

FOR SALE/GROUND LEASE/BTS

PAD SITES AVAILABLE

2312 INTERSTATE 35

Waco, TX 76706

PRESENTED BY:

JACKSON CAIN

O: 281.367.2220 x112

JEFF BEARD CCIM

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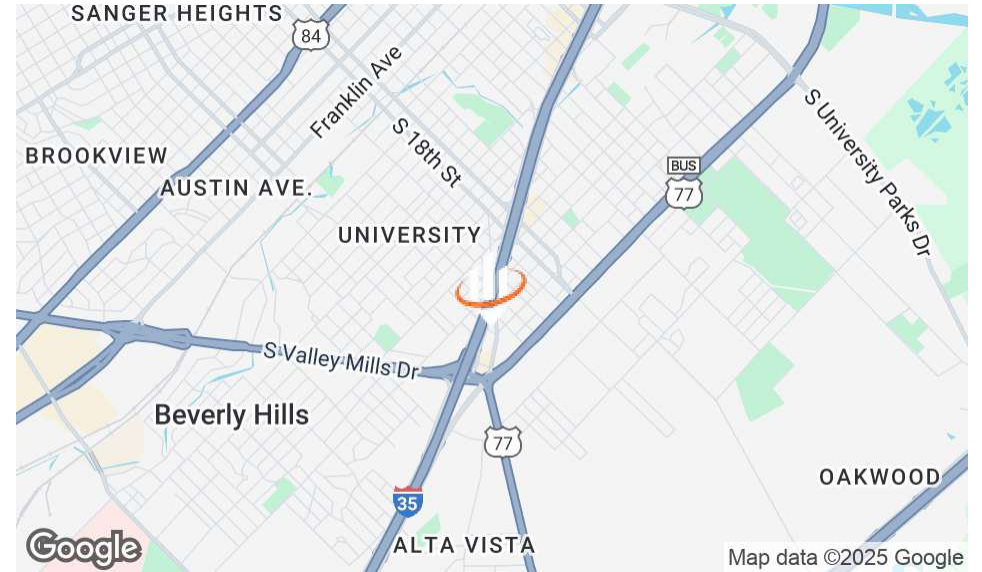


PROPERTY HIGHLIGHTS

- The property is comprised of 2.83 acres along I-35 frontage just north of the I-35 & S Valley Mills Dr intersection in Waco, Texas.
- The site is expected to support 3 pads best suited for retail and restaurant developments.
- All utilities including water and sewer are available via the City of Waco.
- 1.5 miles south of Baylor University. East side of I-35 and just north of S. Valley Mills Dr. between I-35 and La Salle Ave.
- Baylor University's 1,000 acre campus is the largest Baptist university in the world. As of Fall 2021, Baylor has a total enrollment of 20,626 students.
- Less than 1,000 feet from Magnolia Table, Health Camp Burgers and Shakes and Rudy's BBQ.
- Traffic counts: 120,447 VPD on I-35 (TXDOT 2022)

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2.832 ACRES COMMERCIAL DEVELOPMENT SITE



OFFERING SUMMARY

PRICING:	Call for Pricing
PAD SIZES:	Pad 1: 0.5 - 0.75 Acres
	Pad 2: 1 - 1.5 Acres
	Pad 3: 1 - 1.5 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,469	68,799	126,787
TOTAL DAYTIME POPULATION	10,669	82,943	154,349
AVG HOUSEHOLD INCOME	\$43,995	\$51,587	\$62,733



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2.832 ACRES COMMERCIAL DEVELOPMENT SITE

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QUICK FACTS

I-35 Daily Traffic

- 57K Northbound Traffic
- 60K Southbound Traffic

H-E-B

- 2.9M Yearly Visits

Bomgaars

- 42K Yearly Visits

Rudy's BBQ

- 331K Yearly Visits

Magnolia Table

- 373K Yearly Visits

Texas Roadhouse

- 588K Yearly Visits

Baylor University

- 5 Minute Drive

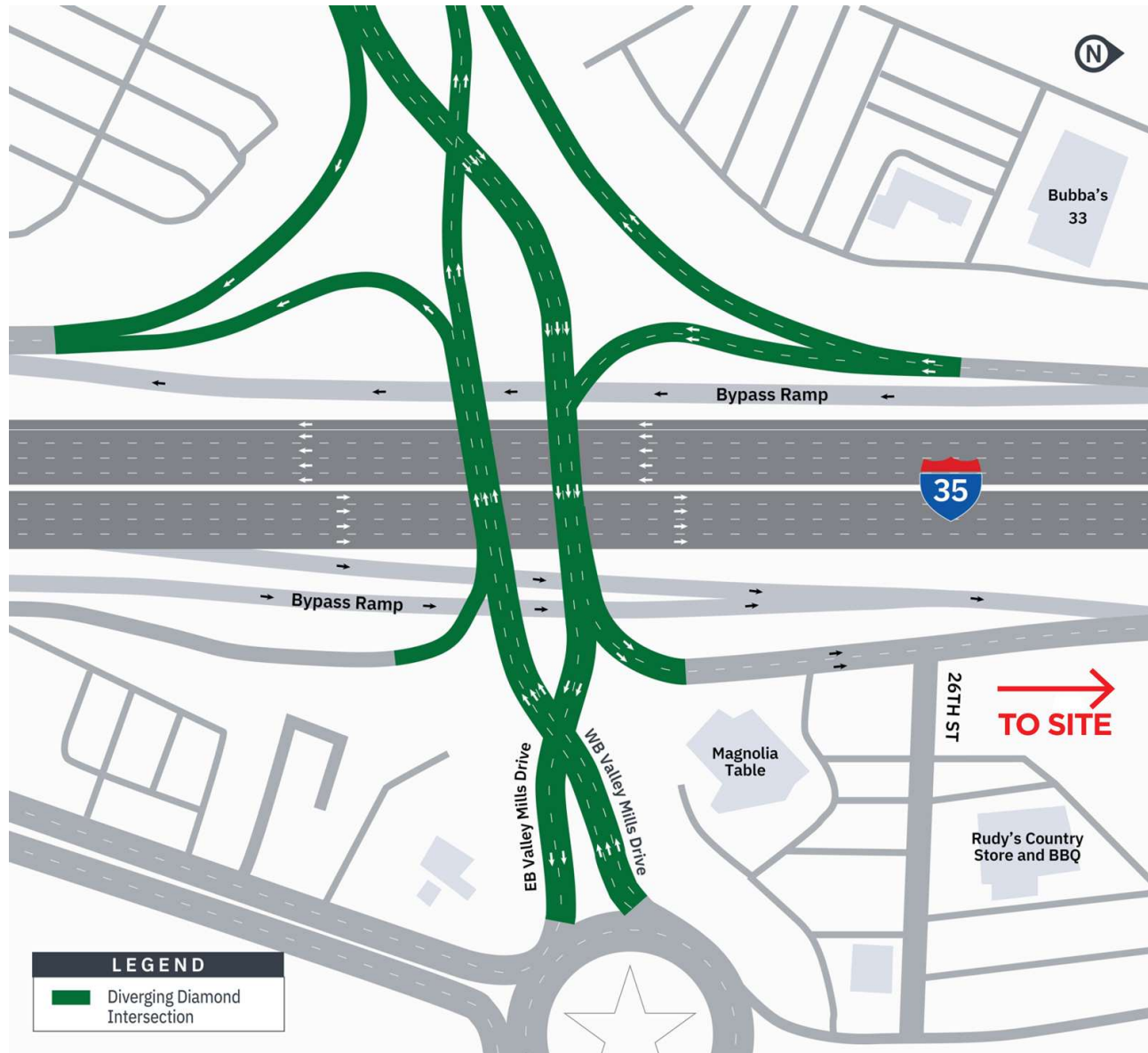


LEARN MORE



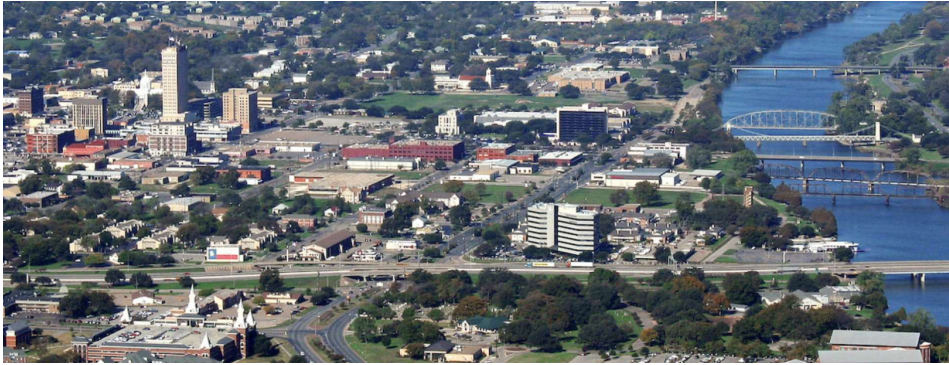
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WACO - MARKET OVERVIEW

The Waco metro area's rich diversity and abundant natural resource offer the perfect landscape for business development.

Centrally located in the Lone Star State, Waco serves as the county seat of McLennan County. Waco's well-developed infrastructure is the foundation that supports a successful and effective business environment. As this metro area constantly evolves to support the needs of local businesses, it continues to grow and attract in addition to new investments.



Waco is often rated as an appealing place to live and do business thanks to its rich diversity, abundant natural resources, convenient location and numerous amenities. Waco is home to three industrial parks with thousands of acres of development potential, including Texas Central Park, Waco International Aviation Park, and Waco Regional Airport.

Waco also has a thriving downtown area and riverfront properties with excellent development opportunity.



The Waco metro area's strong economy is supported by companies across a range of business sectors, from manufacturing to food and beverage production.

Major business clusters in the Waco area include manufacturing, food and beverage production. Major employers in Waco include Alco Fastening Systems, Allergan, Cargill Foods, HEB Stores, L-3 Integrated Systems, Mars Chocolate North America,

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MSA GDP

\$11.8B



Total Employment

130.97K

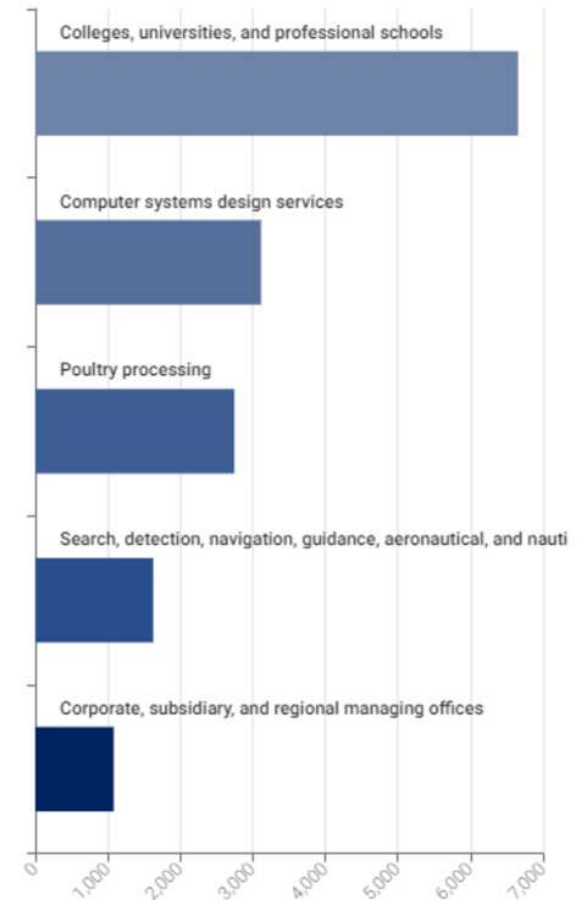


Population

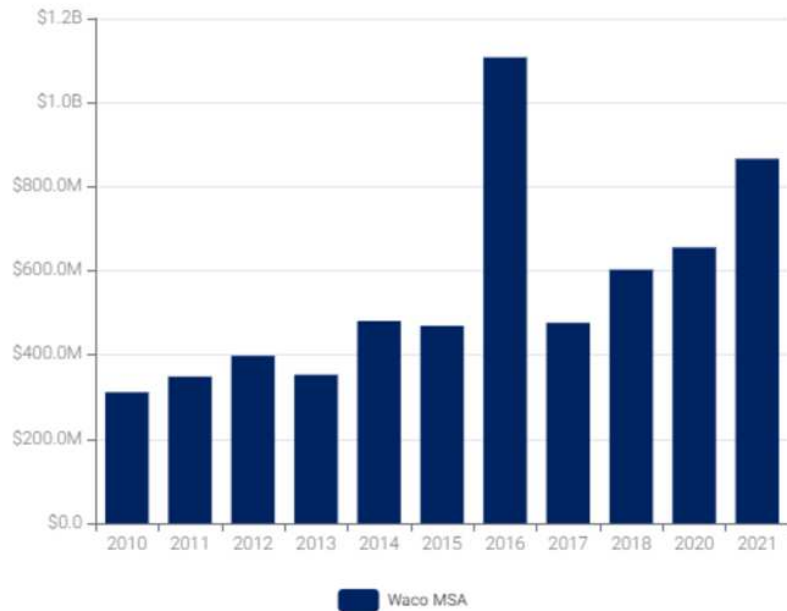
280.43K



Top Traded Industries by Employment



MSA Exports



Unemployment Rate

4.2%



Per Capita Income

\$26,523



Total Establishments

6,097



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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:
 - 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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