

OFFERING MEMORANDUM



Presented by:

Jim Peevey SIOR, CCIM
Partner
(254) 715-4592
jim@reidpeevey.com

5617 Crosslake Parkway
Waco, TX 76712



**Reid Peevey
Commercial**

- Legends Crossing

Medical

Baylor Scott & White Hospital
 Baylor Scott & White Sports Medicine
 Baylor Scott & White Cancer Center
 Zelvie Health of Waco
 Fast Medical

Restaurants:

Walk-On's, PF Chang's, Chuy's, Salt Grass,
 Fish City Grill, and Los Cucos

Hospitality:

Homewood Suites
 Hilton Garden Inn
 Townplace Suites
 Holiday Inn Express & Suites

Financial:

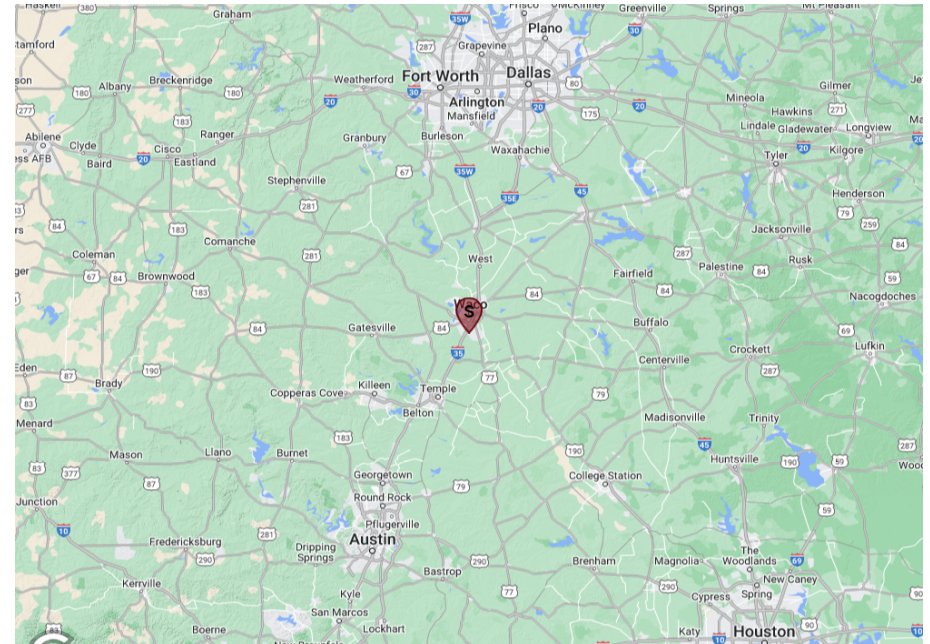
Incommons Bank
 Brazos Higher Education

- In Close Proximity

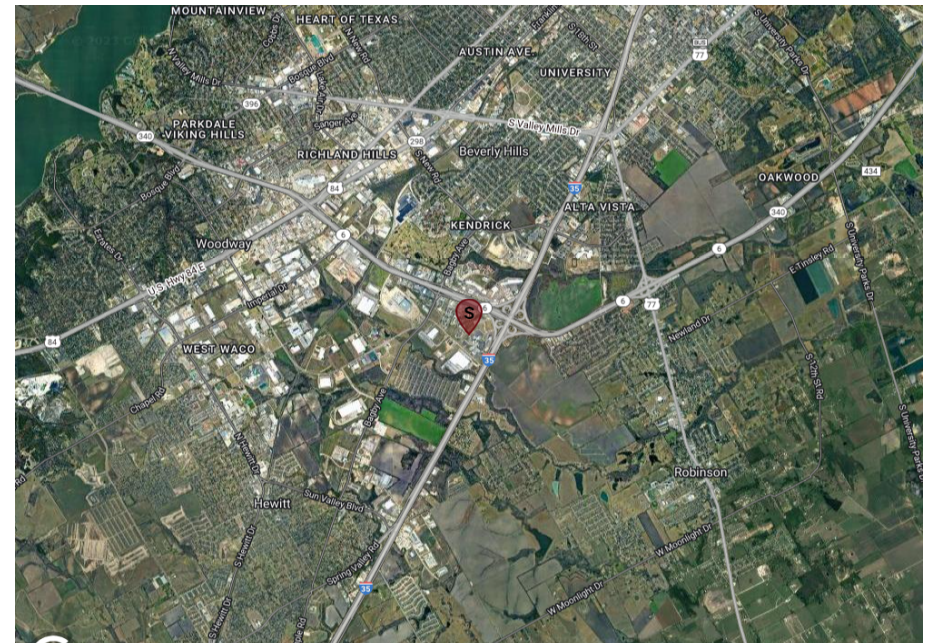
Central Texas Market Place
 Belk, Kohls, Best Buy, Haverty's,
 Cabela's, World Market, Cavender's,
 Best Buy, Office Depot, Petco, Ulta,
 Ashley Furniture and others.

Central Texas Industrial Park
 Amazon, Walmart Return, Tractor Supply,
 Mars, AbbVie, Refresco, Hello Bello and others.

Regional Map



Locator Map



Jim Peevey SIOR, CCIM
 Partner
 (254) 715-4592
 jim@reidpeevey.com

PROPERTY FEATURES

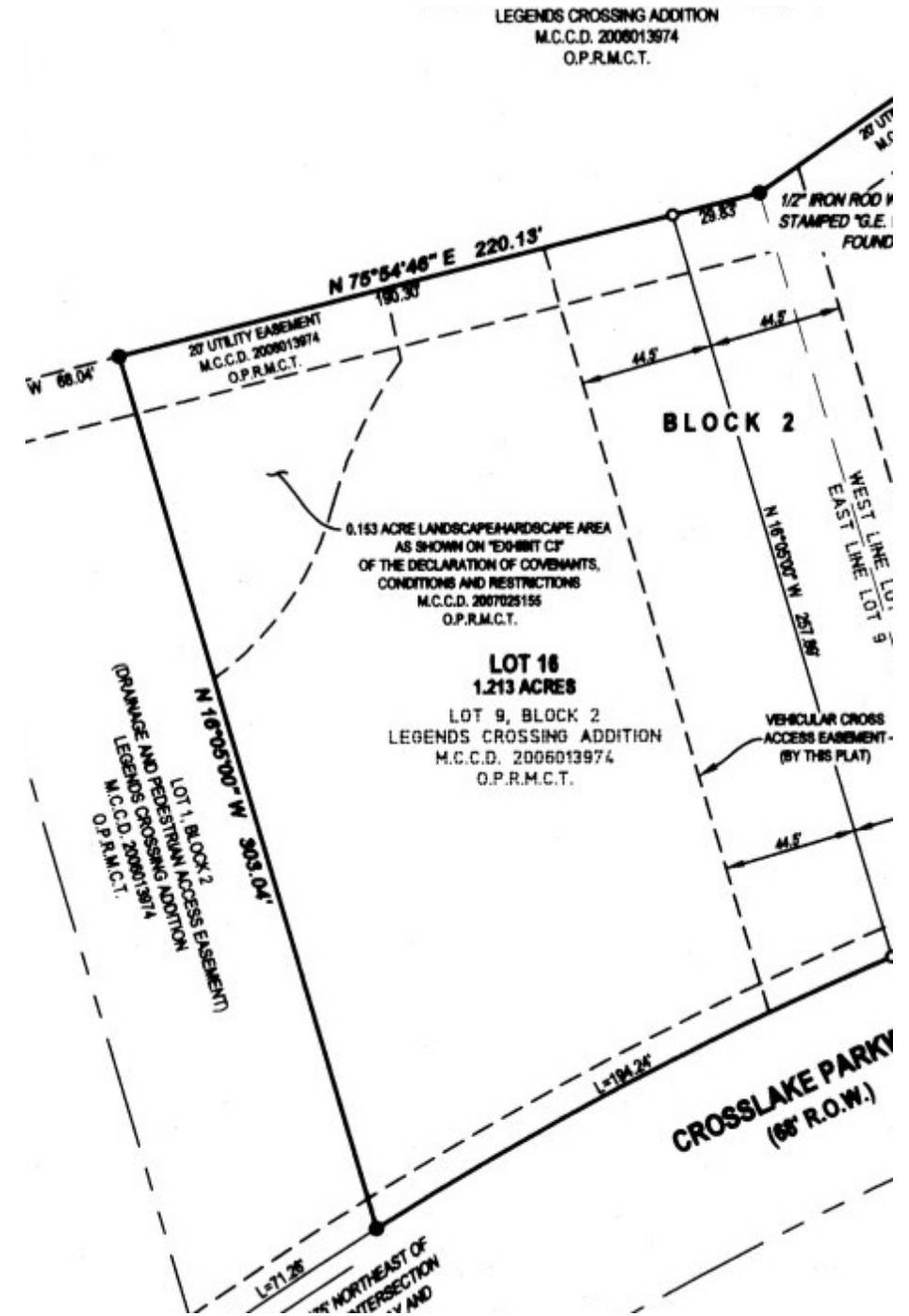
LAND SF	53,927
LAND ACRES	1.24
# OF PARCELS	1
ZONING TYPE	C-2
TOPOGRAPHY	Flat/Rolling
LOCATION CLASS	A
LOT DIMENSION	Irregular

NEIGHBORING PROPERTIES

NORTH	Walk On's
SOUTH	Hilton Garden Inn
EAST	Baylor Scott & White
WEST	Slat Grass

UTILITIES

WATER	City of Waco
SEWER	City of Waco
ELECTRICITY / POWER	Oncor
FIBER	Astound



Jim Peevey SIOR, CCIM
Partner
(254) 715-4592
jim@reidpeevey.com

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

OFFERING SUMMARY

ADDRESS	5617 Crosslake Parkway Waco TX 76712
OFFERING PRICE	Call Broker
LAND ACRES	1.24
ZONING TYPE	C-2
# OF PARCELS	1

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	3,685	36,420	137,096
2022 Median HH Income	\$80,333	\$53,404	\$51,459
2022 Average HH Income	\$95,100	\$74,715	\$76,595

- The 1.24-acre waterfront site is located in Legends Crossing. Legends Crossing is a master-planned development situated off IH 35 and Loop 340 in Waco, Texas. The anchor of this development is Baylor Scott and White Hospital and Campus Legends Crossing includes hospitality, dining, and office, creating a diverse and vibrant community.
- Legends Crossing enjoys a strategic location in close proximity to Central Texas Market Place, which serves as a regional draw for shoppers and visitors. Additionally, the development is near the Texas Central Industrial Park, which includes over 85 companies with over 1,200 employees.
- Legends Crossing offers a mix of healthcare, commercial, and entertainment amenities, making it an attractive destination for individuals, visitors and companies in the Waco area
- The CCR and Amendments for Legends Crossing is available upon request. The site is restricted to non hospitality use by the CCR.



Jim Peevey SIOR, CCIM
Partner
(254) 715-4592
jim@reidpeevey.com

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

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.

2420 Wycon Drive , Suite 301 • Waco, TX 76712 • Phone (254)752-9500 •



Exclusively Marketed by:

Jim Peevey SIOR, CCIM

Partner

(254) 715-4592

jim@reidpeevey.com



**Reid Peevey
Commercial**



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.

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

IABS 1-0 Date

JS Peevey Company, LLC, 213 Old Hewitt Road Waco TX 76712

Phone: 254-752-9500

Fax: 254-753-1181

Peevey IABS

Becky Antunes

Jim Peevey, SIOR, CCIM

Partner

(254) 715-4592

jjm@reidpeevey.com

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

Reid Peevey Company, LLC

2420 Wycon Drive, Suite 301, Waco, TX 76712

Jim IABS 2022 |

6