



**COLDWELL
BANKER
COMMERCIAL**
JIM STEWART, REALTORS®

PRESENTED BY:

JOSH CARTER, CCIM

16.96 ACRES

ADDRESS

N Interstate 35 Ross, TX 76640

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PROPERTY OVERVIEW

Highly visible tract of land located on the west side of IH-35 at north-bound Exit 346 and south-bound Exit 347; Utility service provided by Hilco Electric Co-op and Ross Water Company; 25-foot concrete driveway in-place; No zoning restrictions; 537 feet of road frontage. Ideal site for commercial development.

PROPERTY SUMMARY

PROPERTY TYPE

Development Land

LOCATION

Ross, TX

ASKING PRICE

\$540,000

LAND AVAILABLE

16.96 Acres



PHOTO GALLERY



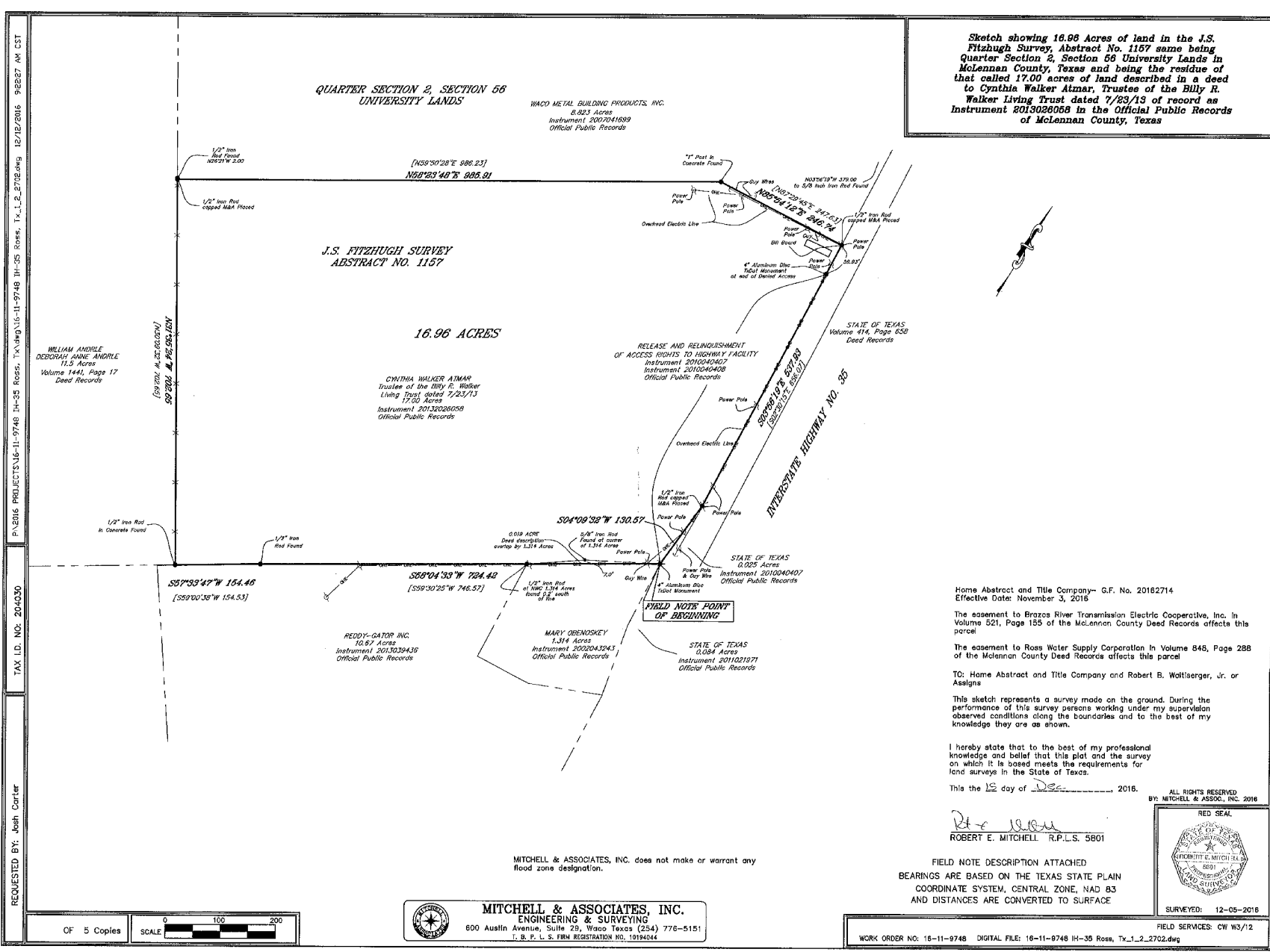
IH-35 NORTH TO D/FW



IH-35 SOUTH TO WACO
(12 Miles to Downtown Waco)



PROPERTY SURVEY



Sketch showing 16.96 Acres of land in the J.S. Fitzhugh Survey, Abstract No. 1157 same being Quarter Section 2, Section 56 University Lands in McLennan County, Texas and being the residue of that called 17.00 acres of land described in a deed to Cynthia Walker Almar, Trustee of the Billy R. Walker Living Trust dated 7/23/13 of record as Instrument 2013028058 in the Official Public Records of McLennan County, Texas

Home Abstract and Title Company- G.F. No. 20162714
Effective Date: November 3, 2016

The easement to Brazos River Transmission Electric Cooperative, Inc. in Volume 521, Page 155 of the McLennan County Deed Records affects this parcel

The easement to Ross Water Supply Corporation in Volume 645, Page 288 of the McLennan County Deed Records affects this parcel

To: Home Abstract and Title Company and Robert B. Waltisger, Jr. or Assigns

This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to the best of my knowledge they are as shown.

I hereby state that to the best of my professional knowledge and belief that this plat and the survey on which it is based meets the requirements for land surveys in the State of Texas.

This the 12 day of Dec., 2016.

ROBERT E. MITCHELL
R.P.L.S. 5801

FIELD NOTE DESCRIPTION ATTACHED
BEARINGS ARE BASED ON THE TEXAS STATE PLAIN
COORDINATE SYSTEM, CENTRAL ZONE, NAD 83
AND DISTANCES ARE CONVERTED TO SURFACE



SURVEYED: 12-05-2016

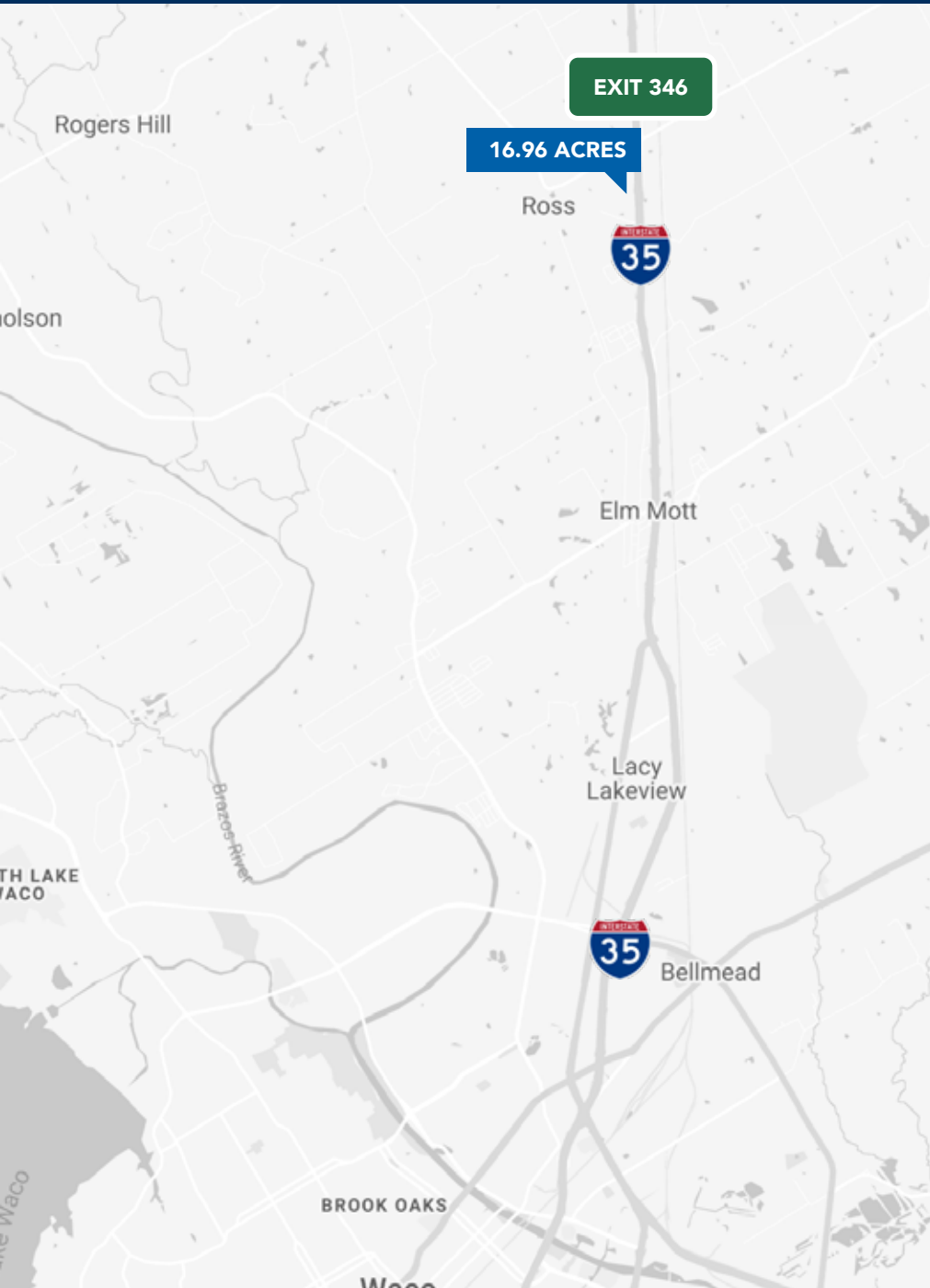
MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
600 Austin Avenue, Suite 29, Waco Texas (254) 776-5151
T. B. P. L. S. FIRM REGISTRATION NO. 19194044

WORK ORDER NO: 16-11-9748 DIGITAL FILE: 16-11-9748 IH-35 Ross, Tx_1_2_2702.dwg

SUBJECT PROPERTY



AREA MAPS





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PRESENTED BY:



JOSH CARTER, CCIM

O: (254) 313-0000

C: (254) 744-5777

joshcarter@cartercre.com

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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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| <small>COLDWELL BANKER COMM JIM STEWART, REALTORS</small> | | 0590914 | COMMERCIAL@JSRWACO.COM | (254) 313-0000 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone | |
| CB APEX REALTORS, LLC | 0590914 | | | |
| Designated Broker of Firm | License No. | Email | Phone | |
| KATHRYN ANNE SCHROEDER | 0269763 | KATHY@CBAPEX.COM | (254) 776-0000 | |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone | |
| JOSH CARTER, CCIM | 0476150 | JOSHCARTER@CARTERCRE.COM | (254) 313-0000 | |
| 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