

We love to forward the attached and the following information regarding the economic growth information regarding the subject property and the surrounding communities for which it may prove to be a great investment to you and Nayeb Group.

BCRA is pleased to present the following investment opportunity in the Waco, TX market. This offering comprises 6.3 acres of undeveloped commercial land at the SWC of Interstate 35 and Meyers Ln in Lacy Lakeview, TX ("the Property").

The attached zip folder contains photographs of \$72M development being developed across the highway from the subject property in which it is very visible from the subject property.

Please let me know when you plan to stop by and tour the subject property. We will meet you at the site.

Please review the attached subject property's new location map, zoning map, the flyer and below information including **6.3 acres land adjacent to IH-35 Service Road for sale at a below market price \$10/sf. The Sellers are negotiable.**

A 6.3-acre commercial land, I-35E Exposure & visibility, Southwest quadrant of East Crest Drive, and adjacent to Interstate Highway 35E service road, Easy Access to IH-35E, Proximity to Baylor University & TSTC, Utilities available to the property. Buccee's and retail malls are opening in Hillsboro. Recently, TSTC has started a 72-acre new development right across the highway adjacent to I-35 northbound service road and could be a huge financial boost to the any commercial development on the subject property.

Surrounding Area Economic Development Information

The area near the subject 6.3 acres is within a 5-mile on the North of the City of Waco (south bound) on I-35 Corridor which is rapidly developing. Being located between Texas State Technical and , McLennan Community Colleges, and Baylor University and adjoining the cities of Waco and Bellmead. The area is experiencing a healthy growth within a 5-mile radius and proximity of the subject property.

- **A new 200-unit luxury apartment complex is being developed and is currently 25% occupied with a completion date of late October 2024.**
- **Previous K- Mart building is being remodeled and renovations is to start by the first of the year 2025.**
- **Woody Butler Construction is developing a 92-lot subdivision and has the infrastructure completed with 4 homes sold and 4 additional homes under construction. A developer on**

August 17th purchased 340 acres just north of the city with plans on developing a Ranch type HOA subdivision with 85 one-acre lots and multiple lots of larger acreage.

- **The city of Lacy Lakeview was also successful in passing a 9.5 million bond to improve infrastructure here in the city in combination with a 2.5 million bond last year for sewer improvements.**
- **The city also just finished construction of Smith Street Pump Station which will supply water to the north end of the city as well as serving as the 2nd tie in with Waco, supplying the city with water for future growth and expansion.**

Investment Highlights

The Property is being offered as a development opportunity and has the current zoning designation of C-1, Highway Commercial.

The city is open to varying uses outside of current zoning, including industrial uses with outside storage requirements.

- **Excellent highway visibility along Interstate 35 — Over 97,000 vehicles pass daily on I-35**
- **The Seller is open to floor plain reclamation, which would bring six acres out of the floodplain and make that area accessible for development**
- **Current Zoning: C-1, Highway Commercial**
- **10 Minutes from Downtown Waco**
- **8 Minutes from Baylor University, a Division I private research university with a total enrollment of over 20,000 students**
- **Conveniently located near multiple highways, including I-35, U.S. Route 77 Business and Texas State Highway Loop 340**
- **The population within a 10-mile radius in 2023 is nearly 175,000 people. The area surrounding the property has grown by over 14% since 2010.**
- **Surrounding National Retailers Include The Home Depot, Walmart Supercenter, Planet Fitness, Atwoods, Dollar General, Discount Tire, Starbucks, Chick-fil-A, Sonic Drive-In, Whataburger, Wendy's, IHOP, McDonald's, Taco Bell and Many, Many More**

If you have any questions regarding the subject property and the above information, feel free to contact me. Please let us as to when you and your client may want to visit the site.