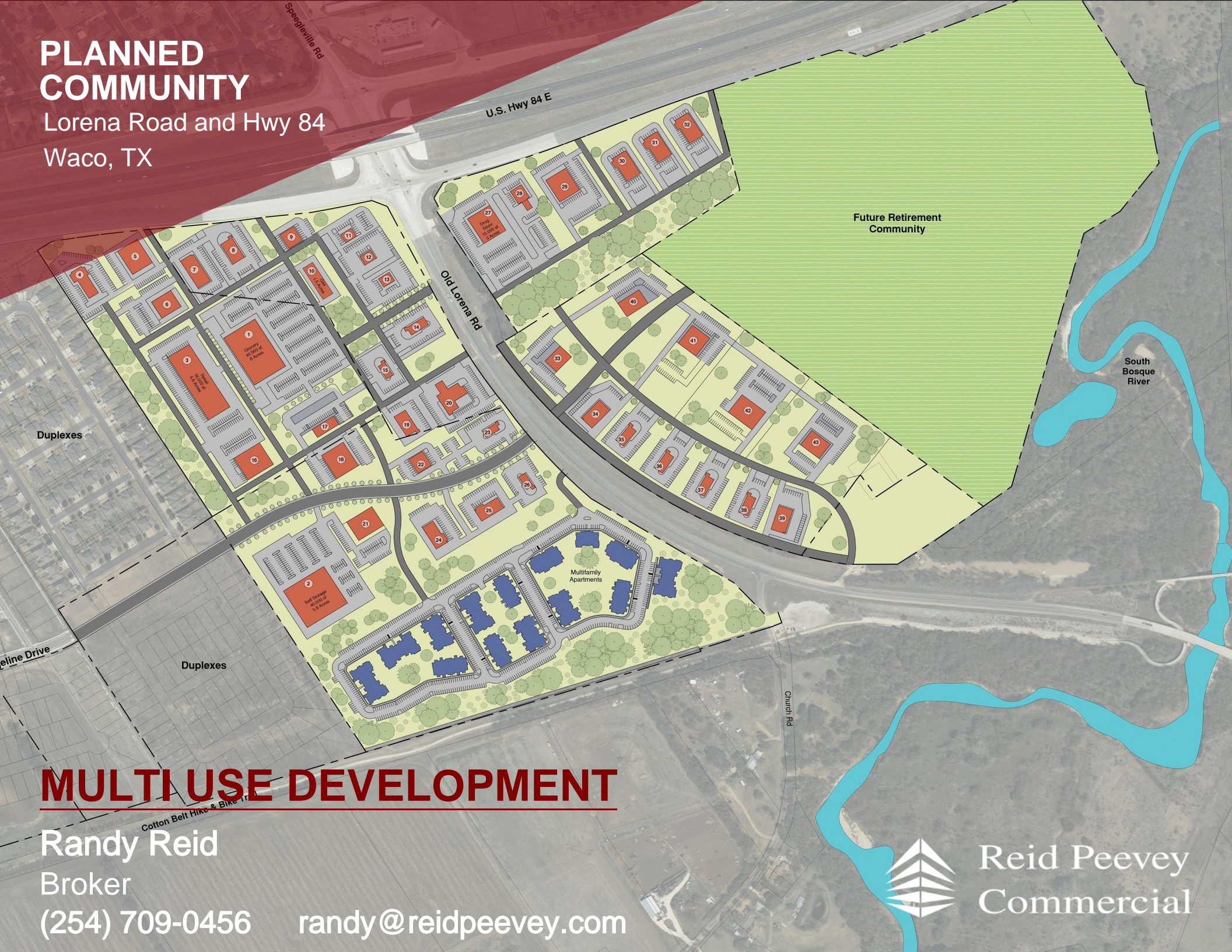


PLANNED COMMUNITY

Lorena Road and Hwy 84
Waco, TX



MULTI USE DEVELOPMENT

Randy Reid

Broker

(254) 709-0456

randy@reidpeevey.com



Reid Peevey
Commercial



Discover the essence of modern living, an innovative planned community where every essential could be a leisurely stroll from your doorstep. A walkable design ensures that you can access daily necessities with ease. From your morning coffee ritual to enjoying an evening out.

The concept idea encourages a pedestrian-friendly lifestyle.

Its strategic position at the intersection of Lorena Road and Hwy 84 invites you to be a part of a new era of community living. Connected directly to a network of 1,500 homes, this visionary mixed-use development seamlessly integrates commercial, retail, medical, office, and multi-family spaces.

AERIAL VIEW

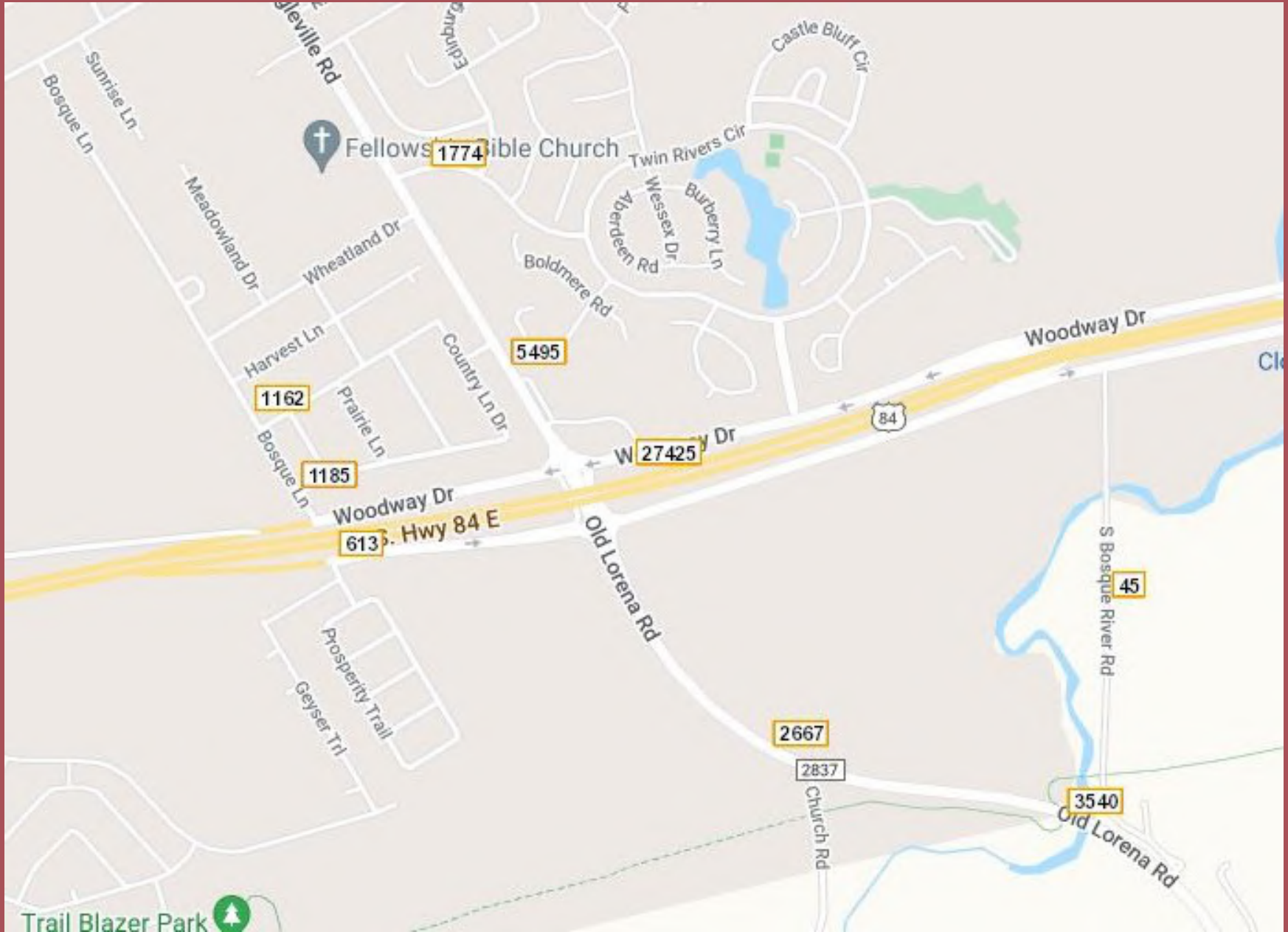
SALE / GROUND LEASE / BUILD TO SUIT



SURROUNDING AREA



SPEEGLEVILLE RD. LORENA RD. U.S. HWY 84



TRAFFIC COUNTS

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

HIGHLIGHTS

- Lifestyle Living
Walkable Community
Easy Access to Hwy 6 and I-35
Direct Connections to 1,500 Homes
- Amenities in the area include
Regional City Park
2 Mile Hike and Bike Trail
Bear Ridge Golf Course

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2022 Population	29,805	70,239	193,143
2022 Median HH Income	\$86,110	\$79,490	\$58,384
2022 Average HH Income	\$122,084	\$112,342	\$87,507

POPULATION	3 MILE	5 MILE	10 MILE
2000 Population	20,187	47,478	150,666
2010 Population	23,627	56,040	167,103
2022 Population	29,805	70,239	193,143
2027 Population	30,472	71,410	198,214
2022-2027: Population: Growth Rate	2.20 %	1.65 %	2.60 %
2022 HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
less than \$15,000	280	1,197	8,158
\$15,000-\$24,999	619	1,845	6,859
\$25,000-\$34,999	652	1,967	7,596
\$35,000-\$49,999	860	2,354	8,169
\$50,000-\$74,999	2,421	5,470	13,338
\$75,000-\$99,999	1,452	3,632	8,129
\$100,000-\$149,999	1,943	4,778	9,646
\$150,000-\$199,999	1,708	3,468	6,696
\$200,000 or greater	1,218	2,597	4,383
Median HH Income	\$86,110	\$79,490	\$58,384
Average HH Income	\$122,084	\$112,342	\$87,507

HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2000 Total Housing	8,066	19,925	59,828
2010 Total Households	9,351	22,393	62,324
2022 Total Households	11,155	27,308	72,976
2027 Total Households	11,481	27,908	75,514
2022 Average Household Size	2.52	2.49	2.54
2000 Owner Occupied Housing	5,037	11,877	31,280
2000 Renter Occupied Housing	2,863	7,227	24,770
2022 Owner Occupied Housing	7,362	17,891	41,338
2022 Renter Occupied Housing	3,793	9,417	31,638
2022 Vacant Housing	633	1,747	6,742
2022 Total Housing	11,788	29,055	79,718
2027 Owner Occupied Housing	7,700	18,552	42,816
2027 Renter Occupied Housing	3,781	9,355	32,698
2027 Vacant Housing	603	1,689	6,724
2027 Total Housing	12,084	29,597	82,238
2022-2027: Households: Growth Rate	2.90 %	2.20 %	3.45 %

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BROKER SERVICES



Information About Brokerage Services

11/2/2015

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:
 - 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.

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

Reid Peevey Company, LLC, 213 OM Hewitt Road Waco TX 76712 Phone: 254-752-9500 Fax: 254-753-1181 Randy IABS
 Becky Antunes Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwof.com IABS 1-0 Date

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Reid Peevey Company, LLC and it should not be made available to any other person or entity without the written consent of Reid Peevey Company, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Reid Peevey Company, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Reid Peevey Company, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Reid Peevey Company, LLC has not verified, and will not verify, any of the information contained herein, nor has Reid Peevey Company, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Randy Reid

Broker

(254) 709-0456

randy@reidpeevey.com

2420 Wycon Drive, Suite 301, Waco, TX 76712



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