



BOUNDARY LINES ARE APPROXIMATE

CLAY FULLER

H. BLAND CROMWELL CCIM, SIOR

27.65 ACRES S IH-353

Elm Mott, Tx

FOR SALE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

Cromwell Commercial Group is pleased to exclusively offer this 27.65 acres of development land on northbound IH-35 in Elm Mott, Tx. This tract is located in the Waco ETJ with no zoning restrictions and has frontage access on both IH-35 North Service Road and Lincoln City Rd. The site is in the path of progress with a new Road Ranger and new industrial buildings to the South and an established industrial park and RV campground to the North. Daily traffic counts on IH-35 are over 90,000 making this a great location as to access and visibility. Water is at the site and the tract can be divided.

- Frontage on IH-35N and Lincoln City Rd
- Waco ETJ (No Zoning Restrictions)
- High Traffic Counts (90,000+ daily)
- Can be divided

PROPERTY HIGHLIGHTS

PROPERTY

27.65 Acres S IH-35 in Elm Mott

LOCATION

Elm Mott, TX

PROPERTY TYPE

Development Land

ZONING

Waco ETJ (No Zoning Restrictions)

LOT SIZE

27.65 Acres

UTILITIES

6 inch Waterline in front and rear of property

FRONTAGE

Over 900 ft

ASKING PRICE

Call for pricing



PHOTO GALLERY



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CONNALLY
ELEMENTARY

CONNALLY
HIGH SCHOOL

INTERSTATE
35

AVAILABLE
27.65 ACRES

I-35 | PURPLE HEART TRAIL 90,000 VPD

INTERSTATE
35

LINCOLN CITY ROAD

INDUSTRIAL
PARK

MESQUITE TREE ROAD

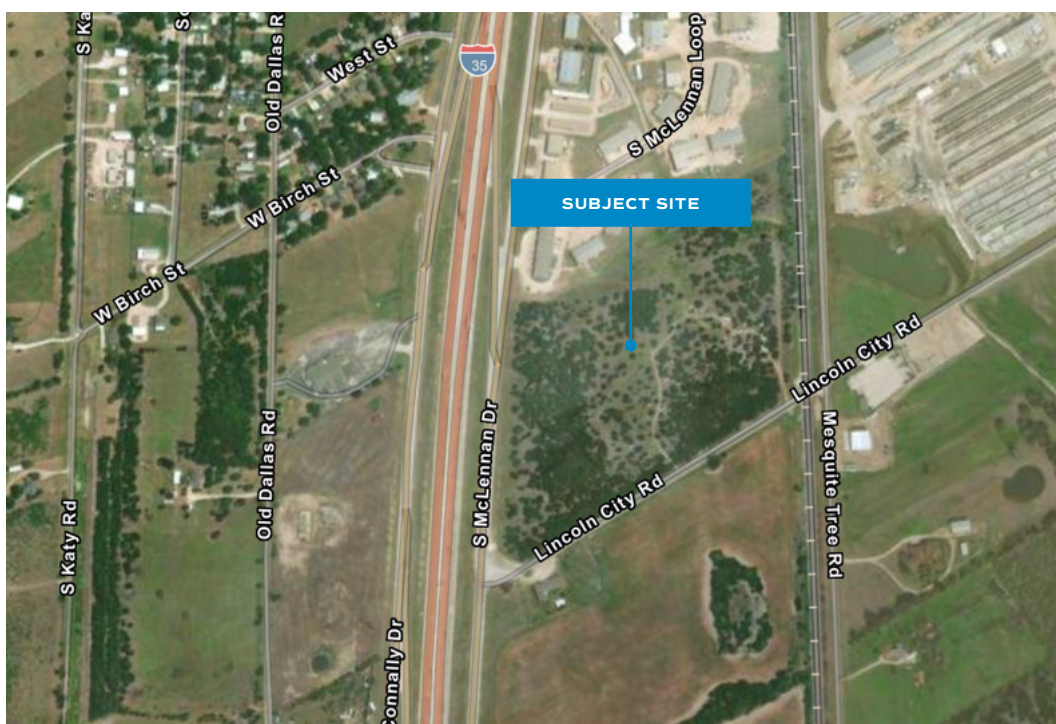
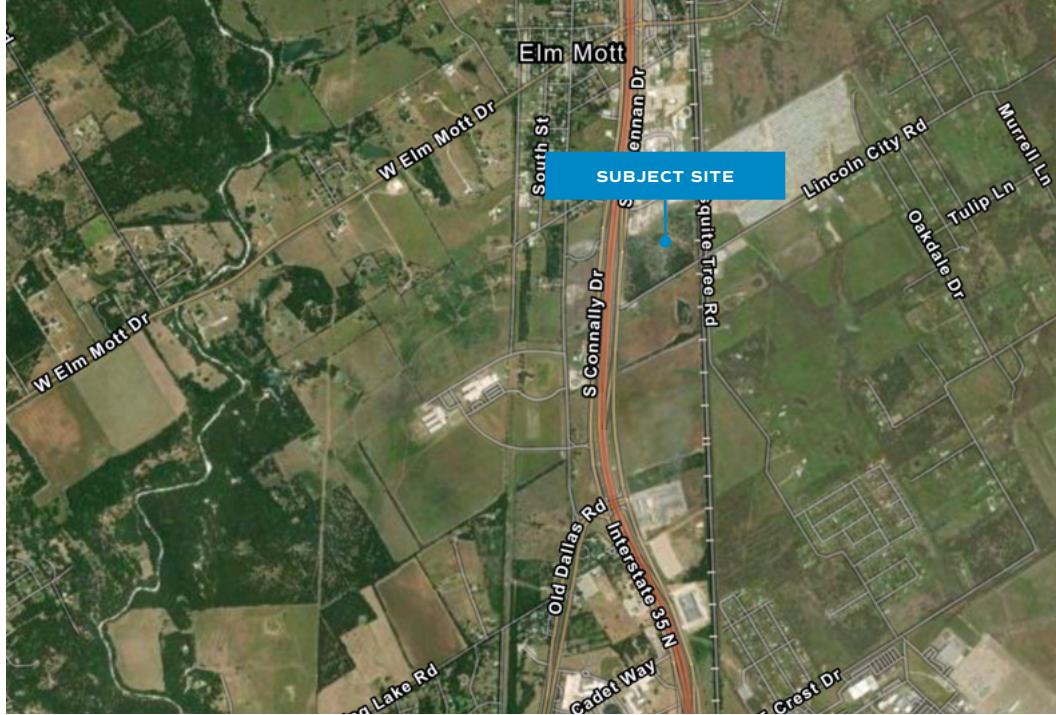
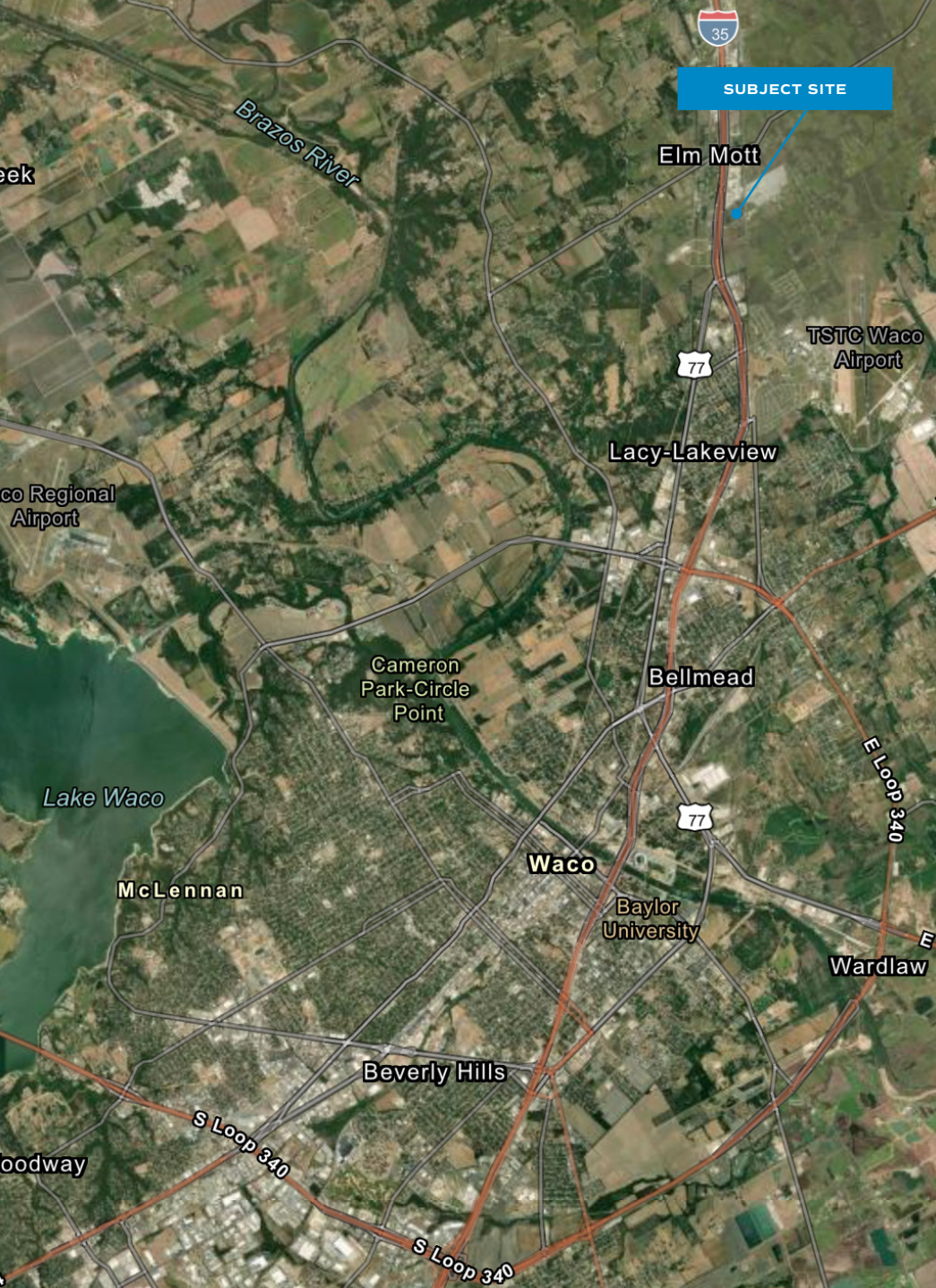
 Click to view property

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Information About Brokerage Services

Texas law requires all real estate license holders 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date