

CENTRAL PROFESSIONAL PARK - 2.16 ACRES

6521 Horizon Circle | Waco, TX
OFFERING MEMORANDUM

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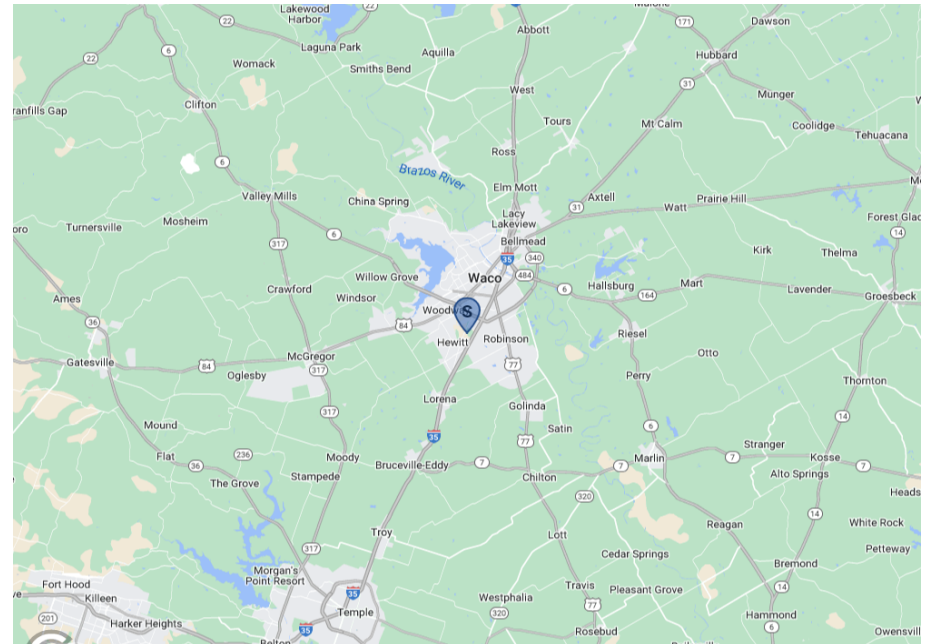


- Located at the Entrance of Texas Central Industrial Park: Amazon, Refresco, Abbvie, Mars, Holt Cat, Sonoco, Hello Bello, Affes and others.

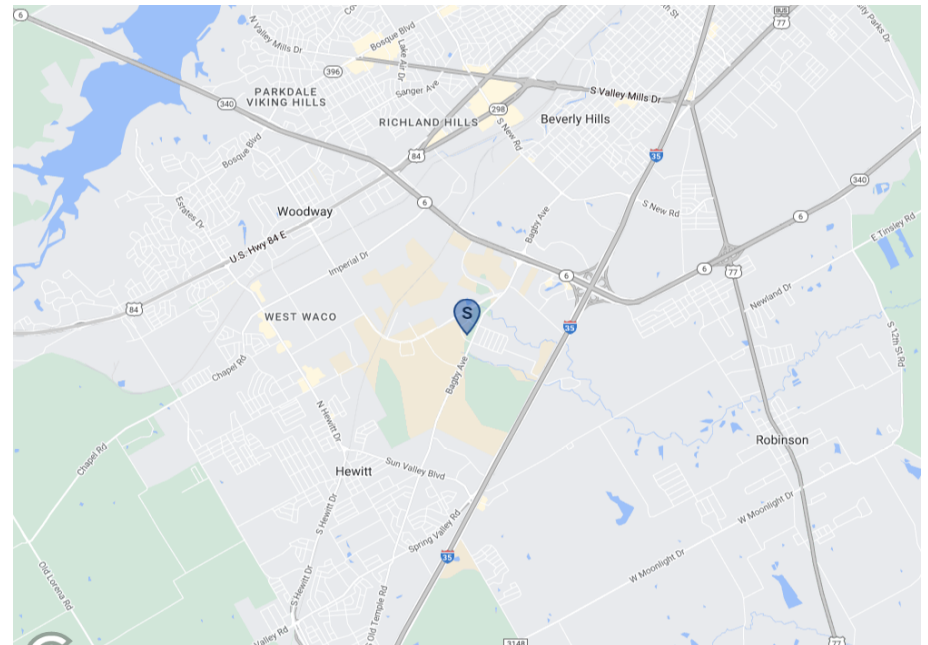
- Located in close Proximity to:
 - ~Baylor Scott & White Hospital
 - ~Legends Crossing
 - ~Central Texas Marketplace

- Central Professional Park Includes:
 - ~Rister & Koertz, OBGYN
 - ~Waco Eyes Associates
 - ~Texas Oncology
 - ~The Dental Gallery
 - ~Deerwood Women's Health and Wellness
 - ~Reid Peevey Commercial Real Estate

Regional Map



Locator Map



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Reid Peevey Company, LLC
2420 Wycon Drive, Suite 301, Waco, TX 76712

PROPERTY FEATURES

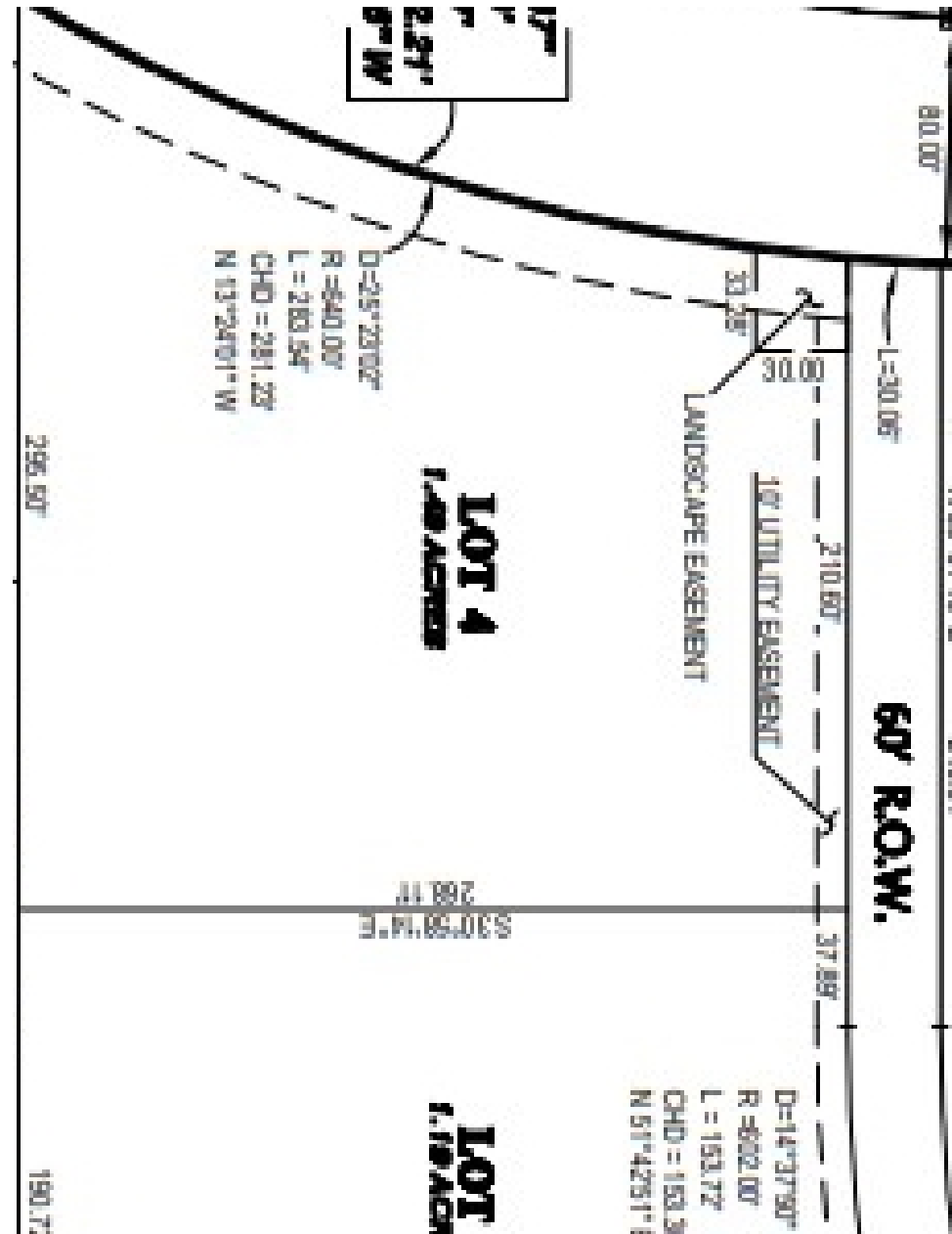
LAND SF	94,090
LAND ACRES	2.16
CCR	Yes
ZONING TYPE	M-2
TOPOGRAPHY	Flat
LOCATION CLASS	A

NEIGHBORING PROPERTIES

NORTH	Central Texas Marketplace
SOUTH	Roof Tops
EAST	Industrial Park
WEST	Legends Crossing

UTILITIES

WATER	City of Waco
SEWER	City of Waco
ELECTRICITY / POWER	In Area
GAS / PROPANE	In Area



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OFFERING SUMMARY

ADDRESS	6521 Horizon Circle Waco TX 76712
OFFERING PRICE	\$612,000
PRICE PSF	\$6.50
LAND SF	94,090 SF
LAND ACRES	2.16
ZONING TYPE	M-2
CCR	Yes

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2022 Population	2,631	45,182	115,537
2022 Median HH Income	\$89,740	\$62,304	\$57,279
2022 Average HH Income	\$106,888	\$83,302	\$83,353

Central Professional Park

- ~Utilities to Site
- ~CCR in Place
- ~Medical Related Users
- ~Local Owner/Developer
- ~Exposure to Bagby Avenue
- ~Exposure to Texas Central Parkway



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181.99 AC. MALDEN SUBDIVISION
ABSTRACT 30, 33
MULLENDALE COUNTY, TEXAS



Site Plan

Central Professional Park - 2.16 Acres

CONFIDENTIALITY and DISCLAIMER

The information contained herein is derived from sources deemed reliable, but no warranty or representation is made or assumed for the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, national origin, physical or familial status.
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Exclusively Marketed by:

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Reid Peevey Company, LLC. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9005413 License No.	randy@reidpeevey.com Email	(254)752-9500 Phone
Randy Reid Designated Broker of Firm	333073 License No.	randy@reidpeevey.com Email	254-752-9500 Phone
Randy Reid Licensed Supervisor of Sales Agent/ Associate	333073 License No.	randy@reidpeevey.com Email	(254)752-9500 Phone
Jim Peevey, SIOR, CCIM Sales Agent/Associate's Name	419000 License No.	jim@reidpeevey.com Email	254-752-9500 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date