

FOR LEASE

**WACO GATEWAY
I-35 & BAGBY AVE, WACO, TX 76712**



Representative Photo

204,120 SF Building - Delivery Q2 2027

Shaffer Braun
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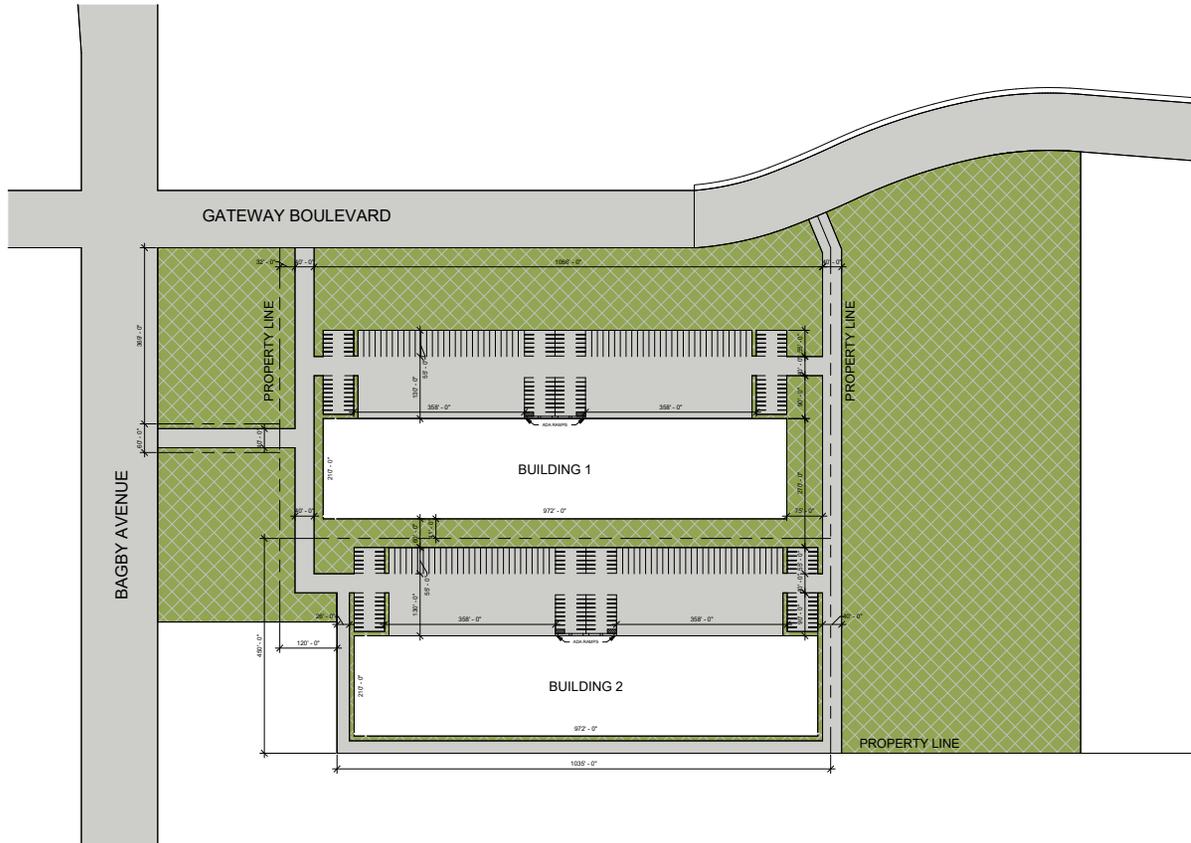
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partners

Property Highlights

WACO GATEWAY
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PROPERTY HIGHLIGHTS:

- Building 1 – 204,120 SF
- Breaking Ground Q4 2026
- Delivery Q2 2027
- 30' Clear
- Divisible to 50K SF
- Column Spacing: 50' x 50'
- Bay Doors: 40 Doors
- 130' Truck Court with Trailer Parking

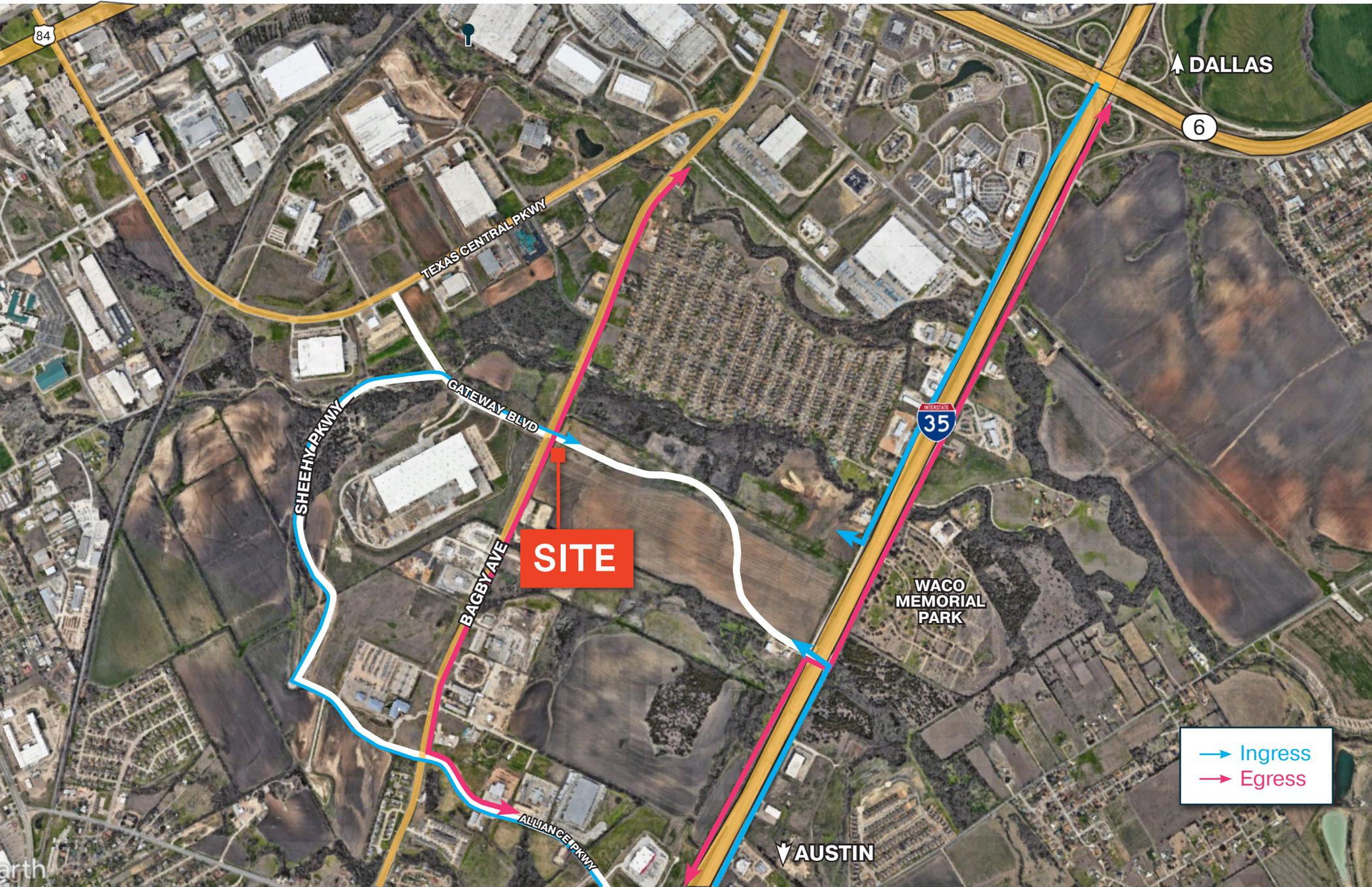
LEASE RATE: Contact Broker

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Ingress/Egress

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Waco, TX

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TEXAS TRIANGLE

IS PROJECTED TO GROW BY 3.5 MILLION BETWEEN NOW AND 2030. THE ENTIRE AREA WILL BECOME **ONE GIANT METROPOLIS** WITH A 19 PERCENT GROWTH IN RESIDENTS— FROM 18.14 MILLION IN 2015 TO **21.65 MILLION IN 2030**— BRINGING IT CLOSE TO THE CURRENT POPULATION OF THE NEW YORK CITY METRO AREA (20.18 MILLION PEOPLE). (U.S. Census Bureau and forecasts from the Texas Office of the State Demographer)

NO. 1

JOB CREATOR IN THE NATION; TEXAS IS PROJECTED TO ADD ONE MILLION JOBS BY 2023 (Forbes)

NO. 2

LARGEST WORKFORCE IN THE US (U.S. CENSUS BUREAU)

50+

FORTUNE 500 COMPANY HQ

LOCATION	MILES	DRIVE TIME
Hwy 35	0 miles	0 min
Hwy 6	2 miles	5 min
Austin	94 miles	90 min
San Antonio	163 miles	2 hr 45 min
Port of Corpus Christi	253 miles	4 hr 35 min
Houston	160 miles	2 hr 45 min
Port of Houston	165 miles	2 hr 50 min
Laredo (US-Mexico Border)	307 miles	5 hr 5 min
Dallas	90 miles	90 min

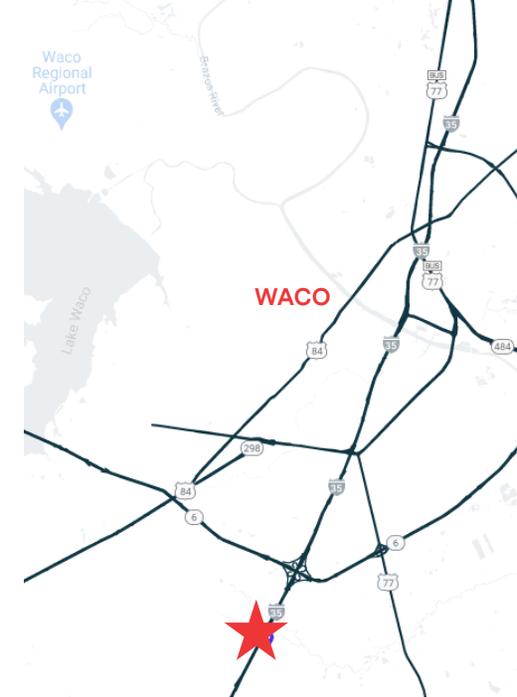


ZONING

M-2

UTILITIES

- Oncor Electric 12.5 KV Distribution (Multiple)
- 6-10" Atmos Energy Gas
- 12" City of Waco Water
- 16" City of Waco Sewer



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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 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.

PCR Brokerage Houston, LLC dba Partners	9003949	licensing@partnersrealestate.com	713-629-0500
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____