

DEVELOPMENT LAND AVAILABLE FOR SALE

9.3 Acre Raw Land Development Tract

SEQ of IH-35 and S New Rd | Waco, Texas 76710



LOCATION:

SEQ of IH-35 & New Rd
4200-4300 IH-35 S, Waco, Texas 76706

DESCRIPTION:

Close proximity to Central Texas Marketplace, (one of the largest and best positioned regional shopping centers between Dallas & Austin) and to Texas Central Park with over 20,000 employees.

DEMOGRAPHICS:	2 miles	5 miles
2016 POPULATION	17,871	127,964
AVERAGE HH INCOME	\$49,061	\$51,863
DAYTIME POPULATION	25,782	168,962

PROPERTY HIGHLIGHTS:

- Land Area: +/-9.3 Acres
- Access from I-35 & from New Rd
- Highly visible location
- 635' of IH-35 service road frontage
- 2 - 80' Pylon sign post systems existing
- All major utilities available
- Retail gasoline sales approved
- Zoning: Commercial II
- Price: \$6,886,836.00
\$17.00 PSF

EXCLUSIVE LISTING PRESENTED BY
McCOLLUM PROPERTIES

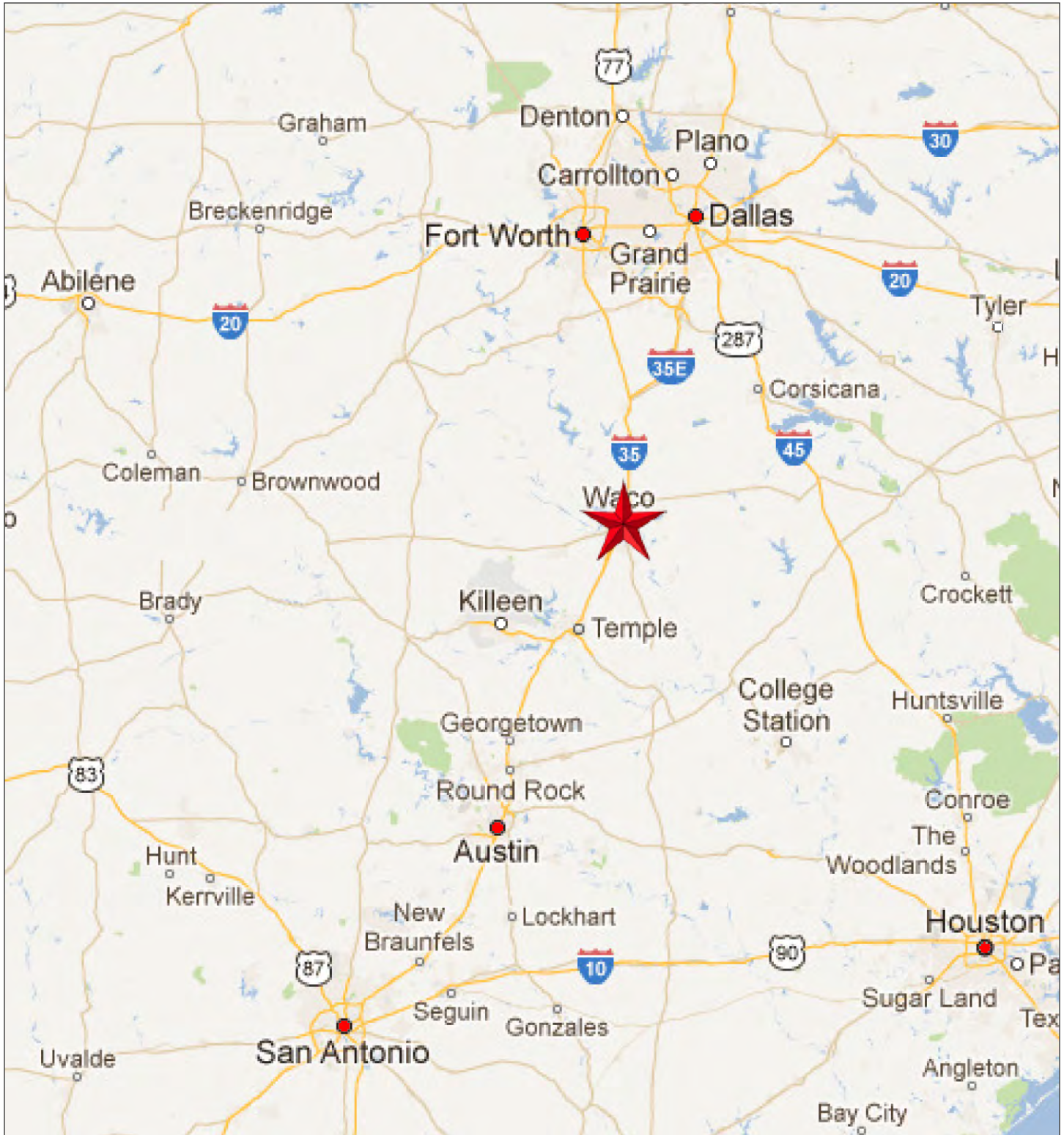
Robert McCollum
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Property Location Map



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Aerial Map



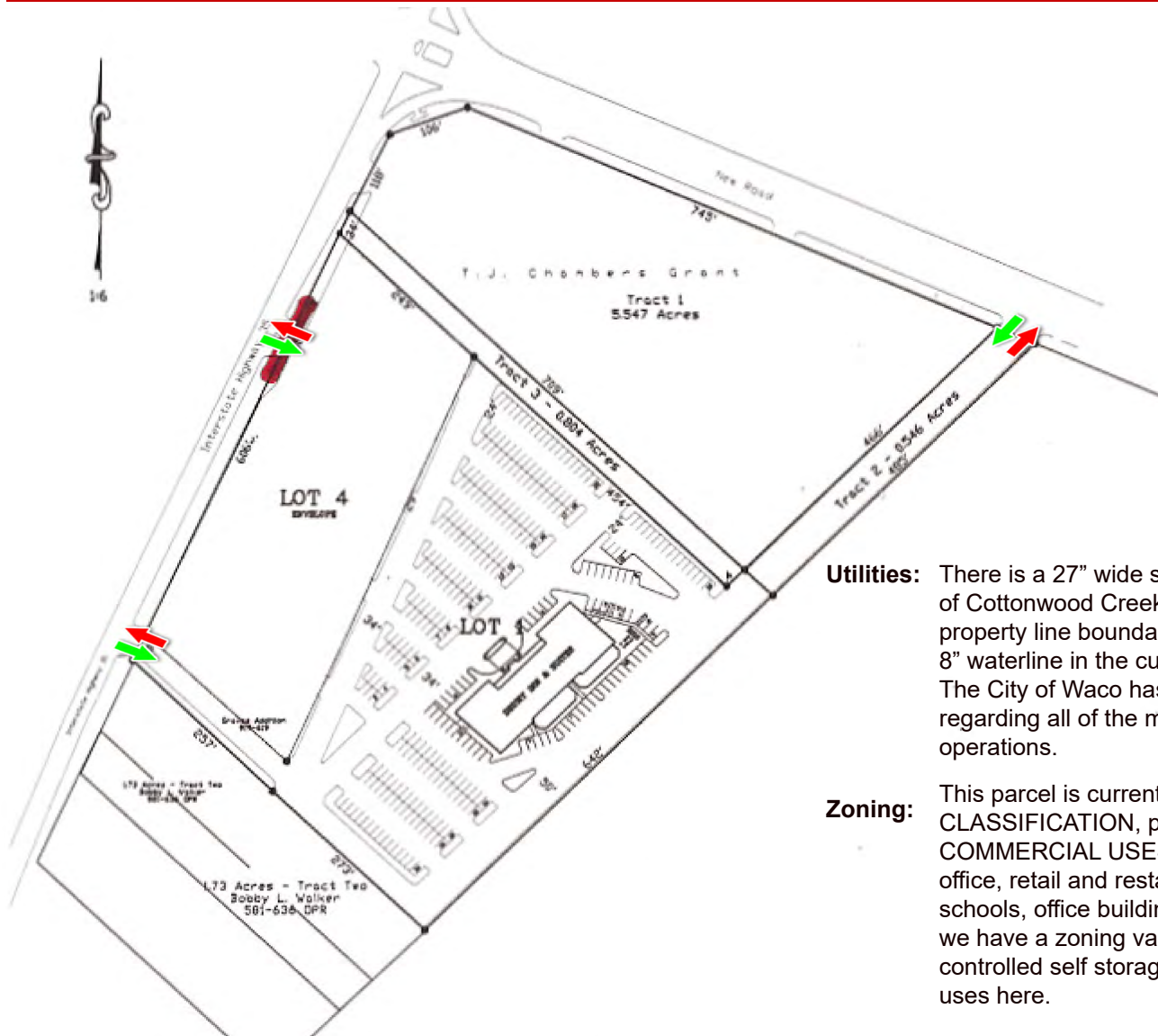
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Utilities: There is a 27" wide sanitary sewer/waste water line along the creek bank of Cottonwood Creek which has a 10" sewer line extension pulled to South property line boundary of adjoining Vantage apartment complex. There is an 8" waterline in the curb line of New Road at the entryway to this 9.3 acre tract. The City of Waco has confirmed that there should be ample capacity here, regarding all of the major utilities being readily available for connection and operations.

Zoning: This parcel is currently zoned today as COMMERCIAL TWO/C-2 ZONING CLASSIFICATION, per City of Waco. This zoning allows many different COMMERCIAL USES such as, but not limited to, financial institutes, medical-office, retail and restaurants, retail gas sales combo convenience stores, schools, office buildings, equipment rental stores, hotels and motels (here we have a zoning variance that allows up to 88' in height), enclosed climate controlled self storage warehouse structures, among many other approved uses here.

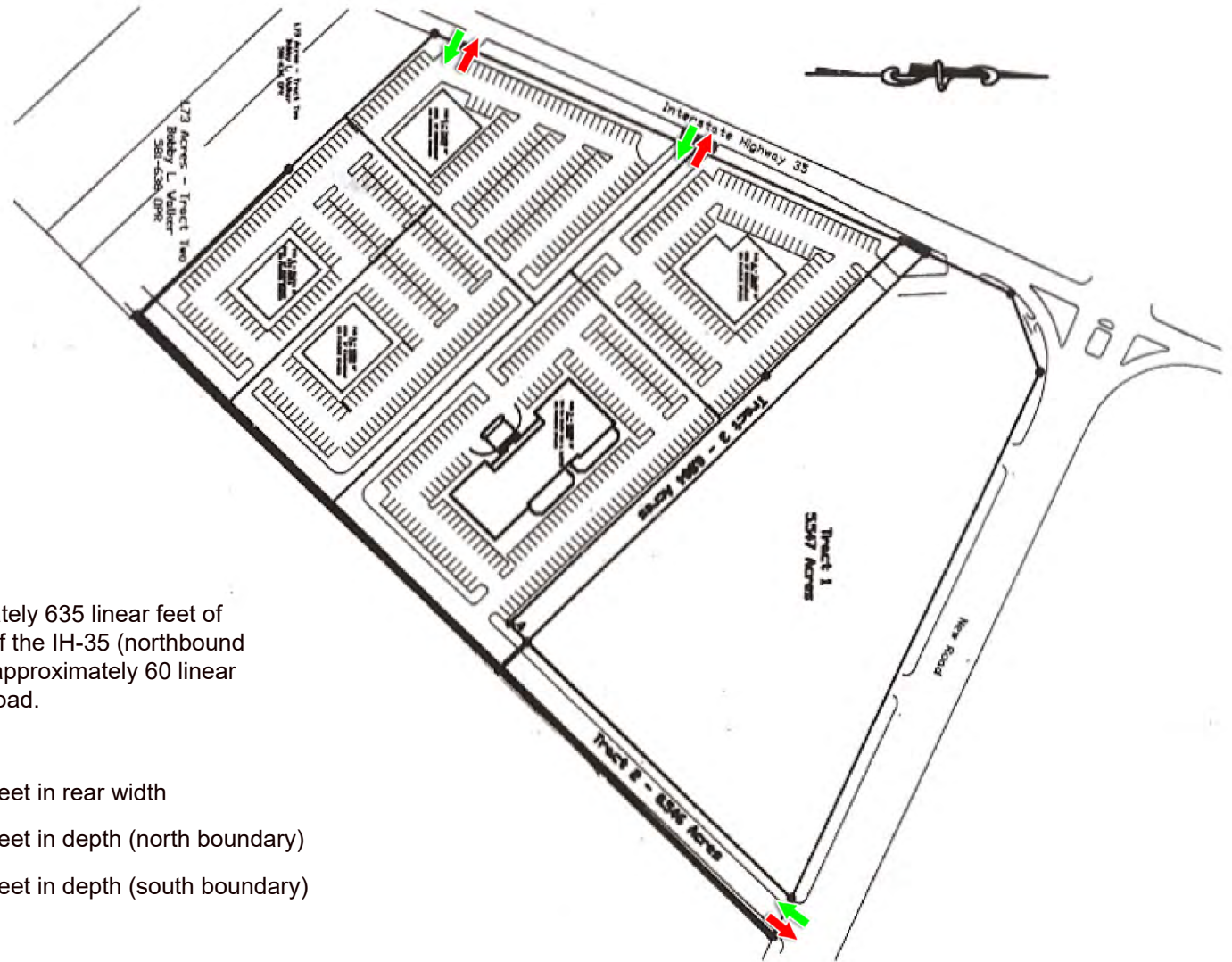
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Frontage: This parcel has approximately 635 linear feet of frontage on the curbside of the IH-35 (northbound traffic) Service Road and approximately 60 linear feet of frontage on New Road.

Site Dimensions: Approximately 642 linear feet in rear width
Approximately 709 linear feet in depth (north boundary)
Approximately 538 linear feet in depth (south boundary)

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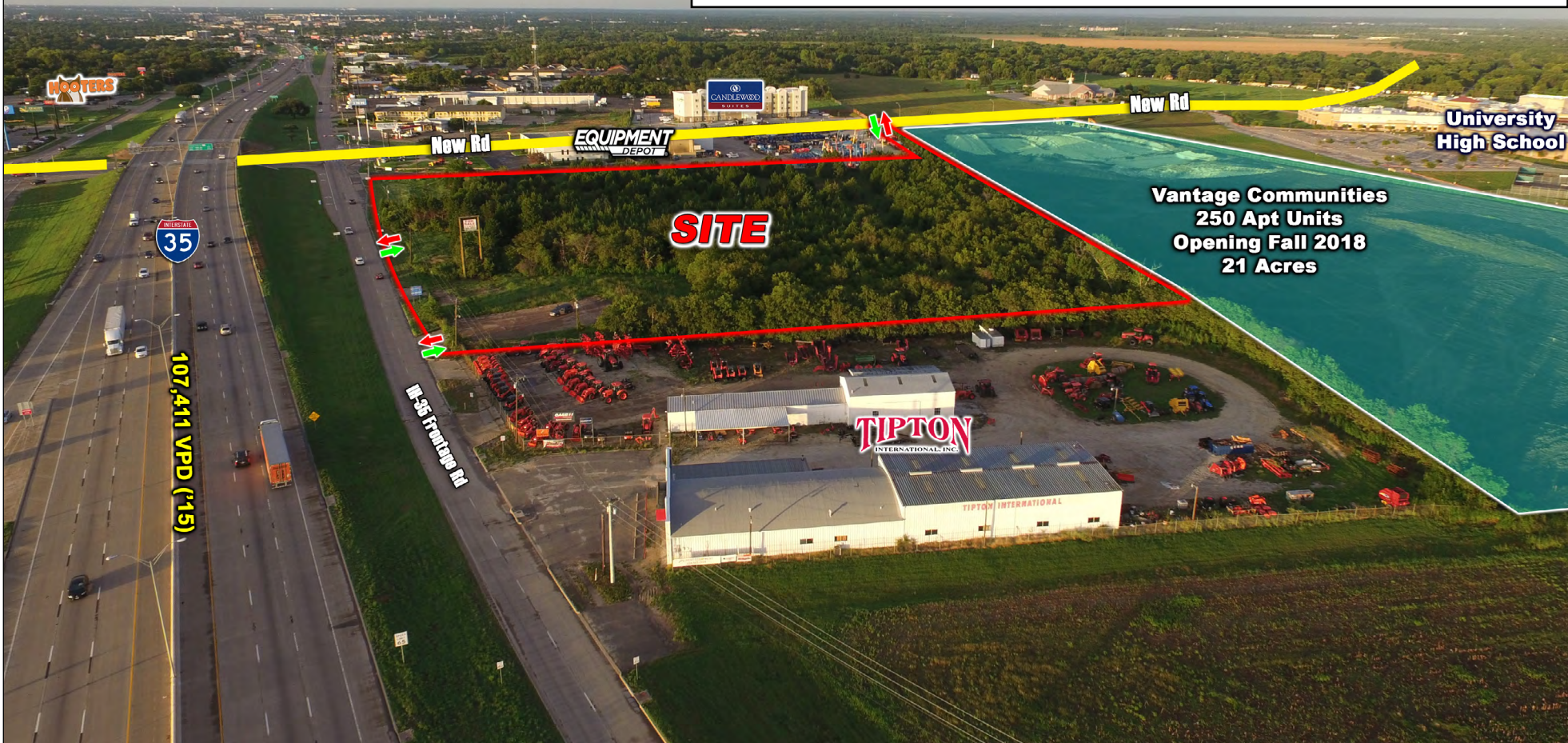
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This 9.3 acre subject tract land parcel is extremely unique in that it is the only mid-sized land tract available today, located directly in the heart of Waco's hottest area for investment grade commercial development projects, that has both direct IH-35 access/exit ramp entryway, two approved curb cuts via TXDOT, and also has City of Waco traffic department approved access/entryway curb cut on to New Road. This dual access combo creates optimum access to this site, from every possible direction, via both North & South IH-35 traffic, as well as East & West bound local area traffic traveling on New Rd.



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Vantage Apartment Communities
 13 Buildings, 2 Story Traditional
 288 Units ranging from 575 SF - 1,200 SF
 Comparagale new construction market rents
 are ranging from \$1.10 PSF - \$1.55 PSF
 for same or similar improvements

University High School
 125+ Teachers & Faculty
 Members/Employees
 Servicing Grades 9-12
 2,000+ Students
 with open campus
 privileges for seniors

SITE
 Conceptually
 Proposed
 45 AC Retail
 Development

Central Texas Marketplace
 A 250 Acre Mixed Use Development
 Capital Development Expenditures to date
 of approx. \$135M and approx 1,655,000 SF
 of new construction vertical building
 improvements. CTMP's Retail Center
 component alone now spans over the
 1,000,000 F benchmark of Open & operating
 National Credit Retailers, along with various
 other Retail Related Business ventures

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Information About Brokerage Services

Texas law requires all real estate license holders 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 confidential 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.

McCollum Properties	0359171	mccollumprop@aol.com	972-860-0662
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Robert McCollum	0359171	mccollumprop@aol.com	972-860-0662
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date