

Alliance Park

INDUSTRIAL DEVELOPMENT LAND



OFFERING MEMORANDUM

Prepared by:

Pat Farrar

Associate Broker

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Lic: 547422

Alliance Parkway
Hewitt, TX 76655



Reid Peevey
Commercial

Alliance Park

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Exclusively Marketed by:

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**Reid Peevey
Commercial**

OFFERING SUMMARY

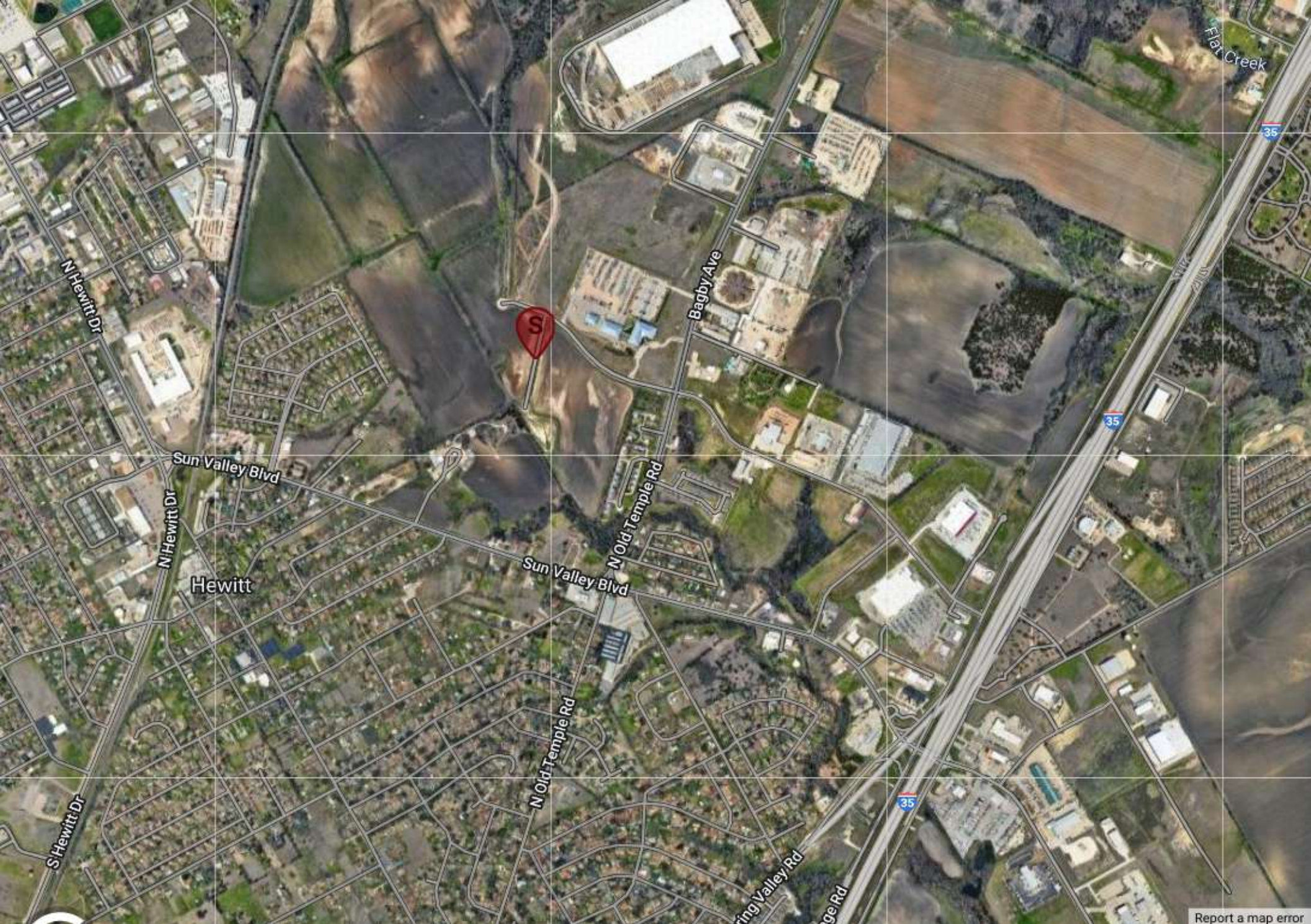
ADDRESS	Alliance Parkway Hewitt TX 76655
PRICE	\$3.50/sf

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	2,977	35,299	85,263
2023 Median HH Income	\$85,364	\$82,143	\$68,818
2023 Average HH Income	\$93,222	\$107,917	\$96,085

Alliance Park

- UTILITIES IN PLACE - ALLIANCE PARK IS 'BUILD-READY'
- DETENTION POND FOR PARK ALREADY IN PLACE
- LOCATED IN THE CITY OF HEWITT, EXPEDIENT PERMITTING PROCESS
- CONVENIENT AND FLEXIBLE ZONING - 'BP' BUSINESS PARK
- FAST AND EASY ACCESS TO I-35 AND HWY 6
- DOUBLE FREEPORT TAX EXEMPTION AVAILABLE





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- LEGEND**
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FINAL PLAT

TWYNBREUX ADDITION, LOTS 1-10, BLOCK 1, TO THE CITY OF HEWITT, McLENNAN COUNTY, TEXAS.

Being all of that called 50,000 acre tract of land described in a deed to Strategic Development Texas, LLC 1st Series - Twynbreux as recorded in McLennan County Clerk's Document 20160909002 of the Official Public Records of McLennan County, Texas.

FINAL PLAT

LOT 1, BLOCK 1, TWYNBREUX ADDITION, McLENNAN COUNTY, TEXAS.

PLAT

PREPARED BY: 1519 SURVEYING, LLC

DATE: 10/20/2016

BY: [Signature]

FOR: Strategic Development Texas, LLC

1519 SURVEYING, LLC

6654 Trade Avenue Suite A, Waco, TX 76708

www.1519surveying.com

1519 Surveying, LLC

6654 Trade Avenue Suite A, Waco, TX 76708 | Tel: 254-776-1439 | TFL3 Fax: 254-776-1439

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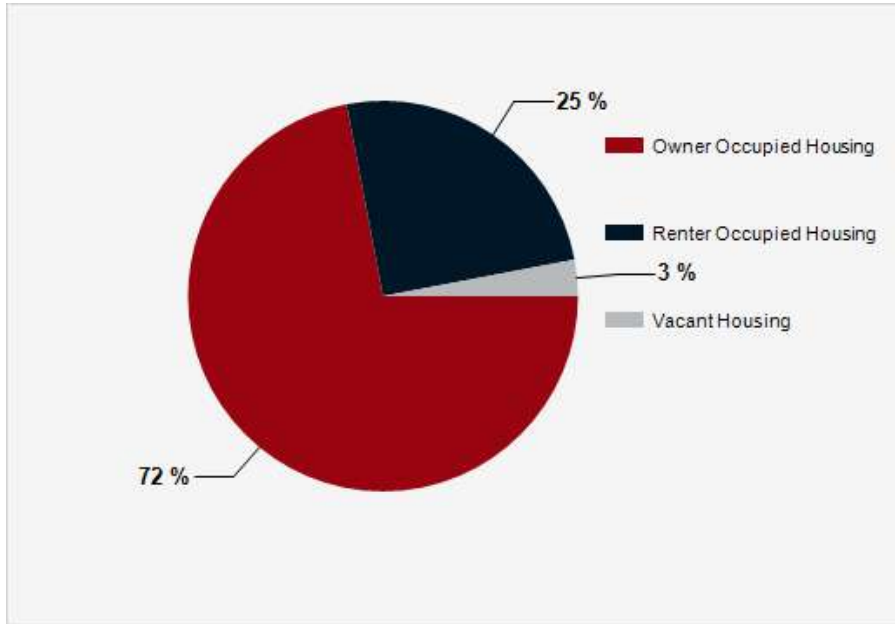


Alliance Pkwy

10 Acres

10 Acres

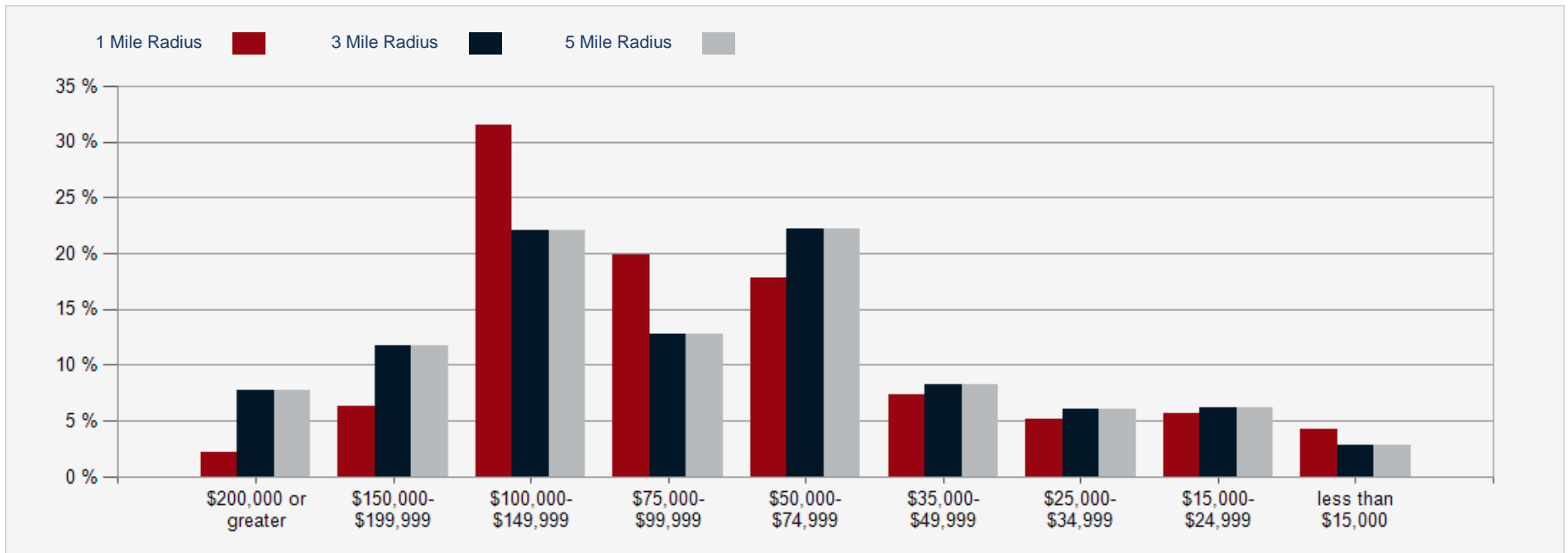
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income





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

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Peevey IABS

Pat Fanning Broker

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