

# AVAILABLE

## HIGH PROFILE OFFICE / RETAIL

### HWY 84 @ BURNETT COURT



#### CONTACT

**BRAD DAVIS,**  
CCIM



JIM STEWART,  
REALTORS®

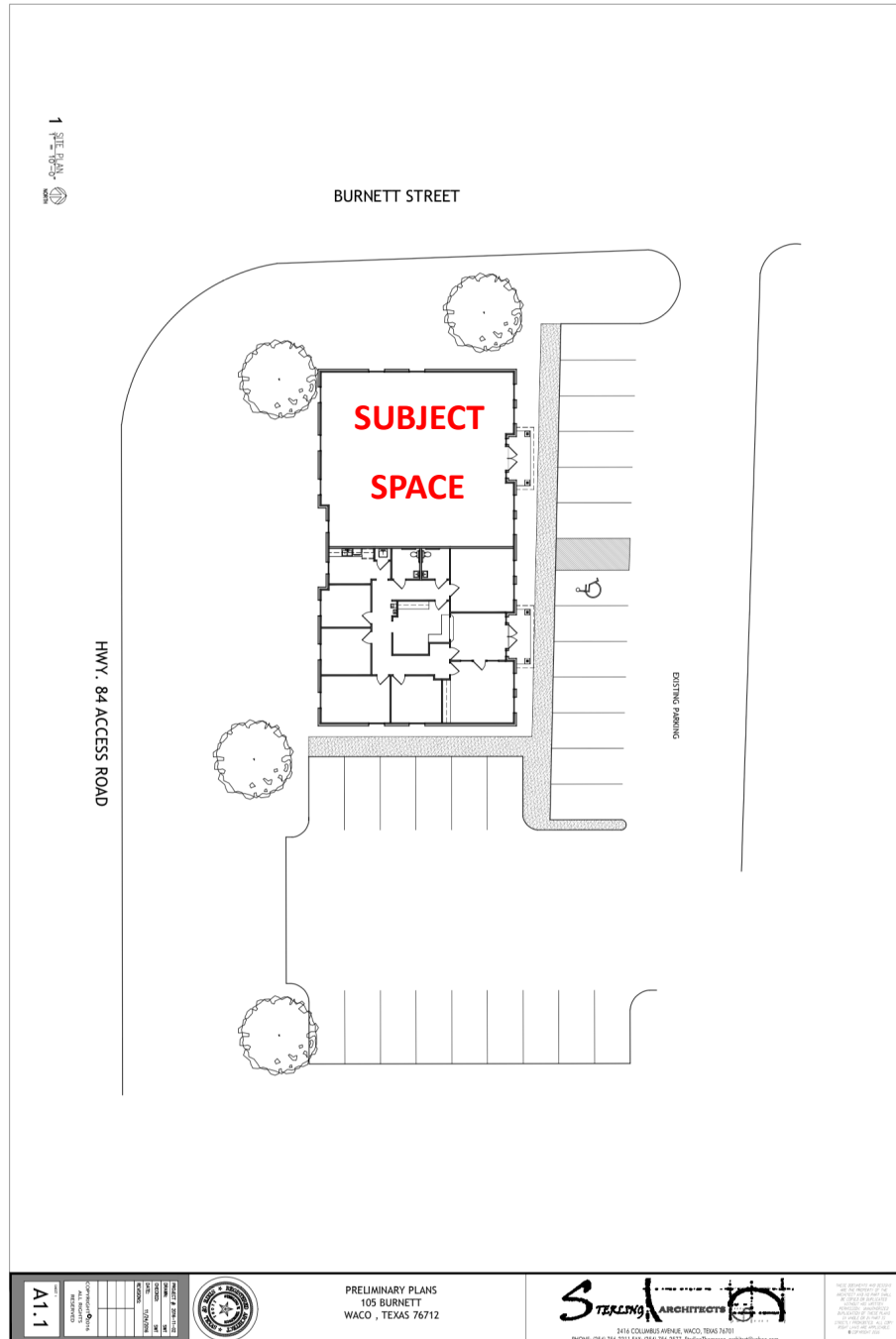
500 N. Valley Mills Drive  
Waco, TX 76710

254.776.0000

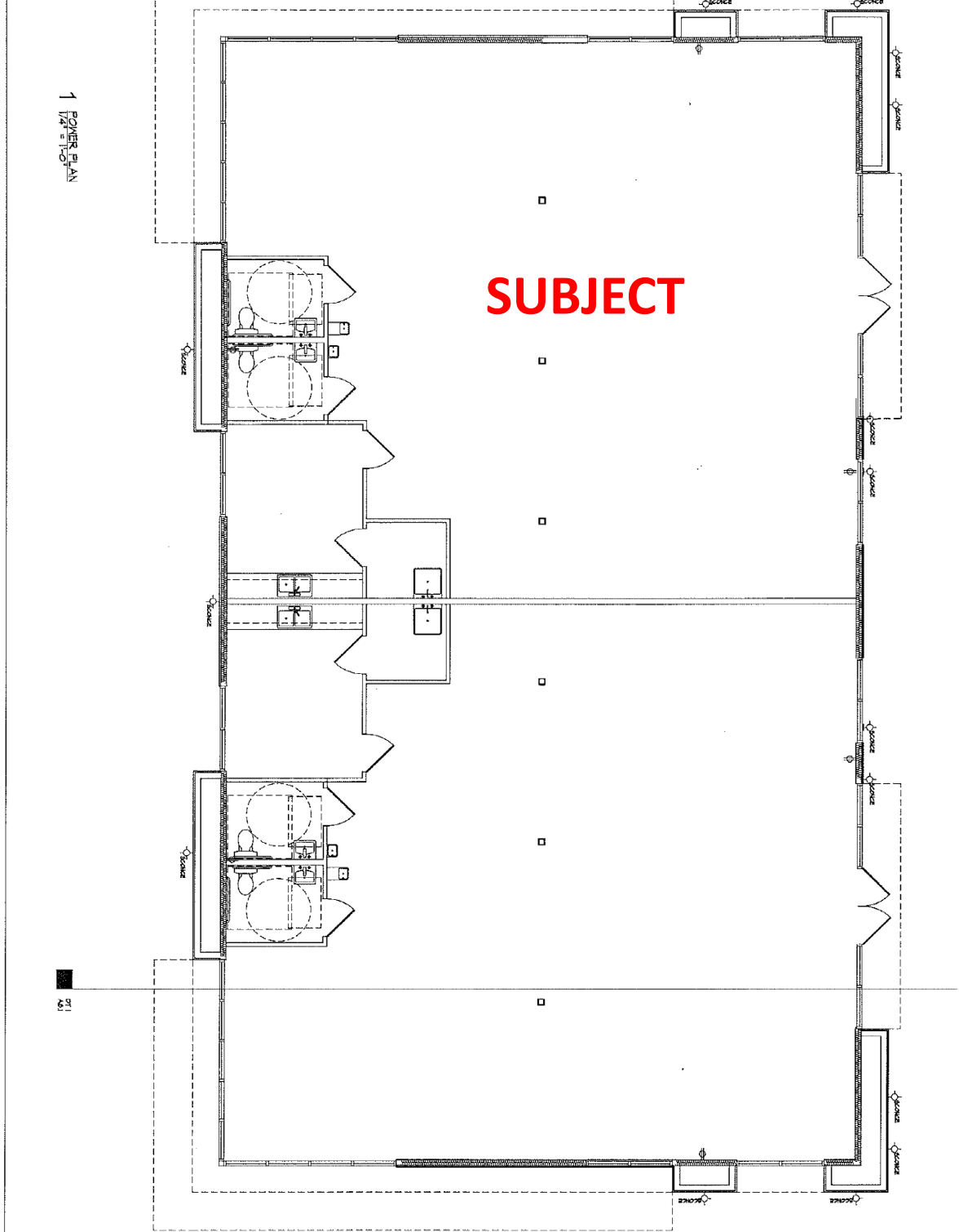
braddavis@coldwellbanker.com

- \* SIZE 2,300 SQ.FT.
- \* GREAT EXPOSURE AND VISIBILITY
- \* NEW CONSTRUCTION
- \* SHELL DELIVERY APPX MAY 1, 2018
- \* \$50.00/SQ.FT. TI ALLOWANCE
- \* \$18.00/SQ.FT./YR NNN  
NNN ESTIMATED AT \$7.00/SQ.FT./YR

# BURNETT COURT



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1 POWER PLAN  
1/2" = 1'-0"

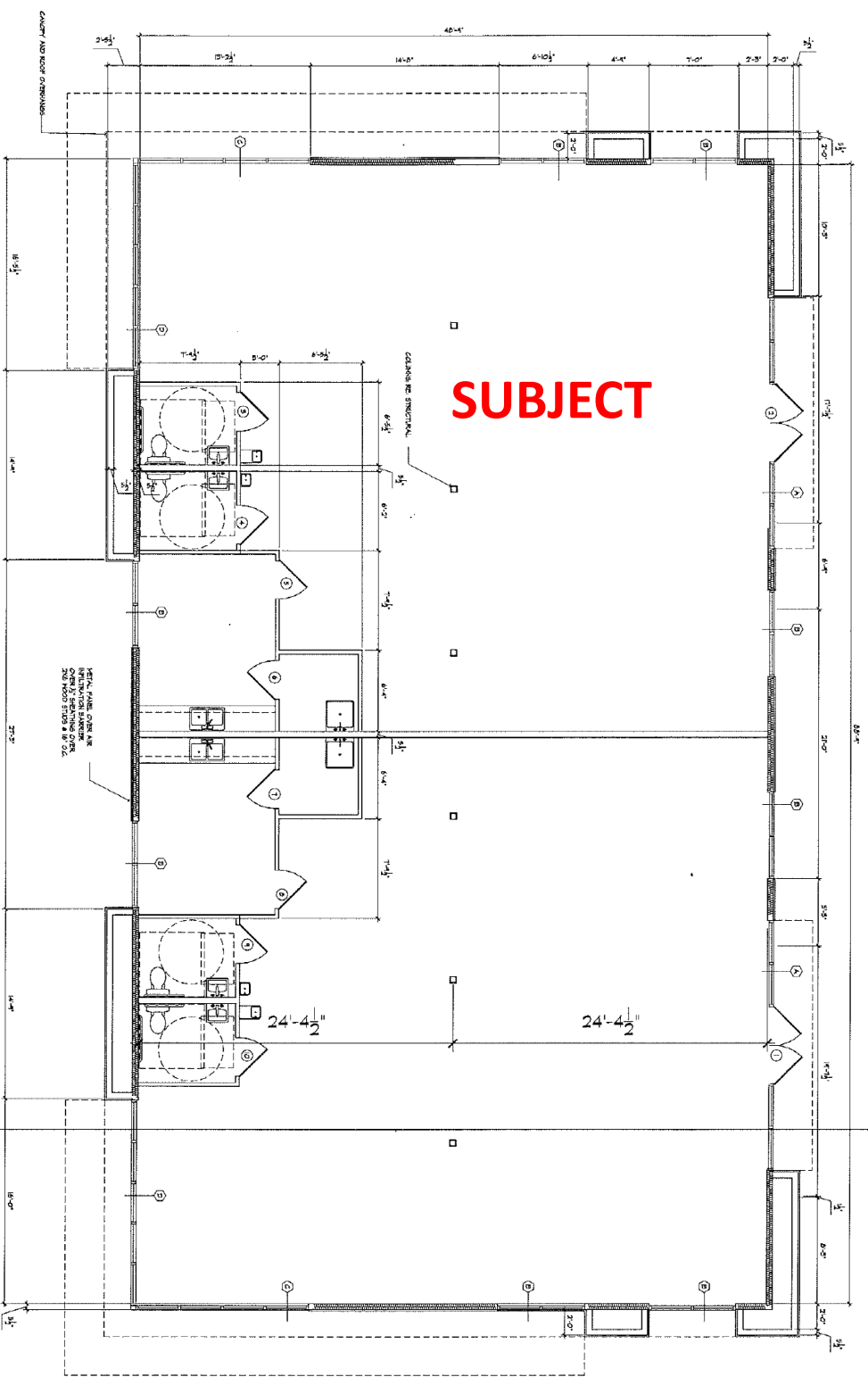
| ELECTRICAL NOTES   |   |   |   |
|--|---|---|---|
| 1. ALL WORK SHALL CONFORM TO THE 2015 INTERNATIONAL ELECTRICIAN CODE.  | <b>ELECTRICAL SYMBOLS</b><br>1. SEE EXISTING ELECTRICAL PLAN FOR ALL ELECTRICAL SYMBOLS TO BE USED FOR THIS PROJECT. ALL SYMBOLS SHALL BE IDENTICAL TO THOSE SHOWN ON THE EXISTING ELECTRICAL PLAN.<br>2. ALL ELECTRICAL WORK SHALL BE IDENTIFIED BY A PERMITS AND INSPECTED BY THE CITY OF WACO.<br>3. ALL ELECTRICAL WORK SHALL BE IDENTIFIED BY A PERMITS AND INSPECTED BY THE CITY OF WACO.<br>4. ALL ELECTRICAL WORK SHALL BE IDENTIFIED BY A PERMITS AND INSPECTED BY THE CITY OF WACO.<br>5. ALL ELECTRICAL WORK SHALL BE IDENTIFIED BY A PERMITS AND INSPECTED BY THE CITY OF WACO.<br>6. ALL ELECTRICAL WORK SHALL BE IDENTIFIED BY A PERMITS AND INSPECTED BY THE CITY OF WACO.<br>7. ALL ELECTRICAL WORK SHALL BE IDENTIFIED BY A PERMITS AND INSPECTED BY THE CITY OF WACO.<br>8. ALL ELECTRICAL WORK SHALL BE IDENTIFIED BY A PERMITS AND INSPECTED BY THE CITY OF WACO.<br>9. ALL ELECTRICAL WORK SHALL BE IDENTIFIED BY A PERMITS AND INSPECTED BY THE CITY OF WACO.<br>10. ALL ELECTRICAL WORK SHALL BE IDENTIFIED BY A PERMITS AND INSPECTED BY THE CITY OF WACO.<br>11. ALL ELECTRICAL WORK SHALL BE IDENTIFIED BY A PERMITS AND INSPECTED BY THE CITY OF WACO.<br>12. ALL ELECTRICAL WORK SHALL BE IDENTIFIED BY A PERMITS AND INSPECTED BY THE CITY OF WACO.<br>13. ALL ELECTRICAL WORK SHALL BE IDENTIFIED BY A PERMITS AND INSPECTED BY THE CITY OF WACO.<br>14. ALL ELECTRICAL WORK SHALL BE IDENTIFIED BY A PERMITS AND INSPECTED BY THE CITY OF WACO.<br>15. ALL ELECTRICAL WORK SHALL BE IDENTIFIED BY A PERMITS AND INSPECTED BY THE CITY OF WACO. |   |   |
| 2. OWNER SHALL VERIFY ALL CONDITIONS & SITE.   |   |   |   |
| 3. OWNER SHALL SELECT ALL LIGHT FIXTURES, SWITCHES, AND OUTLET PLATE.  |   |   |   |
| 4. OWNER SHALL VERIFY ALL CONDITIONS & SITE.   |   |   |   |
| 5. VERIFY WITH OWNER EXACT LOCATION OF ALL LIGHTS, SWITCHES, OUTLETS, ETC.   |   |   |   |
| 6. PROVIDE WITH OWNER ANY OUTSIDE LANSACING LIGHTING TO BE IDENTIFIED BY OWNER.  |   |   |   |
| 7. HVAC SYSTEM SHALL BE AS DESIGNED BY INSTALLER.  |   |   |   |
| 8. VERIFY LOCATION OF SIGNAGE CONNECTION WITH ELEVATIONS AND OWNER.  |   |   |   |
| ME SYMBOLS   |   |   |   |
| <table border="0"> <tr> <td> <ul style="list-style-type: none"> <li>MECHANICAL ROOM</li> <li>MECHANICAL ROOM</li> <li>MECHANICAL ROOM</li> </ul> </td> <td> <ul style="list-style-type: none"> <li>MECHANICAL ROOM</li> <li>MECHANICAL ROOM</li> <li>MECHANICAL ROOM</li> </ul> </td> </tr> </table> |   | <ul style="list-style-type: none"> <li>MECHANICAL ROOM</li> <li>MECHANICAL ROOM</li> <li>MECHANICAL ROOM</li> </ul> | <ul style="list-style-type: none"> <li>MECHANICAL ROOM</li> <li>MECHANICAL ROOM</li> <li>MECHANICAL ROOM</li> </ul> |
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**E1.1**  
 11/11/15  
 ALL RIGHTS RESERVED  
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NEW OFFICE BUILDING  
 WILL FAIR  
 101 BURNETT COURT  
 WOODWAY, TEXAS 76712

**STERLING ARCHITECTS**  
 2416 COLUMBUS AVENUE, WACO, TEXAS 76701  
 PHONE: (254) 756-2311 FAX: (254) 756-2577, SterlingThompson\_architect@yahoo.com

**SUBJECT**



**1 FLOOR PLAN**  
1/4" = 1'-0"

- GENERAL NOTES**
- VERIFY ALL CONDITIONS & SITE.
  - ALL DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNLESS NOTED OTHERWISE.
  - ALL WORK SHALL CONFORM TO THE 2015 INTERNATIONAL BUILDING CODE.
  - ALL FINISHES SHALL BE CHECKED BY THE OWNER.
  - RETAIL WALL SHALL BATTLE INSULATION IN ANY EXTERIOR WALL.
- FINISHES AND SMOKE DEVELOPMENT NUMBER**
- FINISHES MUST COMPLY WITH CLASS RATINGS FOR FIRE AND SMOKE DEVELOPMENT AS SET FORTH IN TABLE 803.11 OF THE 2015 INTERNATIONAL BUILDING CODE. FINISHES SHALL BE IDENTIFIED AS FOLLOWS:
    - EXIT PASSAGEWAYS - (A)
    - ROOMS AND ENCLOSED SPACES - (C)
  - SMOKE DEVELOPMENT NUMBER IS 400.

**FIREBLOCKING NOTE**

THESE DETAILS SHALL BE PROVIDED TO GET OFF ALL CONCEALED DRIFT OPENINGS FROM BETWEEN STUDS, STOPS, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN ROOF-TO-WALL CONNECTIONS IN THE FOLLOWING LOCATIONS, INCLUDING FINISHED SPACES AND PARALLEL JOINTS OF STUDS OR FRAMED STUDS, AS FOLLOWS:

- VERTICALLY AT THE CEILING AND FLOOR LEVELS.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT JOINTS, DROP CEILING AND GORE CEILING.
- AT ALL INTERCONNECTIONS BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FIRE.
- CHIMNEYS AND FIREPLACES.
- FIREBLOCKING OF COURSES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

**WALL SYSTEM LEGEND**

EXTERIOR WALL - SHALL BE CONSTRUCTED OF 2X6 WOOD STUDS @ 16" O.C. FULL BATT INSULATION & EXTERIOR ON ONE SIDE & RETAIL SIDING ON THE OTHER SIDE.

INTERIOR WALL - SHALL BE CONSTRUCTED OF 2X6 WOOD STUDS @ 16" O.C. FULL BATT INSULATION, STUD AND GYP SHALL EXTEND TO DECK & BE SEALED AIR TIGHT. U.L.T. 180.

INTERIOR WALL - SHALL BE CONSTRUCTED OF 2X4 NO STUDS @ 16" O.C. W/ (1) LAYER 5/8" GYP BD ON EACH SIDE W/ 2" SOUND BATT INSULATION. EXTERIOR WALL 1" O.C. ABOVE/FLAN-CLG.

INTERIOR WALL - SHALL BE CONSTRUCTED OF 2X4 NO STUDS @ 16" O.C. (1) LAYER 5/8" GYP BD ON EACH SIDE.

PROJECT: NEW OFFICE BUILDING  
OWNER: WILL FAIR  
DATE: 10/20/2014  
DRAWN BY: J. THOMPSON  
CHECKED BY: J. THOMPSON  
REVISIONS:  
NO. DESCRIPTION  
DATE

DATE: 10/20/2014  
SCALE: AS SHOWN  
SHEET: A5.1



NEW OFFICE BUILDING  
WILL FAIR  
101 BURNETT COURT  
WOODWAY, TEXAS 76712

**STERLING ARCHITECTS**

2416 COLUMBUS AVENUE, WACO, TEXAS 76701  
PHONE: (254) 756-2311 FAX: (254) 756-2577 Sterling.thompson\_architect@yahoo.com

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# BURNETT COURT



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## 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<br>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/<br>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