



**COLDWELL BANKER
COMMERCIAL**

**JIM STEWART,
REALTORS®**

PRESENTED BY:

GREGG GLIME
SIOR, CCIM

EXCHANGE INDUSTRIAL PARK PAD SITE

2119 EXCHANGE PARKWAY
WACO, TX 76712

AVAILABLE SPACE

9.215 ACRES

©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

TABLE OF CONTENTS

- 3 | Property Overview
- 4 | Subject Property
- 6 | Photo Gallery
- 7 | Points of Interest
- 9 | Ingress & Egress
- 10 | Area Map



PROPERTY OVERVIEW

The City of Waco is conveniently located between Dallas, Fort Worth, and Austin along I-35, which makes it the perfect location for distributors. The Exchange Industrial Park boasts distribution neighbors that include Amazon and Hello Bello among others. Easy ingress and egress is accessible from both Exchange Parkway and Texas Central Parkway with nearby highways that include State Highways 6 and 84 in addition to Interstate 35. All Construction and Civil Plans Completed and Available w/ Property. Shovel Ready.

PROPERTY HIGHLIGHTS

- Notable Distribution Neighbors: Hello Bello, Amazon, Wal-Mart, Tractor Supply, Coca Cola, Caterpillar Logistics
- Great Ingress & Egress to site
- Less than 1 Mile from Interstate 35 and Highway 6
- For Lease: Landlord will commence construction upon leasing 50% of current plans

PROPERTY SUMMARY

PROPERTY TYPE

Industrial

LOCATION

Waco

ASKING PRICE

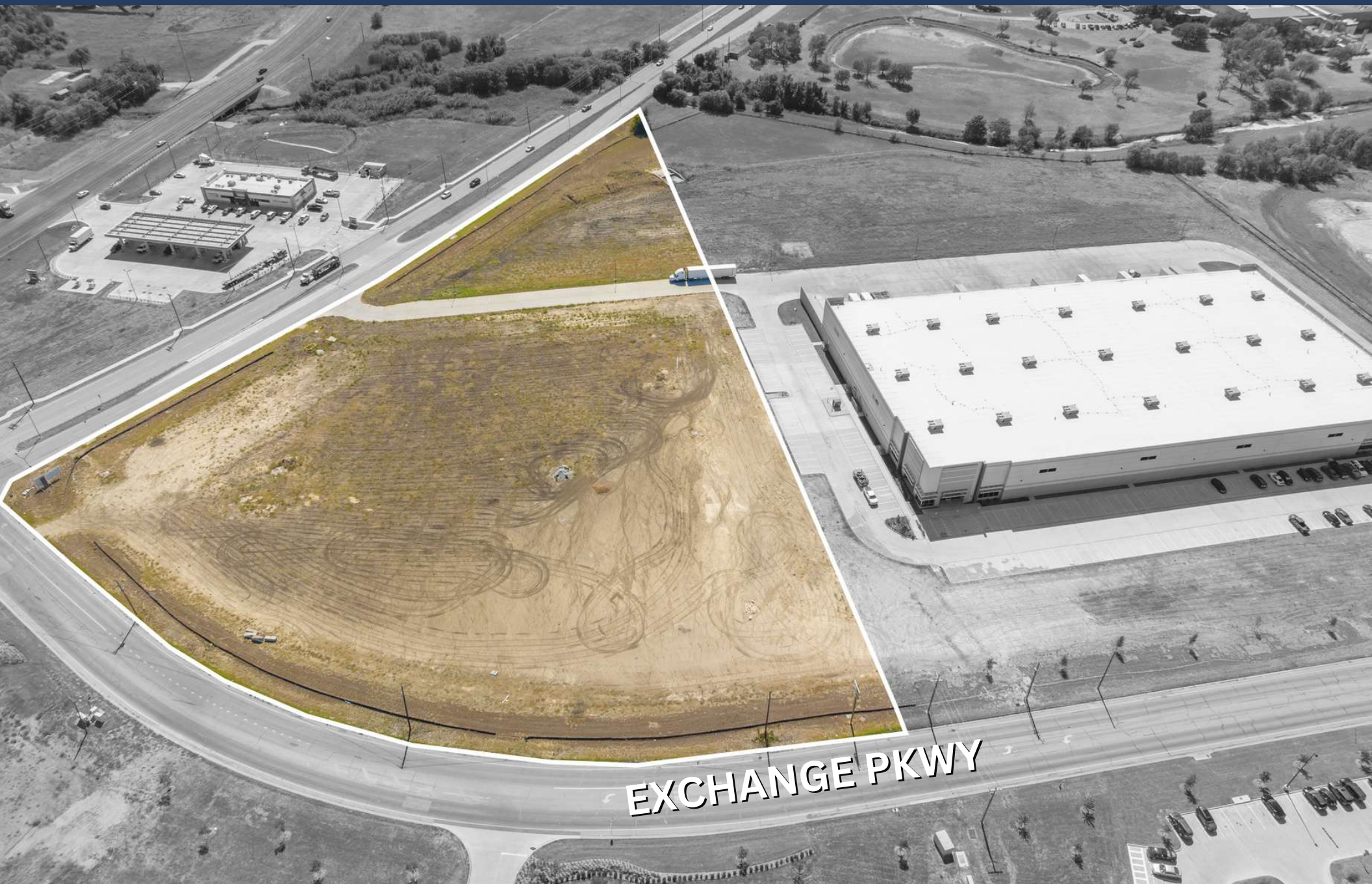
Call for Pricing

LOT SIZE

9.215 Acres



SUBJECT PROPERTY

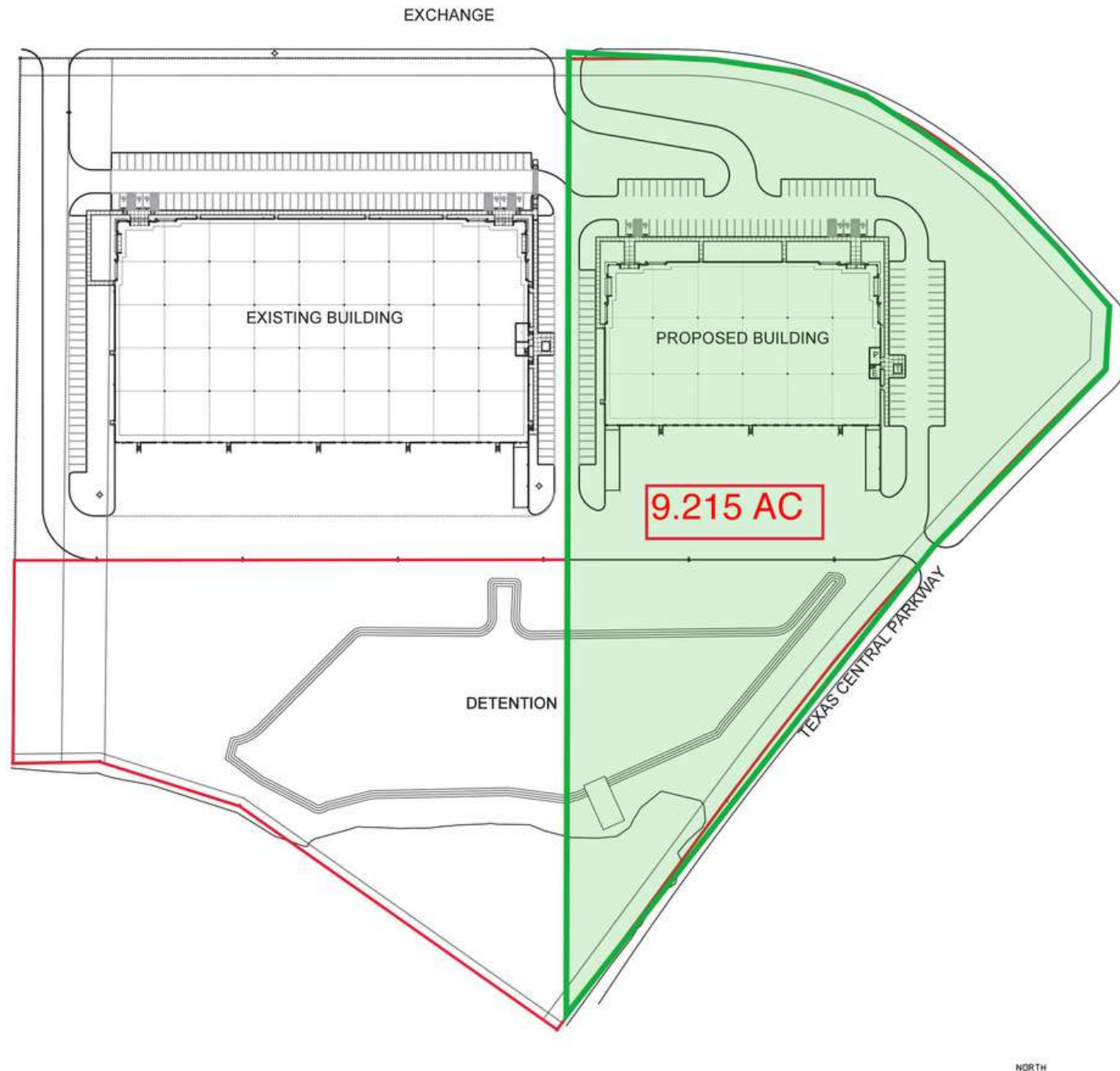


EXCHANGE PKWY



Gregg Glime, SIOR, CCIM
(254) 313-0000
greggglime@greggglimecre.com

SUBJECT PROPERTY



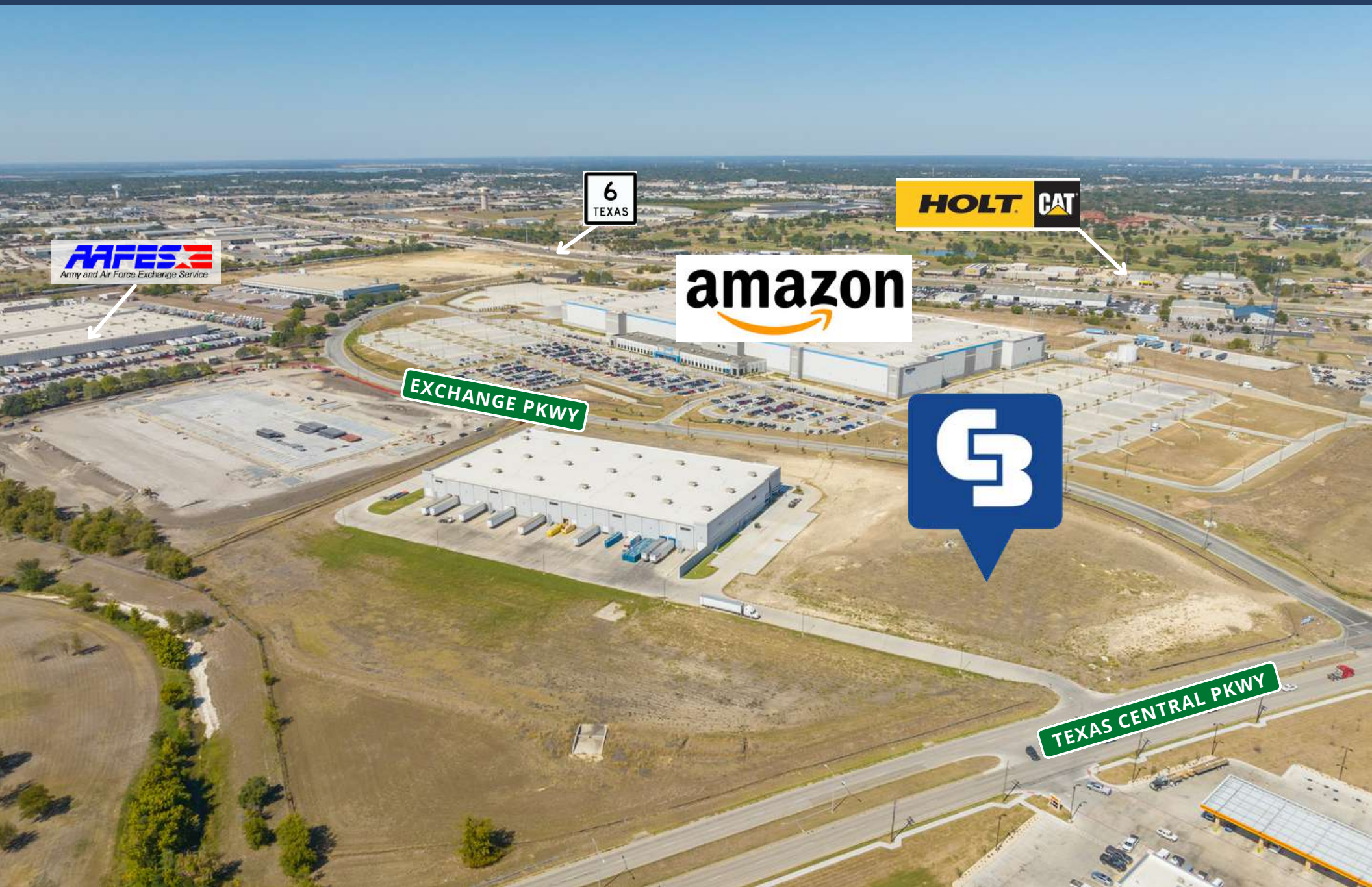
Gregg Glime, SIOR, CCIM
(254) 313-0000
greggglime@greggglimecre.com

PHOTO GALLERY



Gregg Glime, SIOR, CCIM
(254) 313-0000
greggglime@greggglimecre.com

POINTS OF INTEREST



Gregg Glime, SIOR, CCIM
(254) 313-0000
greggglime@greggglimecre.com

POINTS OF INTEREST



Gregg Glime, SIOR, CCIM
(254) 313-0000
greggglime@greggglimecre.com

INGRESS & EGRESS



Gregg Glime, SIOR, CCIM
(254) 313-0000
greggglime@greggglimecre.com

AREA MAP



Gregg Glime, SIOR, CCIM
(254) 313-0000
greggglime@greggglimecre.com



**COLDWELL BANKER
COMMERCIAL**

JIM STEWART,
REALTORS®

PRESENTED BY:



Gregg Glime, SIOR, CCIM

(254) 313-0000

GreggGlime@GreggGlimeCRE.com



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.

11-2-2015



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.

COLDWELL BANKER COMMERCIAL JIM STEWART, REALTORS Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0590914 License No.	COMMERCIAL@JSRWACO.COM Email	(254) 313-0000 Phone
CB APEX REALTORS, LLC Designated Broker of Firm	0590914 License No.	 Email	 Phone
KATHRYN ANNE SCHROEDER Licensed Supervisor of Sales Agent/ Associate	0269763 License No.	KATHY@CBAPEX.COM Email	(254) 776-0000 Phone
GREGG GLIME, SIOR, CCIM Sales Agent/Associate's Name	0234986 License No.	GREGGGLIME@GREGGGLIMECRE.COM Email	(254) 313-0000 Phone

Buyer/Tenant/Seller/Landlord Initials

Date