

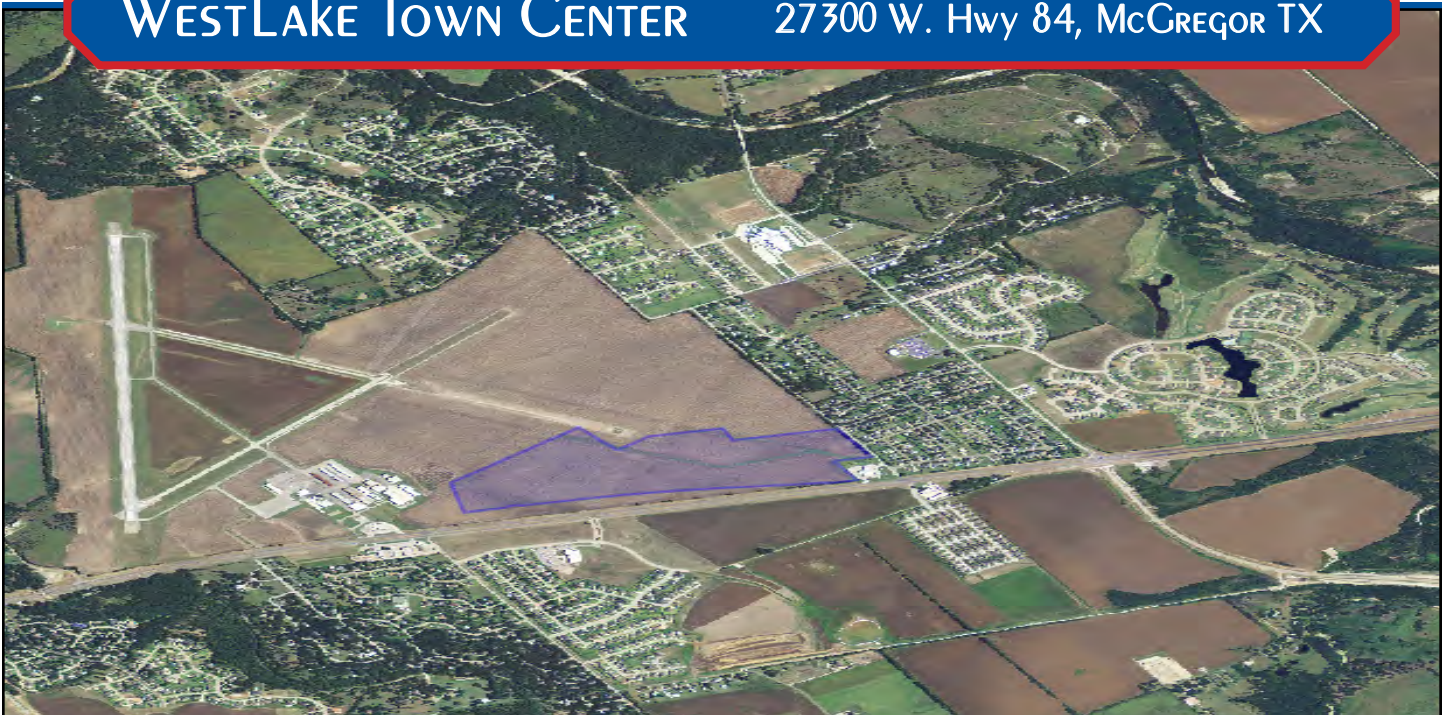


For Sale

Retail / Office / Residential Development Site

WESTLAKE TOWN CENTER

27300 W. Hwy 84, MCGREGOR TX



Hwy 84 Between Waco & McGregor TX 86+ Acres of Prime Real Estate

Be among the first to discover a new opportunity for a retail / housing development in a growing area which attracts the top tier of professionals and among the most affluent in the county.

Opportunity: To acquire an outstanding 86 acres multi-use development site that is anticipated to be the leading Power Center in the Heart of Texas Valley.

Location: West Hwy 84 adjacent to McGregor Executive Airport at the key intersection of Waco's Bosque Lane and what will be the new Hwy 84 Frontage Road. Recent traffic count from January 2016 is 21,034.

Description:

- ◆ Extremely high exposure site, in this continually growing area with the highest income per household professionals in the entire McLennan County MSA
- ◆ Providing almost 3,500 linear ft. of frontage along West Hwy 84 and over 600 linear ft. of frontage on Bosque Lane
- ◆ Both cities are anticipating widening of Bosque Lane to accommodate growing traffic needs

Asking Price: \$8,800,000 (\$2.35 per square foot)



Donna Dwyer, ACP Broker Associate

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RE/MAX Centex, REALTORS® | 1508 N. Valley Mills Dr. | Waco, TX 76710

Each Office is Independently Owned and Operated





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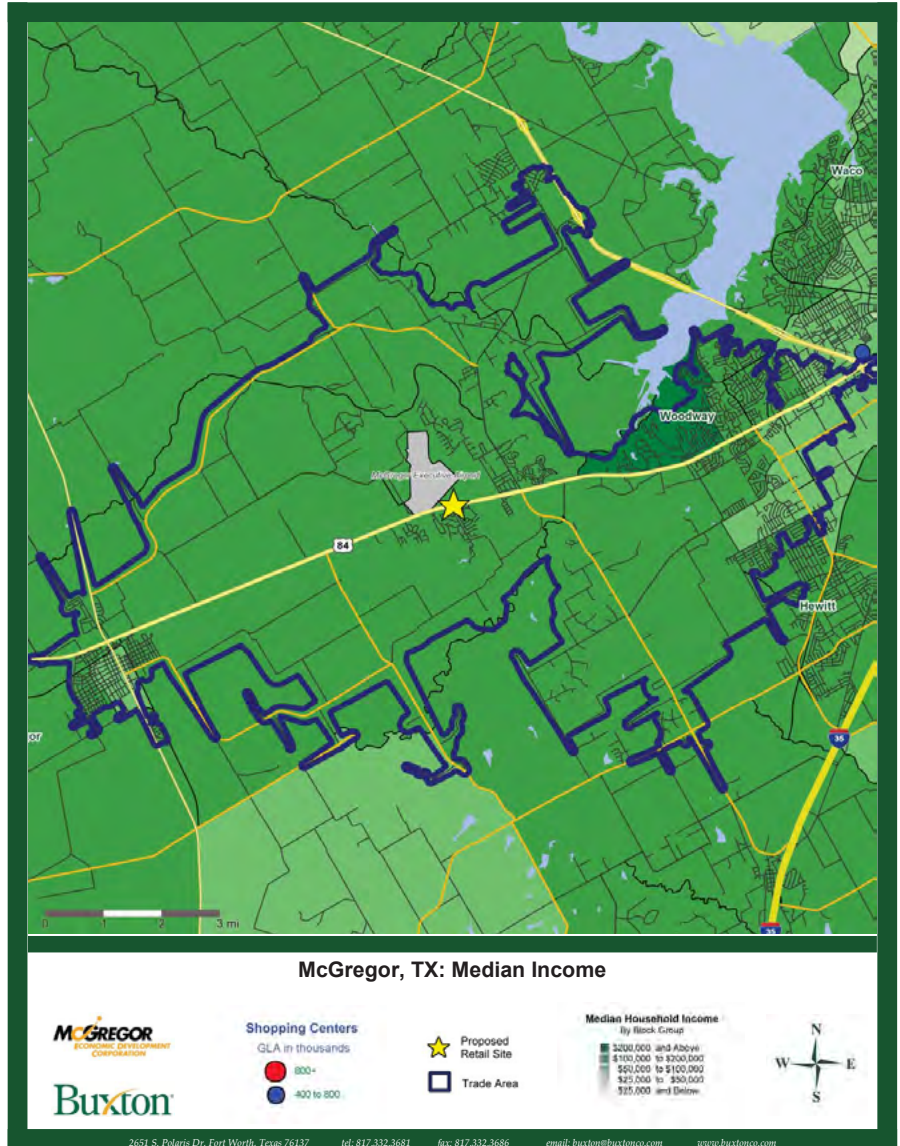
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Why the Waco - McGregor Corridor?

- ◆ **ECONOMIC DEVELOPMENT GRANTS AND LOANS**
The city provides a program for making loans and grants available to promote state and local economic development.
- ◆ **Public Improvement District**
- ◆ **Home of Space Exploration Technologies (SpaceX) Rocket Development Facility**
- ◆ **Regional Workforce of 318,000 People; 31,000 College Students within 20 miles (Baylor University, Texas State Technical College, McLennan Community College); 1.2 million College Students within 200 miles**
- ◆ **Developed for Advanced Manufacturing 5,000 Acre Master Planned Business Park**
- ◆ **Access to 2 inland ports Central to North & South America (90 mi.); Access to 8 seaports (280 mi.)**
- ◆ **A Key Partner within the Texas Triangle – central in one of 11 National Mega-Regions**



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TOWN CENTER COMMONS (WATER FEATURES)



TOWN CENTER COMMONS (STREET LIFE)



TOWN CENTER COMMONS (URBAN FEEL)



MULTI-FAMILY HOUSING



TOWN HOMES



SINGLE-FAMILY RESIDENTIAL



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Information About Brokerage Services

11-2-2015

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:
 - 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.

<u>RE/MAX Centex REALTORS</u>	<u>0475183</u>	<u>REMAXCENTEXREALTORS@GMAIL.COM</u>	<u>(254) 776-8100</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>ERIC ZADNICK</u>	<u>0475183</u>	<u>ERIC@WACOREALESTATEGUY.COM</u>	<u>(254) 776-8100</u>
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Donna Dwyer - RE/Max Centex</u>	<u>0243552</u>	<u>donnadwyer102@yahoo.com</u>	<u>(254) 716-6059</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Re/Max Centex, REALTORS, 1508 N. Valley Mills Drive Waco, TX 76710
Donna Dwyer

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