



JOSH CARTER CCIM

NORTH INTERSTATE 35, ROSS, TX 76640

16.96 Acres

FOR SALE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

This highly visible tract of land located on the west side of IH-35 is an ideal site for commercial development. Accessible via northbound Exit 346 (U-turn at Tours Rd/FM 3149) and southbound Exit 347. Please note: TXDOT restricts access despite being situated at the Exit 346 off-ramp.

- Electricity available through Hilco Electric Co-op (currently no meter)
- Water available through Ross Water Supply Corporation (currently no meter)
- 25 foot concrete driveway in place (permitted by TXDOT)
- No zoning restrictions
- 537 feet of frontage
- Billboard lease in place

PROPERTY SUMMARY

LOCATION

Ross, TX (Northern McLennan County)

PROPERTY TYPE

Development Land

LAND AVAILABLE

16.96 Acres (738,777 SF)

LIST PRICE

\$1,300,000

UNIT PRICE

\$1.76/SF



PHOTO GALLERY



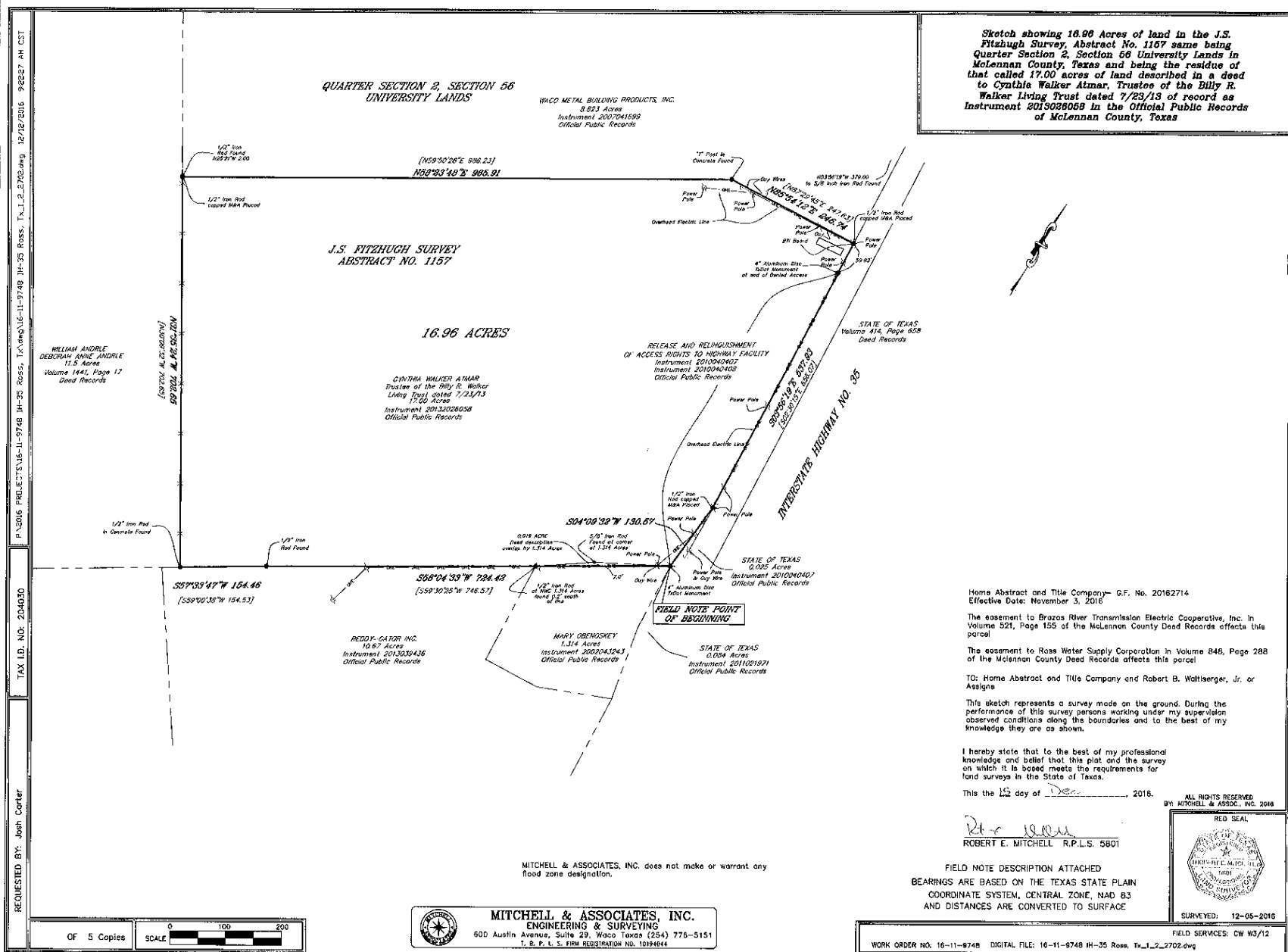
IH-35 SOUTH
(12 MINS TO DOWNTOWN)



IH-35 NORTH
TO DFW



PROPERTY SURVEY



Sketch showing 16.96 Acres of land in the J.S. Fitzhugh Survey, Abstract No. 1157 same being Quarter Section 2, Section 56 University Lands in McLennan County, Texas and being the residue of that called 17.00 acres of land described in a deed to Cynthia Walker Atmar, Trustee of the Billy R. Walker Living Trust dated 7/23/13 of record as Instrument 2013026058 in the Official Public Records of McLennan County, Texas

Home Abstract and Title Company- G.F. No. 20162714
Effective Date: November 3, 2016

The easement to Brazos River Transmission Electric Cooperative, Inc. in Volume 521, Page 155 of the McLennan County Deed Records affects this parcel

The easement to Ross Water Supply Corporation in Volume 846, Page 288 of the McLennan County Deed Records affects this parcel

TO: Home Abstract and Title Company and Robert B. Waltisberger, Jr. or Assigns

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

I hereby state that to the best of my professional knowledge and belief that this plat and the survey on which it is based meets the requirements for land surveys in the State of Texas.

This the 15th day of Dec., 2016.

ROBERT E. MITCHELL R.P.L.S. 5801

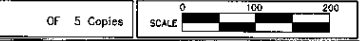
ALL RIGHTS RESERVED BY MITCHELL & ASSOC., INC. 2016



FIELD NOTE DESCRIPTION ATTACHED
BEARINGS ARE BASED ON THE TEXAS STATE PLAIN COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 AND DISTANCES ARE CONVERTED TO SURFACE

SURVEYED: 12-05-2016

P-23016 PROJECTS\16-11-9748 IH-35 Ross, TX\16-11-9748 IH-35 Ross, TX\1_2_2702.dwg 12/12/2016 9:22:27 AM CST
TAX ID. NO. 204030
REQUESTED BY: Josh Carter



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
600 Austin Avenue, Suite 29, Waco, Texas (254) 778-5151
T. B. P. L. S. FIRM REGISTRATION NO. 10194644

WORK ORDER NO. 16-11-9748 DIGITAL FILE: 16-11-9748 IH-35 Ross, TX_1_2_2702.dwg
FIELD SERVICES: CW W3/12



AVAILABLE
16.96 ACRES

INTERSTATE 35 | 91.095 VPD

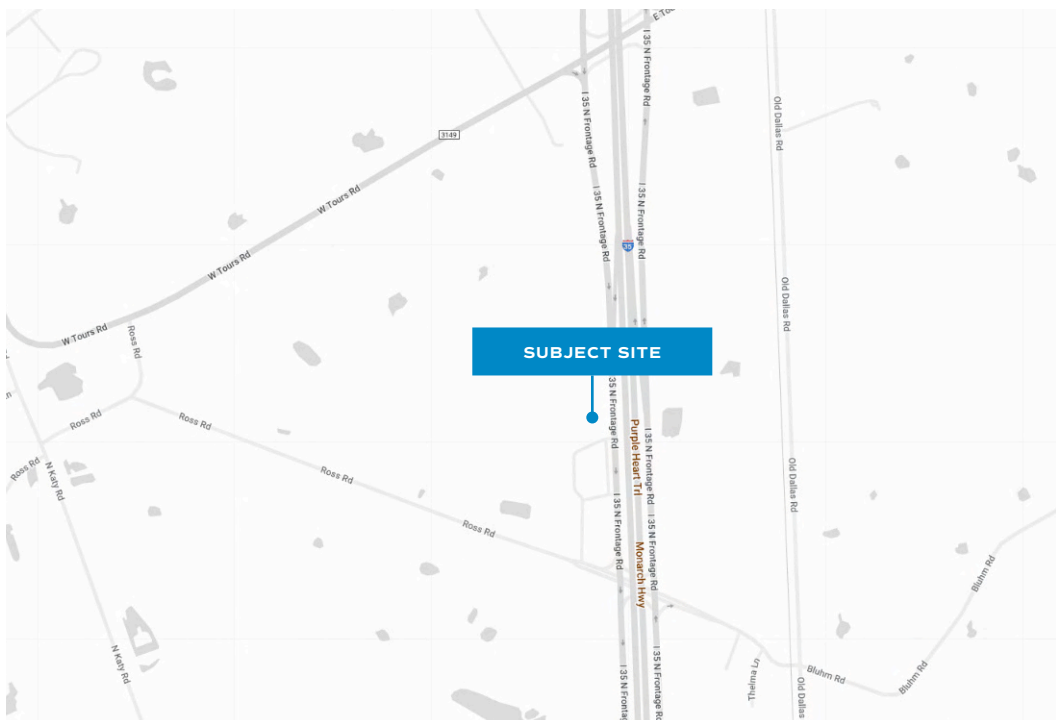
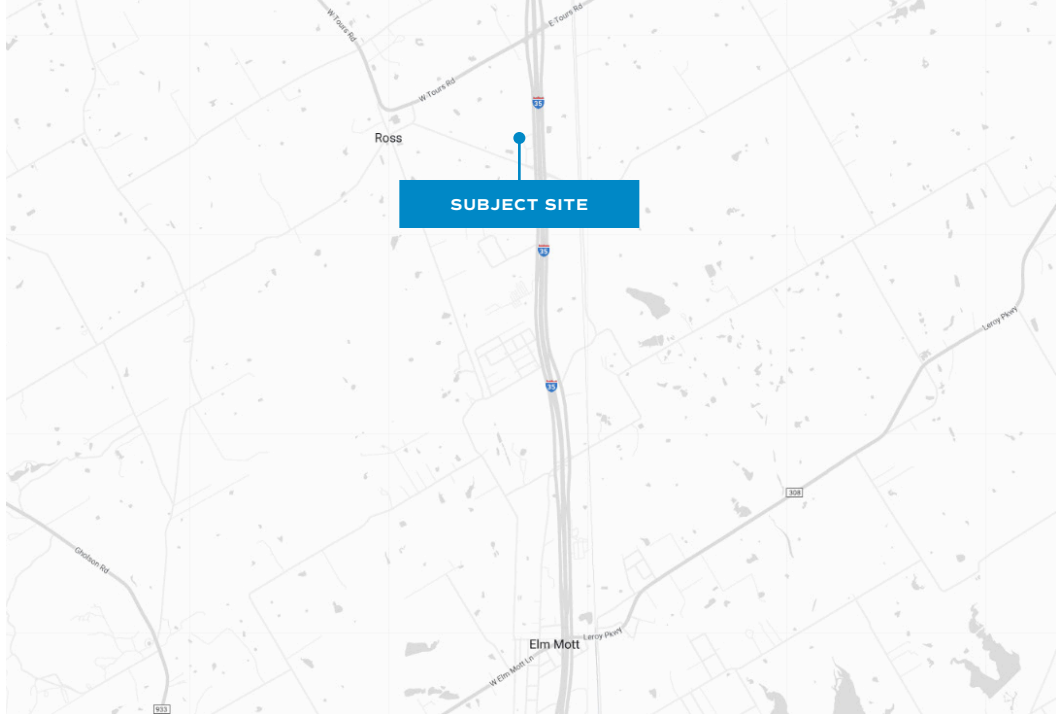
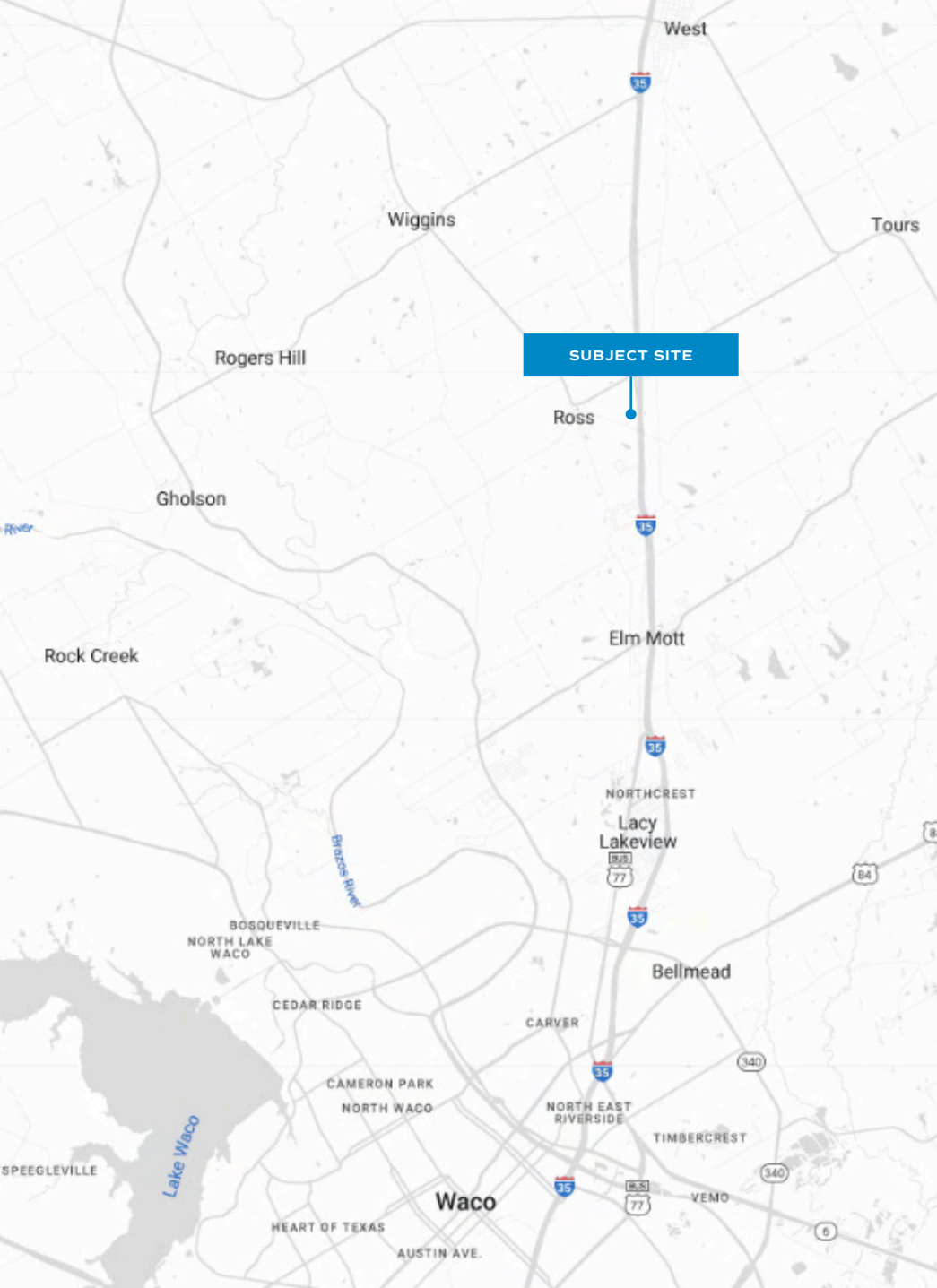
EXIT 346

 [Click to view property](#)

BOUNDARY LINES ARE APPROXIMATE



Josh Carter ccim
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CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



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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.

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:
 - 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.

Coldwell Banker Apex, Realtors	0590914	lori@cbapex.com	254-313-0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Kathy Schroeder	269763	kathy@cbapex.com	254-776-0000
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Josh Carter, CCIM	476150	josh@cromwellcommercialgroup.com	254-313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____