



CENTRAL REALTY PARTNERS

Central Realty Partners - Commercial Real Estate

P.O. Box 2124

Temple, TX 76503

Teresa Lange

254.791.8700 (O)

254.534.3325 (C)



Google Earth

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I-35 Frontage Land for Sale

TROY TEXAS

+/- 5.295 AC

DISCLAIMER: All information contained herein is subject to change without notice. Central Realty Partners (nor its affiliates, employees representatives and managers) does not make any warranties as to the accuracy of the information contained herein. The information contained in this summary was obtained under "good faith" from sources deemed to be reliable. All prospective purchasers or tenants are encouraged to conduct their own independent investigations regarding this project and the information contained herein.



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TRACT DETAILS

Approximately 5.295 acres of land located on Interstate 35 in Troy, TX.
Great location for office, retail or warehouse. Multi tenant or single use.

LOCATION DESCRIPTION

Troy Teas is located between Austin and Waco. The tract is located on the west side of IH 35, north of Main Street (FM 935). The property is located north of Grant Chapel Baptist Church, and east of Troy High School.

ACCESSIBILITY

The property may be accessed from Trojan Road and the Interstate 35 feeder road. Property is located after off-ramp and at on-ramp to Interstate 35..

TOPOGRAPHY

Generally flat.

TRAFFIC COUNTS

60,000 Traffic Map 2016

ZONING

General Business District

UTILITIES

6" Sewer posterior property
6" & 8" Water Lines

Water: City of Troy
Wastewater: City of Troy
Gas: Atmos
Electric: Oncor

TAXES (PER BELLCAD)

2014	\$626.55
2015	\$795.99
2016	\$799.33

LEASE RATE

Build to Suit for credit-worthy tenant
Minimum 5 year
Lease Agreement subject to credit approval

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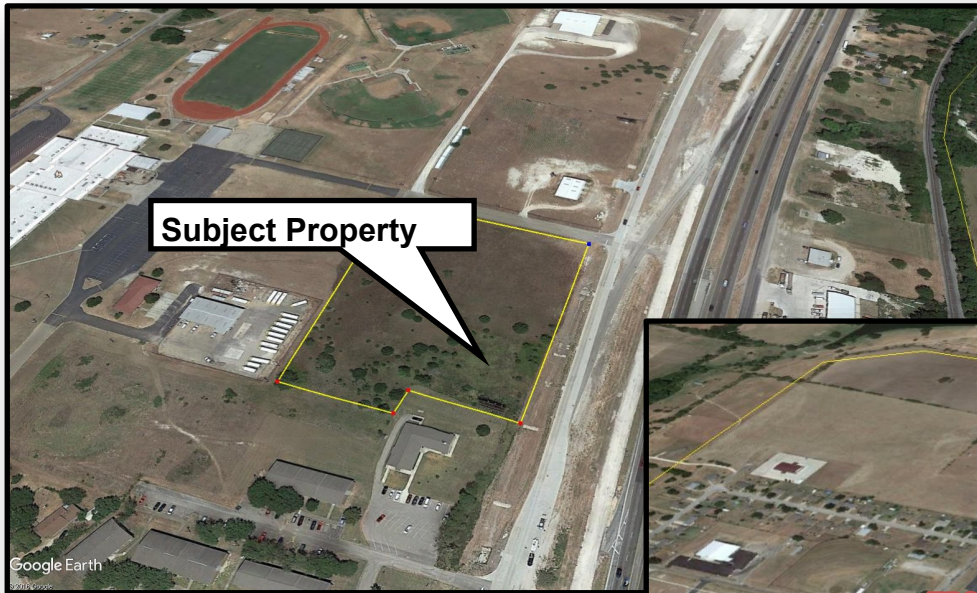
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Aerial



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Utility Map



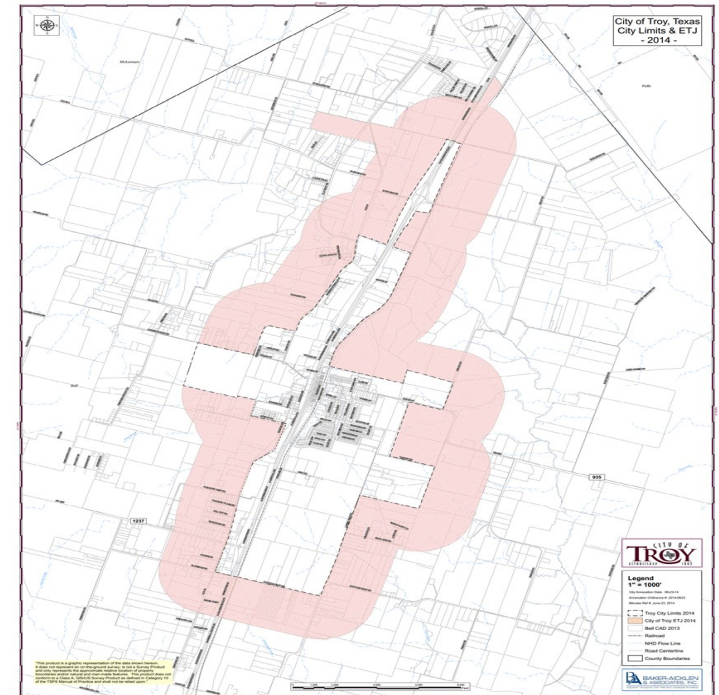
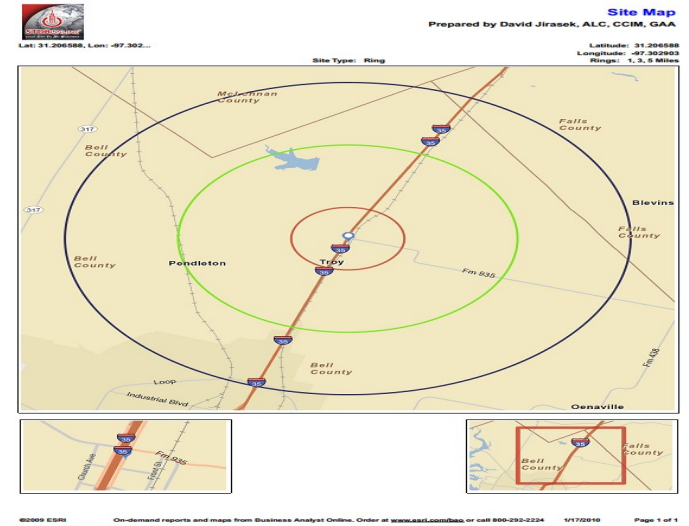
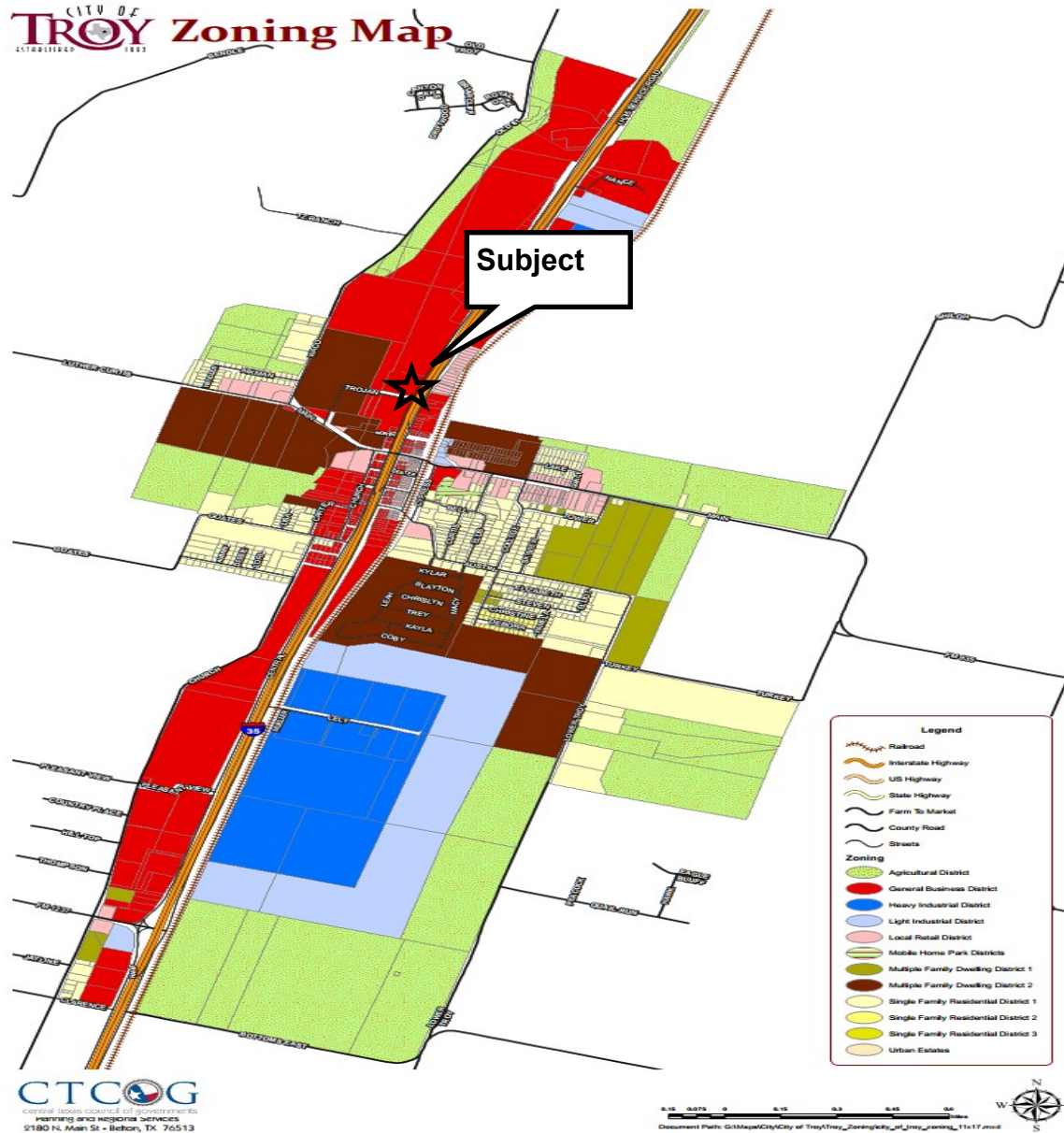
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Surveyor's Sketch showing 6.54 ACRES, being part of the T. HUGHES SURVEY, ABSTRACT NO. 305 and the B. STRUNK SURVEY, ABSTRACT NO. 183, in Bell County, Texas.

4000 ACRES
TROY INDEPENDENT SCHOOL
DISTRICT
Volume 2303, Page 60



SEE EXHIBIT ATTACHED TO THIS SURVEY FOR FULL DESCRIPTION

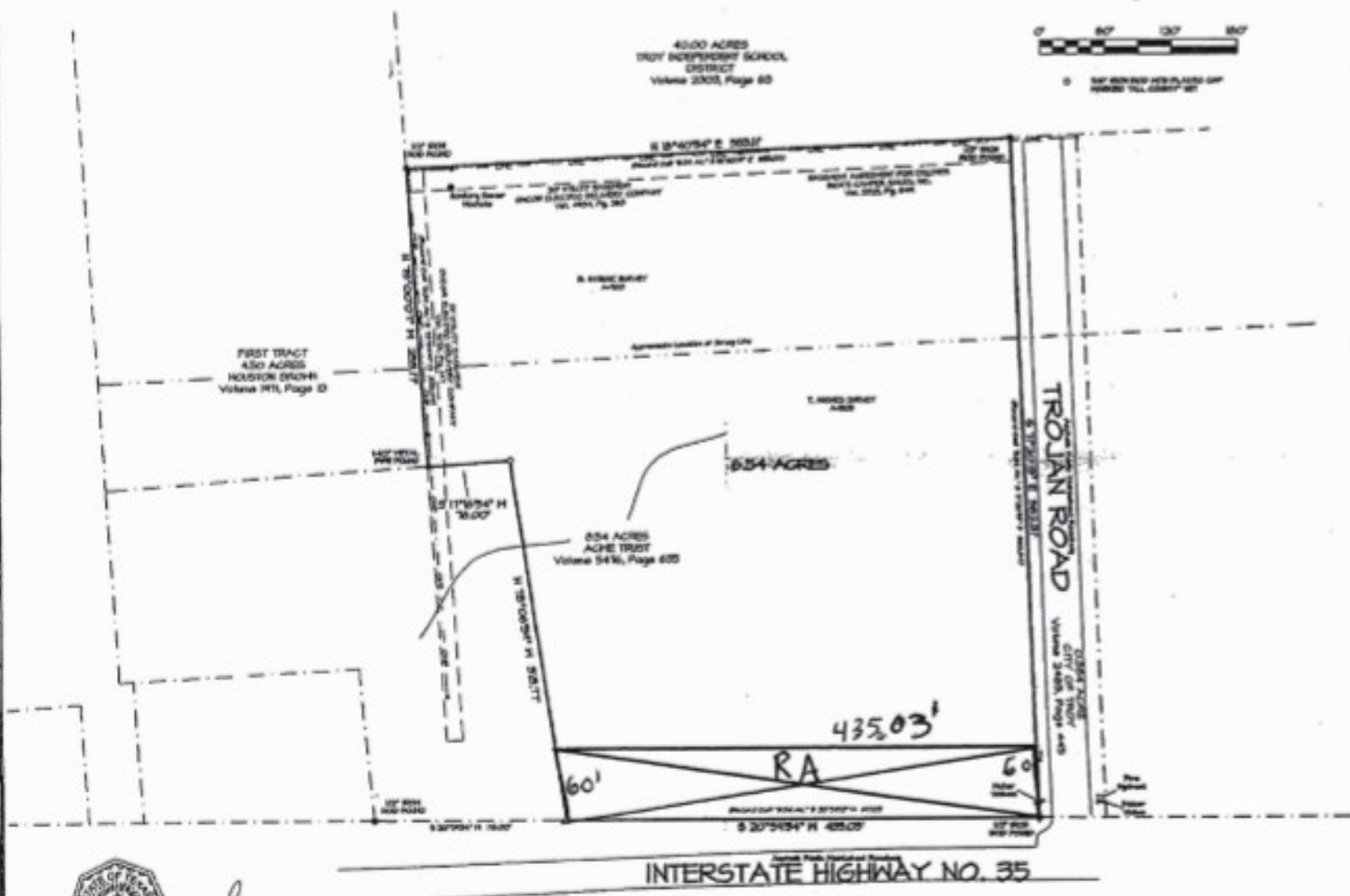


EXHIBIT "D", PG 1 OF 1

Surveyor's Sketch showing 6.54 ACRES, being part of the T. HUGHES SURVEY, ABSTRACT NO. 305 and the B. STRUNK SURVEY, ABSTRACT NO. 183, in Bell County, Texas.

ALL COUNTY SURVEYING, INC.
2002 South 2nd Street, Temple, Texas 76788
254-778-2272 FAX 254-774-7204

Charles C. Wood
2-17-2006

This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions within and along the boundaries and to the best of my knowledge they are as shown.

Survey performed by: CHARLES C. WOOD
Surveyor's License No. 12345
State of Texas
This survey was performed in accordance with the provisions of the Texas Surveying Act, Chapter 131, Texas Government Code, and the Rules and Regulations of the State Board of Surveying, Chapter 131, Texas Government Code.

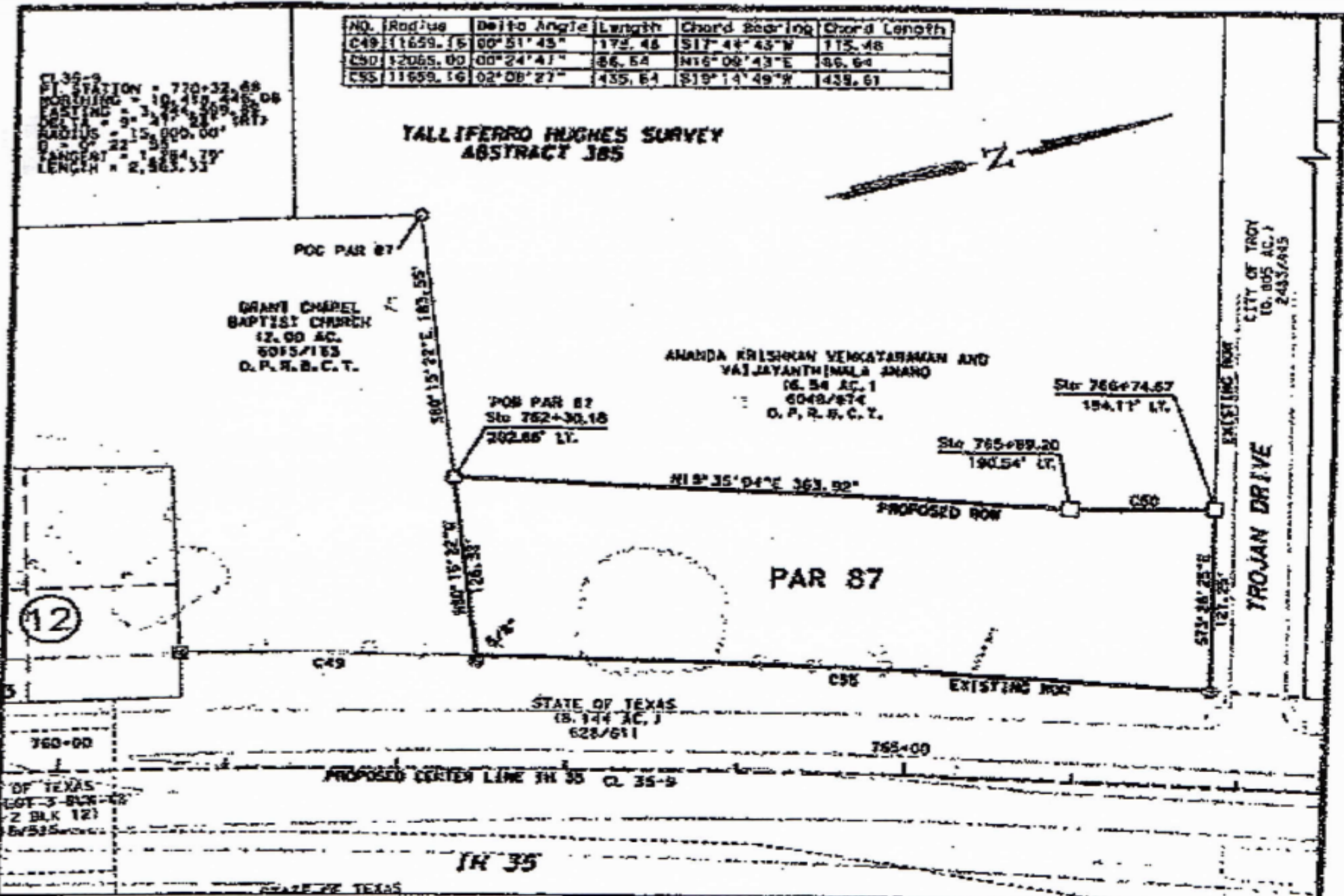
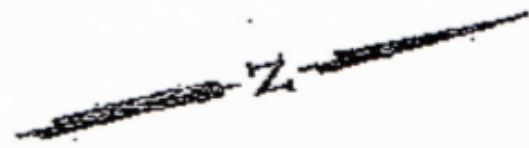
See Also the Survey: ...
This survey was performed in accordance with the provisions of the Texas Surveying Act, Chapter 131, Texas Government Code, and the Rules and Regulations of the State Board of Surveying, Chapter 131, Texas Government Code.

Surveyed	02/17/06
Plotted	02/17/06
Checked	02/17/06
Drawn	02/17/06
Reviewed	02/17/06
Approved	02/17/06

NO.	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C49	11659.15	00° 51' 43"	172.48	S17° 44' 43" W	115.48
C50	12065.00	00° 24' 41"	86.64	N16° 00' 43" E	86.64
C55	11659.16	02° 08' 27"	435.64	S19° 14' 49" W	439.61

STATION = 770+32.68
 POINTING = 10.450.42.08
 DISTANCE = 3.224.45.00.08
 RADIUS = 9.349.80.00.1813
 CHORD = 22.15.00.00.00
 TANGENT = 1.984.19
 LENGTH = 2.363.33

**TALLIFERRO HUGHES SURVEY
 ABSTRACT 385**



12

SURVEY LEGEND

SCALE IN FEET

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



(TAR-2501) 1/1/96

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01A TREC No. OP-K

Page 1 of 1

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