

Central Professional Park - 1.45 Acres

OFFERING MEMORANDUM

Presented by:

Jim Peevey SIOR, CCIM
Partner
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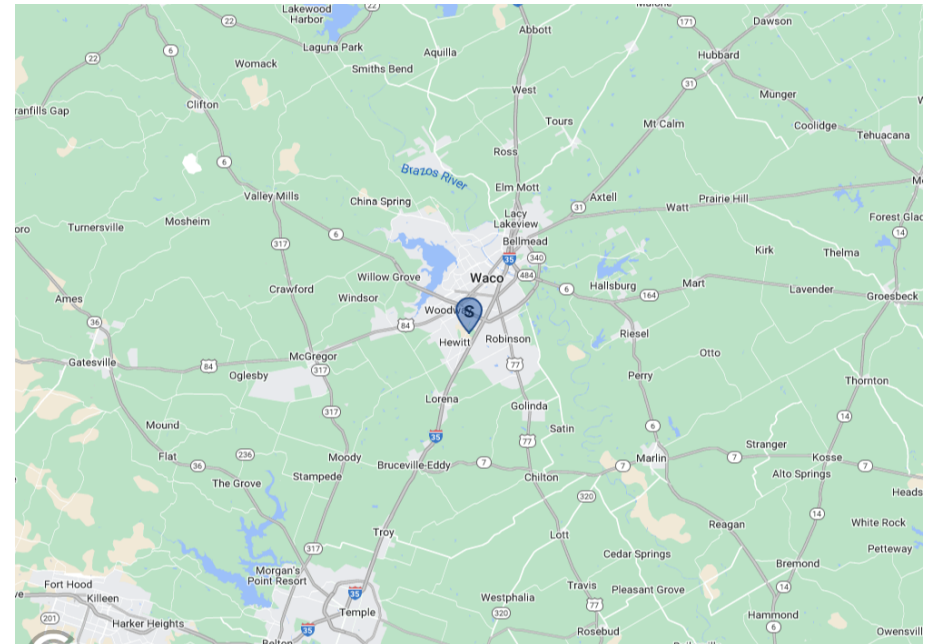
6410 Premier Drive
Waco, TX 76712



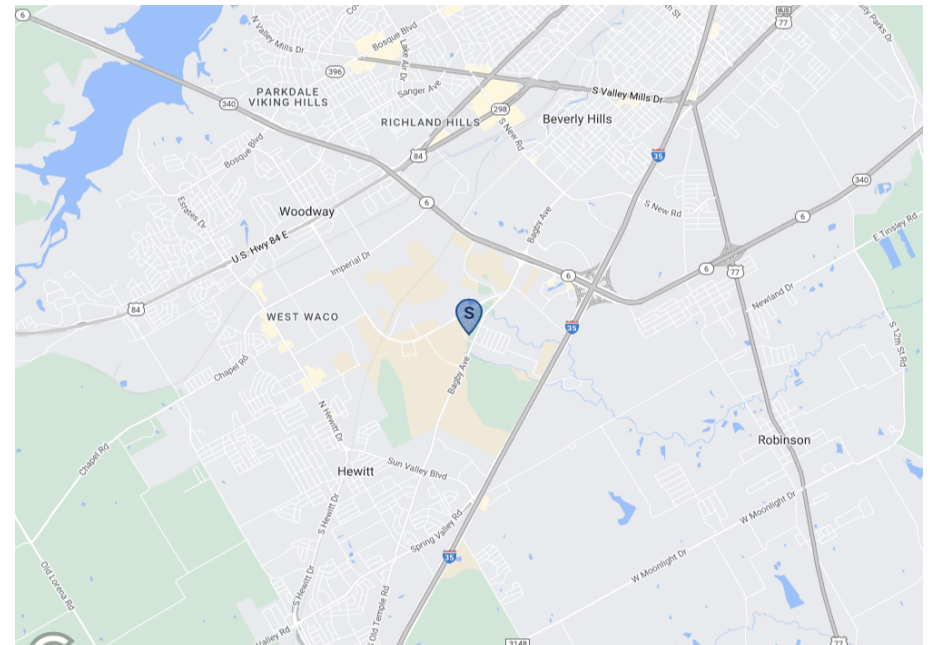
**Reid Peevey
Commercial**

- 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

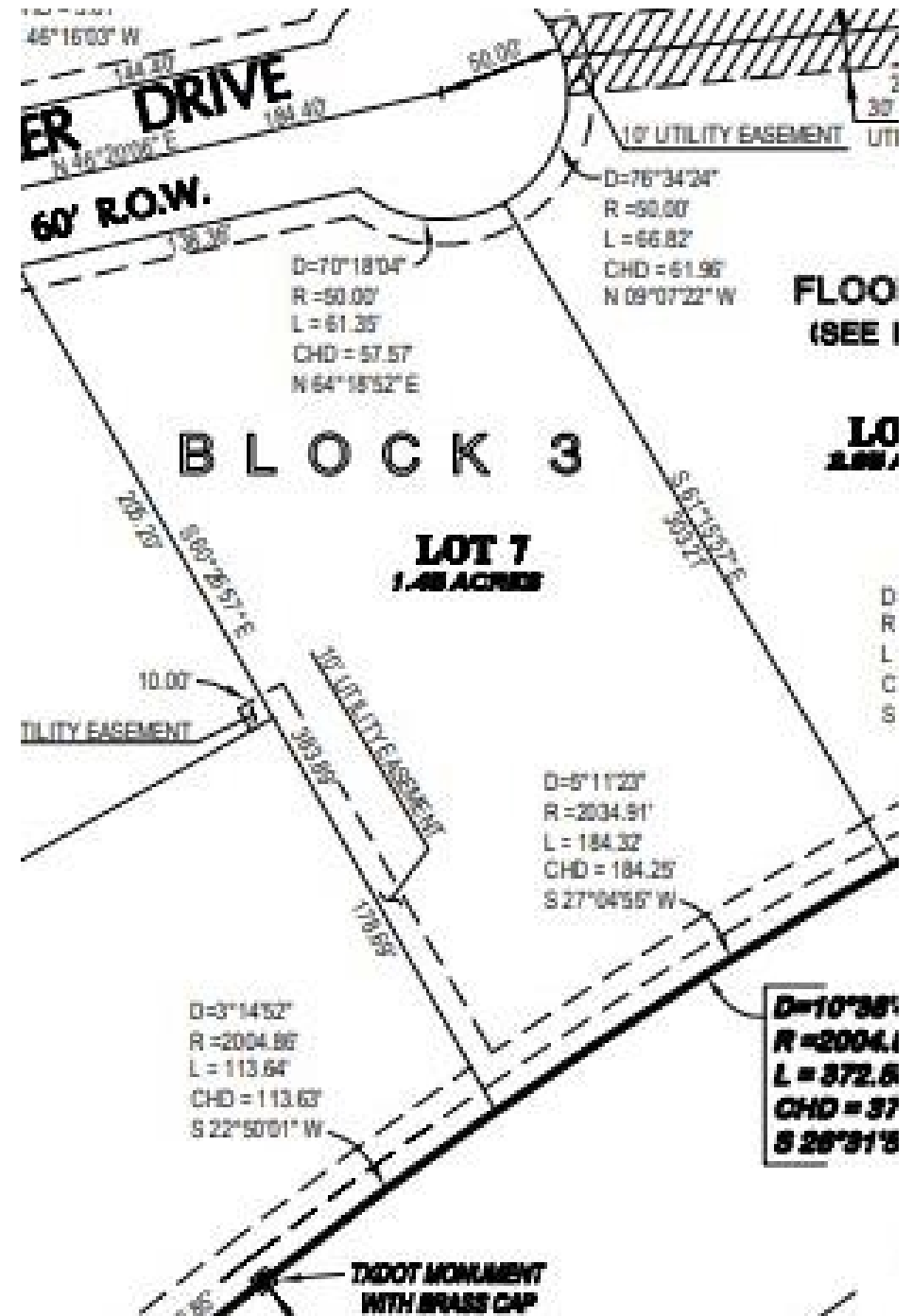
LAND SF	128,502
LAND ACRES	2.95
CCR	Yes
ZONING TYPE	M-2
TOPOGRAPHY	Sloping
LOCATION CLASS	A

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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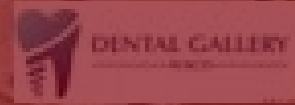
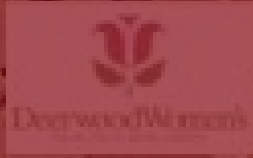
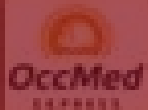
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Exclusively Marketed by:

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