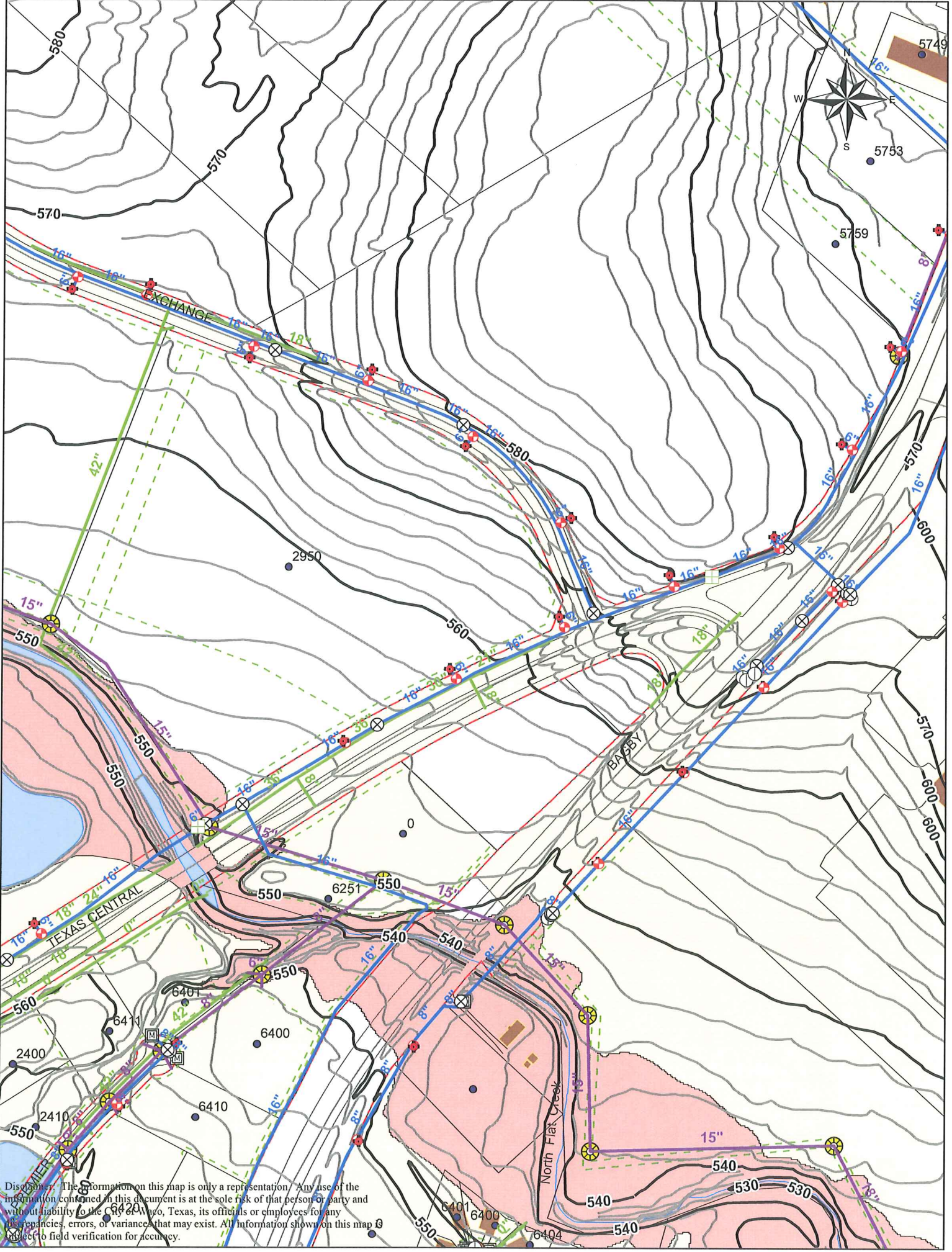
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY OF MCLENNAN, TEXAS, I HAVE PERSONALLY KNOWN ROBERT A. GROSS, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE PERSONALLY APPEARED TO ME IN THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

OPEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2001.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOTES:
 1. WATER TO BE SUPPLIED BY CITY OF WACO - CEN #10033
 2. ELECTRICITY TO BE SUPPLIED BY TNU
 3. PROPOSED LAND USAGE TO BE COMMERCIAL



Disclaimer: The information on this map is only a representation. Any use of the information contained in this document is at the sole risk of that person or party and without liability to the City of Waco, Texas, its officials or employees for any discrepancies, errors, or variances that may exist. All information shown on this map is subject to field verification for accuracy.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

COLDWELL BANKER COMM JIM STEWART, REALTORS	0590914	commercial@jsrwaco.com	(254)776-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
EARL BRINTON PATRICK, CCIM, CRB	0146312	epatrick@jsr-waco.com	(254)776-0000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
BRAD DAVIS, CCIM	0234986	braddavis@coldwellbanker.com	(254)776-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date