

# 1000 Schroeder Dr.

## BUILDING 1

### Warehouse Space Available



**NEW FACILITY**

**CONTACT**  
**BRAD DAVIS, CCIM**



500 N. Valley Mills Drive  
Waco, TX 76710

254.776.0000

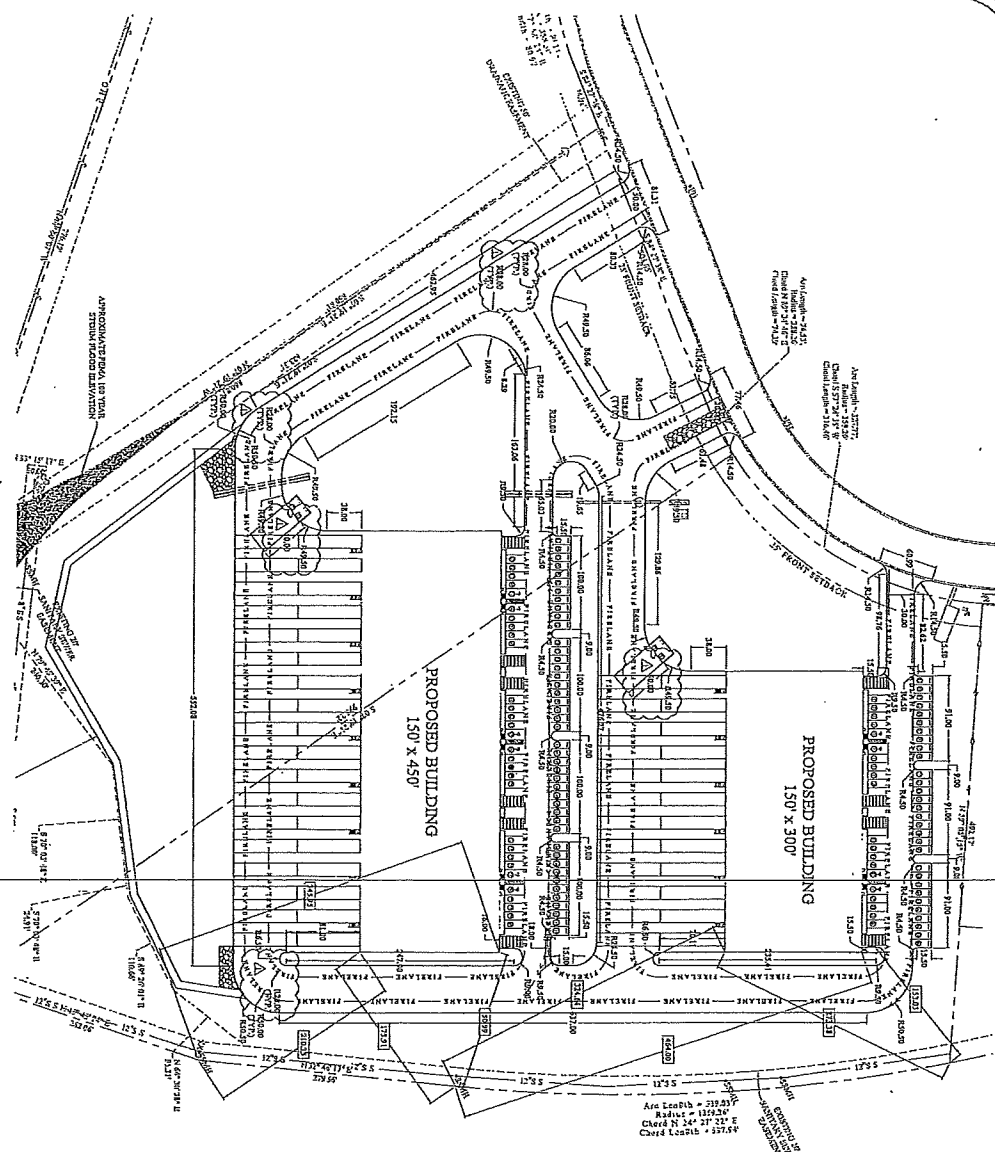
braddavis@coldwellbanker.com

**SIZE:** 15,000 - 33,750 sq. ft.  
**SPECS:** Steel frame/metal,  
24' sidewalls  
skylights, dock high & grade  
level doors, custom office.  
ESFR sprinkler system  
**RATE:** \$5.50/sq.ft. NNN  
NNN estimated \$1.75/sq.ft.  
**COMMENTS:** Property qualifies for  
Triple Freeport

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**DIMENSION PLAN**

1" = 20'



Area Length = 319.23'  
 Radius = 181.84'  
 Chord N 24° 31' 23" E  
 Chord Length = 377.74'



2016/01/27  
 Abacus Engineering, Inc.  
 1000 Schroder Dr., Waco, Texas 76798  
 817-770-1234

C05

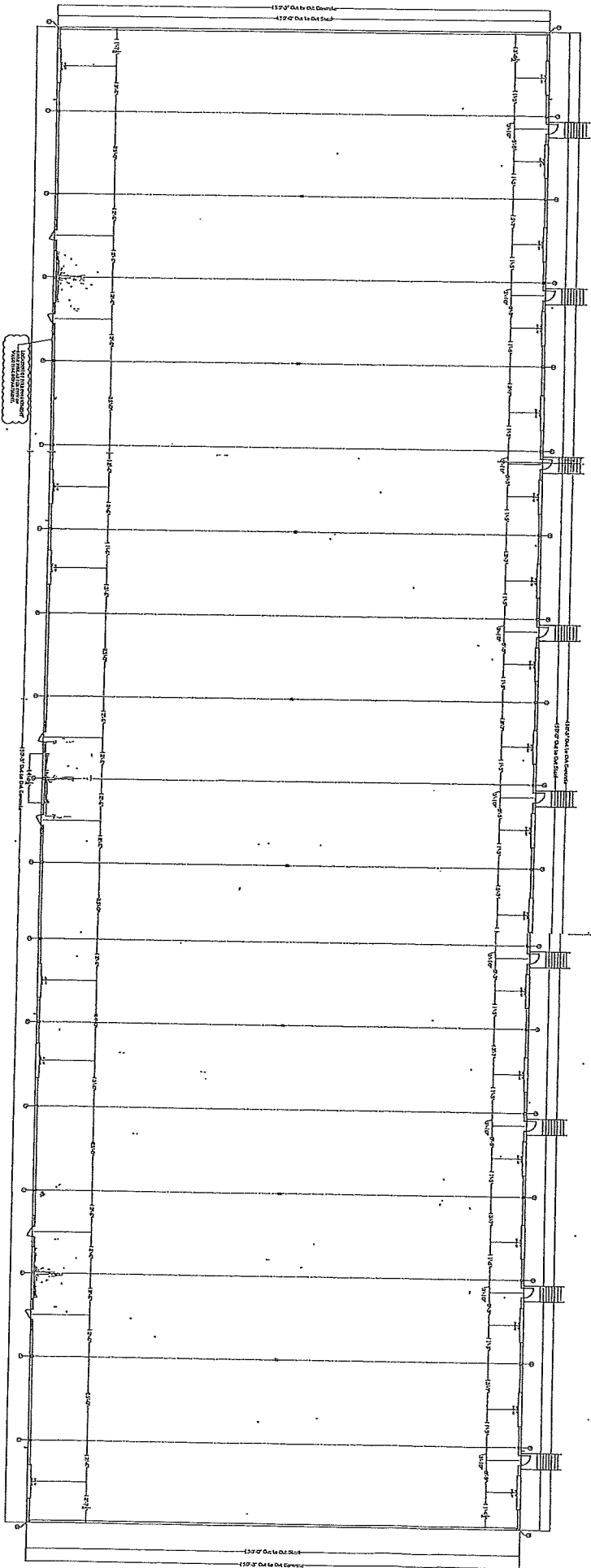
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DATE	REVISION NOTES
01/20/16	REVISED PER CITY OF WACO COMMENTS

**PROFESSIONAL ENGINEERING & DESIGN SERVICES**  
 ELECTRICAL  
 INDUSTRIAL  
 COMMERCIAL  
 RESIDENTIAL

- NOTES:**
- ALL DIMENSIONS TO BE VERIFIED ON-SITE.
  - ALL DIMENSIONS TO BE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
  - THE LOCATION OF UTILITIES, WATER MAIN, UNDERGROUND ELECTRICAL, CONDUIT, FIBER OPTIC CABLE, NATURAL GAS LINE, UNDERGROUND PIPING AND ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. A WRITTEN REPORT OF THE VERIFICATION OF THE UTILITIES SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE UTILITIES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE UTILITIES.
  - INDICATES BUILDING DIMENSION FROM PROPERTY LINE.
  - IF CONTRACTOR KNOWS OR HAS REASON TO BELIEVE THAT ANY UTILITIES, CONDUITS OR PIPES ARE LOCATED WITHIN THE PROPOSED BUILDING FOOTPRINT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE UTILITIES PRIOR TO THE START OF CONSTRUCTION. A WRITTEN REPORT OF THE VERIFICATION OF THE UTILITIES SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE UTILITIES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE UTILITIES.



01 FLOOR PLAN BLDG. #2

01 FLOOR PLAN BLDG. #2





## 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

<b>COLDWELL BANKER COMM JIM STEWART, REALTORS</b>	<b>0590914</b>	<b>commercial@jsrwaco.com</b>	<b>(254)776-0000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>CB APEX REALTORS, LLC</b>	<b>0590914</b>		
Designated Broker of Firm	License No.	Email	Phone
<b>KATHRYN ANNE SCHROEDER</b>	<b>269763</b>	<b>realtors@jsrwaco.com</b>	<b>(254)776-0000</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>BRAD DAVIS, CCIM</b>	<b>0234986</b>	<b>braddavis@coldwellbanker.com</b>	<b>(254)776-0000</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date