

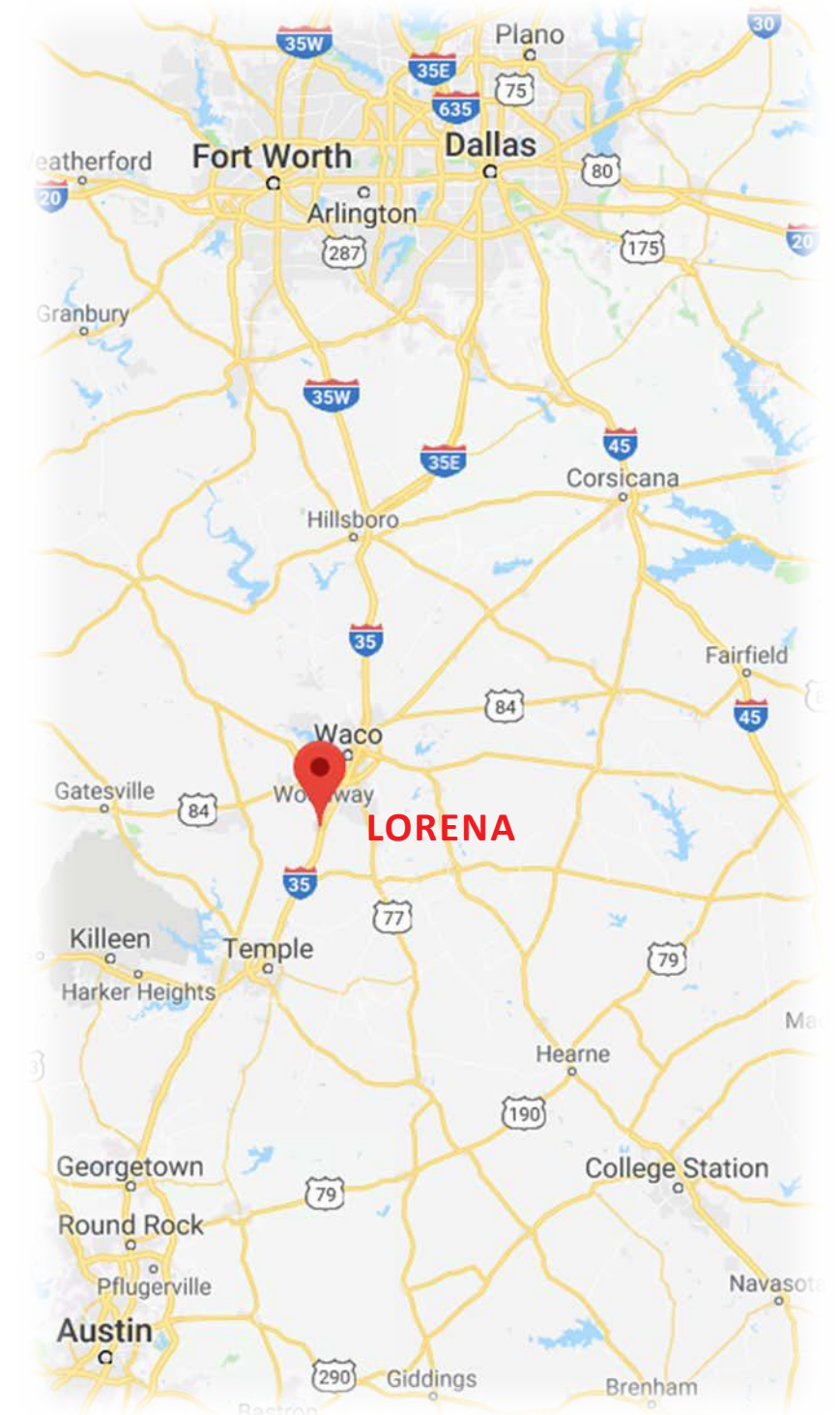


## LORENA CROSSING | Introduction

### MIXED USE LIFESTYLE CENTER

Welcome to Lorena Crossing. Located within a growing community in Lorena, Texas, this development is a mixed use project that is positioned to be a retail and living destination for the greater Waco area. The overall development offers high exposure for future amenities and services set against a backdrop of multi-tenant and single family residences.

The vision is that this center will connect a tight knit community and become a hub for the community. It is a connection point where people can work, live, and relax together.



(254) 870-0050 | [HarrellCRE.com](http://HarrellCRE.com)





### Property Highlights

- Just south of N Old Temple Road – East side of IH-35 North bound Service Road
- Utility Service Available (sanitary sewer scheduled August completion)
- 107,476 People within 10 Miles
- \$75,901 Average Household Income
- Conveniently located in the Heart of the Community
- Excellent visibility from busy Interstate 35
- Newly Established On and Off Ramps for Direct Access
- Traffic count at this intersection is over 68,000 cars per day
- Shared Parking with Center
- Around 250 new homes are planned for in the immediate area





PAD SITES AVAILABLE FOR

TOWN CROSSING – Work, Live, Play

FEATURE RESTAURANTS

HOTEL – National & Boutique

RESTAURANTS – Casual & Quick Serve

GROCERY/BIG BOX RETAIL

HEALTHCARE OFFICE

MULTIFAMILY COMMUNITY

SINGLE-FAMILY BROWNSTONE COMMUNITY

THEATRE

FLEX OFFICE PARK

OFFICE PARK PAVILION



CONCEPT  
VIEWS

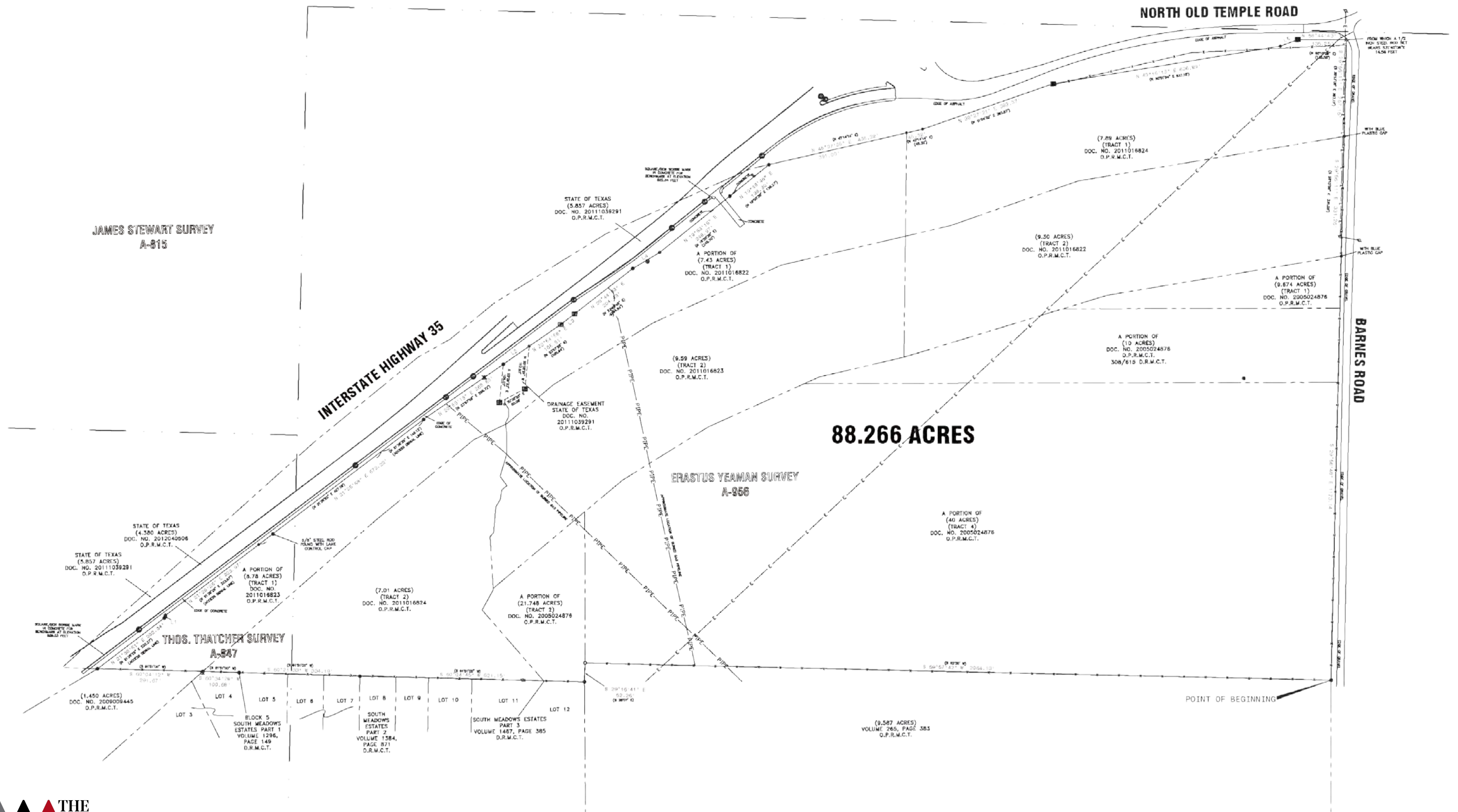




CONCEPT SITE PLAN









- A - \$12.50/SF (Up To 1.5 Acres of Retail with Frontage)  
 B - \$10.00/SF (1.5 Acres – 5.0 Acres of Retail with Frontage)  
 C - \$8.50/SF (Up To 3.0 Acres of Retail/Hospitality – Infield)  
 D - \$3.50/SF (Multi-Family Project)  
 E - Contact For Pricing (Large Infield Development Project)  
 \* All 88.26 Acres are available at \$2.95/SF

88.26 Acres Breakdown Exhibit







# THE HARRELL TEAM







**THE  
HARRELL  
TEAM**







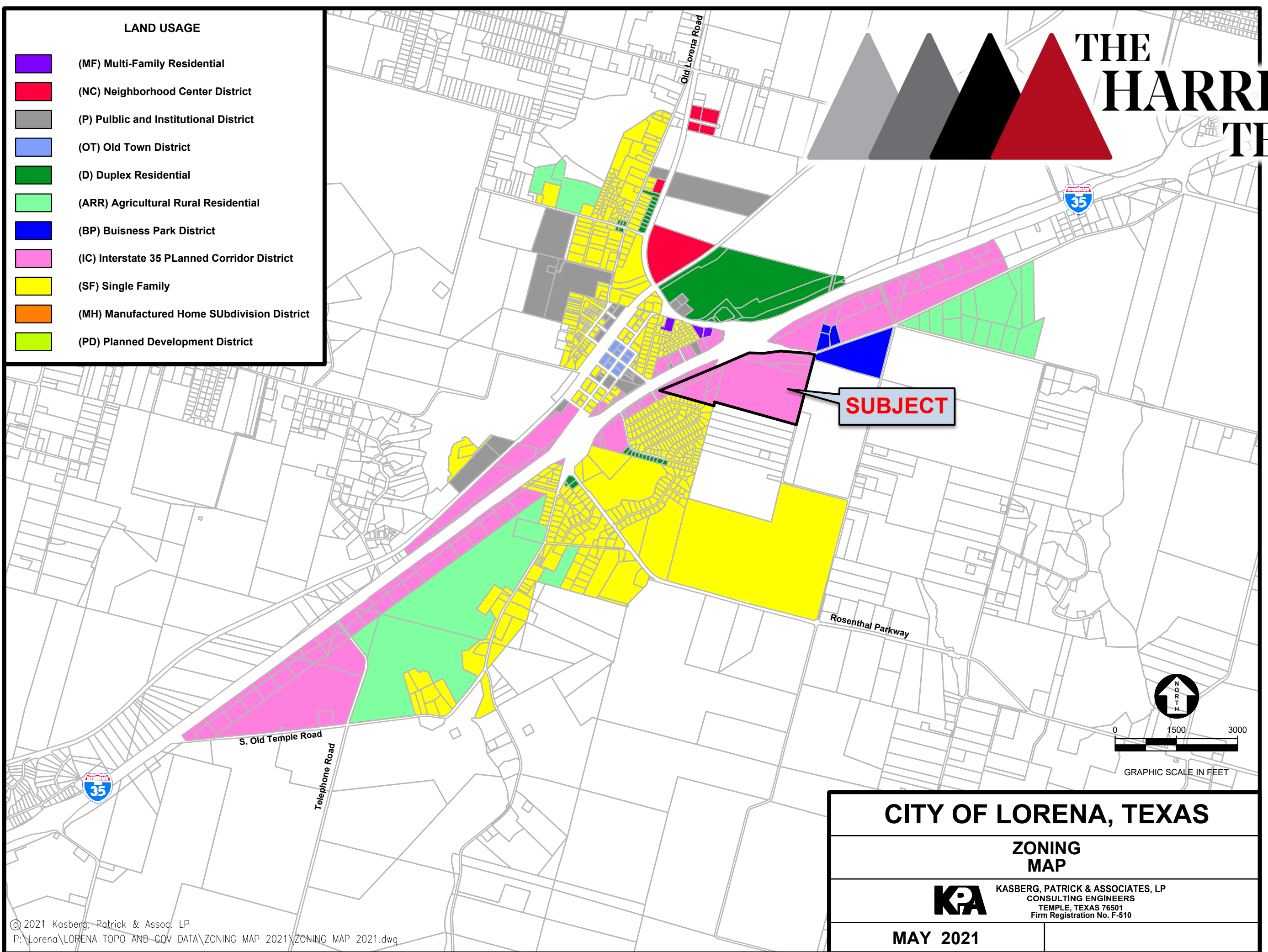
# THE HARRELL TEAM





LAND USAGE

- (MF) Multi-Family Residential
- (NC) Neighborhood Center District
- (P) Public and Institutional District
- (OT) Old Town District
- (D) Duplex Residential
- (ARR) Agricultural Rural Residential
- (BP) Buisness Park District
- (IC) Interstate 35 PLanned Corridor District
- (SF) Single Family
- (MH) Manufactured Home SUBdivision District
- (PD) Planned Development District



CITY OF LORENA, TEXAS

ZONING  
MAP



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TEMPLE, TEXAS 76501  
Firm Registration No. F-510

MAY 2021



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