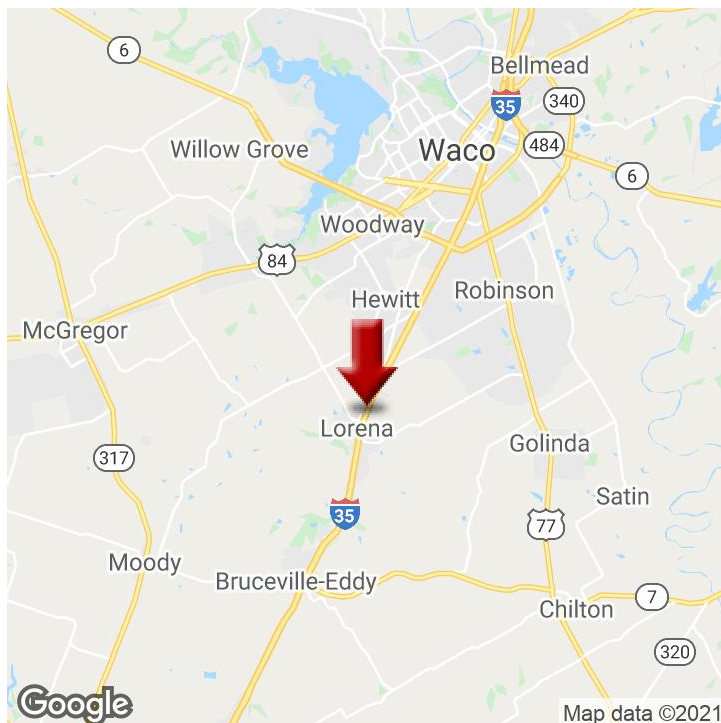


MIXED USE DEVELOPMENT LAND FOR SALE

LORENA CROSSING

Interstate 35 At Barnes Road, Lorena, TX 76655



MULTIPLE PACKAGE OPTIONS AVAILABLE

- 88.266 Acres (3,844,866.96 SF)
- Interstate 35 Frontage: 3,731.12'
- Proposed Site Plan For Lorena Crossing Complex
- Planned Water & Sewer Access
- Zoned: Lorena - (IC) Interstate 35 Planned Corridor District
- Easily Accessible & Excellent Visibility
- Interstate 35: 79,400+ Vehicles/Day (TxDOT: 2019)
- Mixed Use Development

KW COMMERCIAL
3701 West Waco Drive
Waco, TX 76710

BRAD HARRELL, CCIM
Broker Associate/Senior Director
O: 254.265.7220
C: 254.870.0060
commercial@harrellteam.realestate
TX #363789

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PROPERTY BREAKDOWN

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Waco, TX 76710

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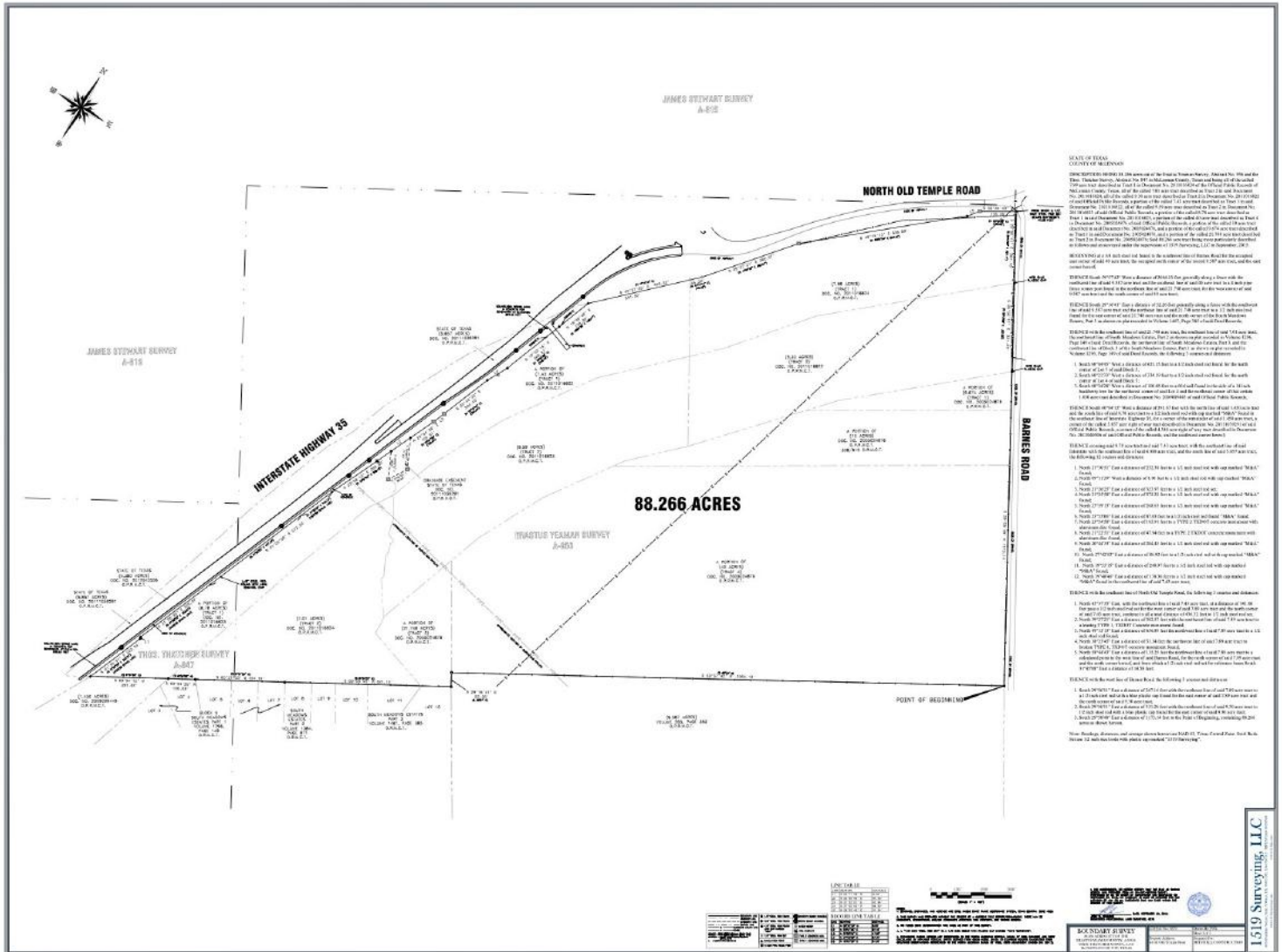
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SURVEY

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Larger Version Of This Image Available On Our Website.

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3701 West Waco Drive
Waco, TX 76710

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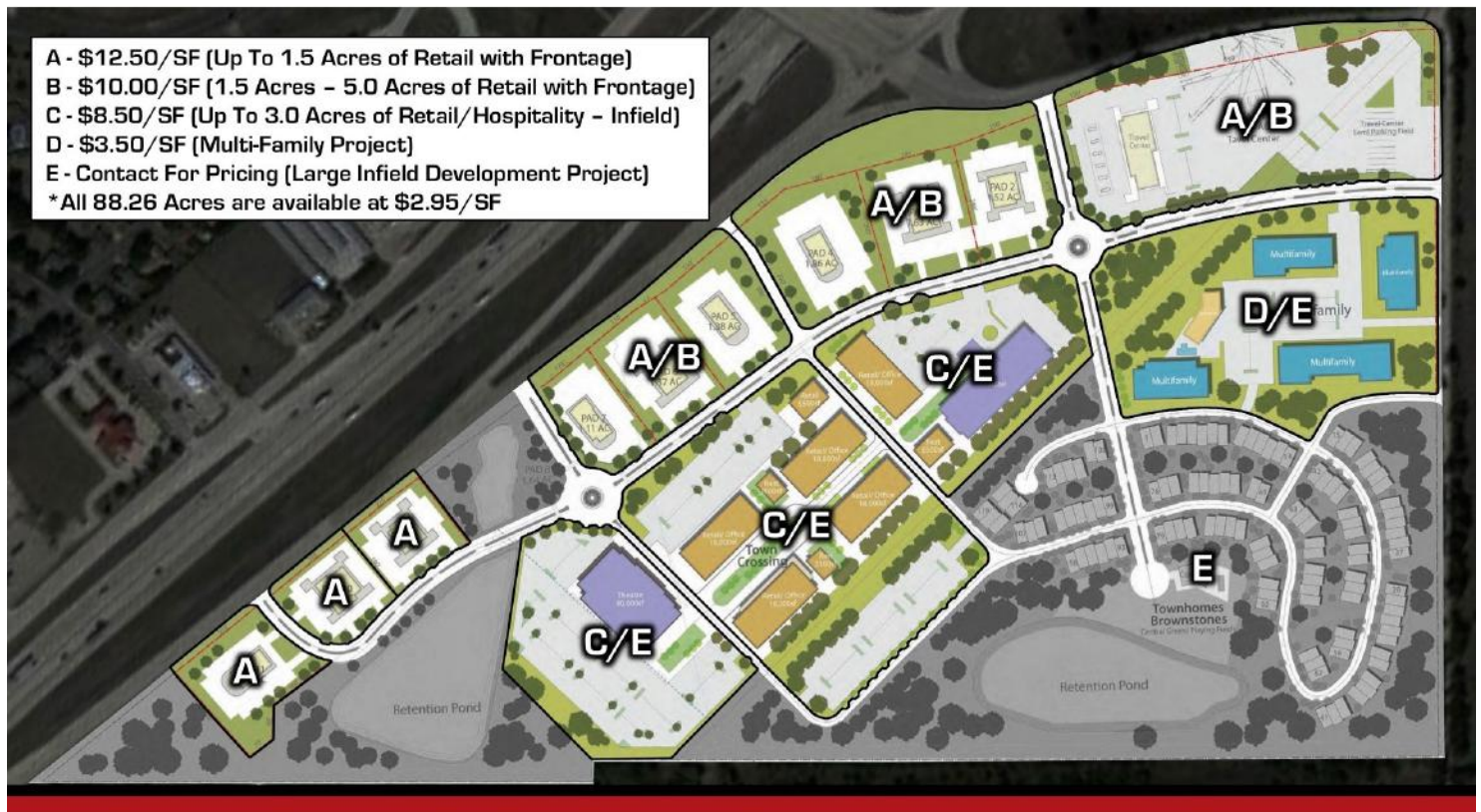
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PRICING BREAKDOWN

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3701 West Waco Drive
Waco, TX 76710

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MIXED USE DEVELOPMENT LAND FOR SALE

SITE PLAN, PAGE ONE

Interstate 35 At Barnes Road, Lorena, TX 76655



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.



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- 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



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Waco, TX 76710

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MIXED USE DEVELOPMENT LAND FOR SALE

SITE PLAN, PAGE TWO

Interstate 35 At Barnes Road, Lorena, TX 76655



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



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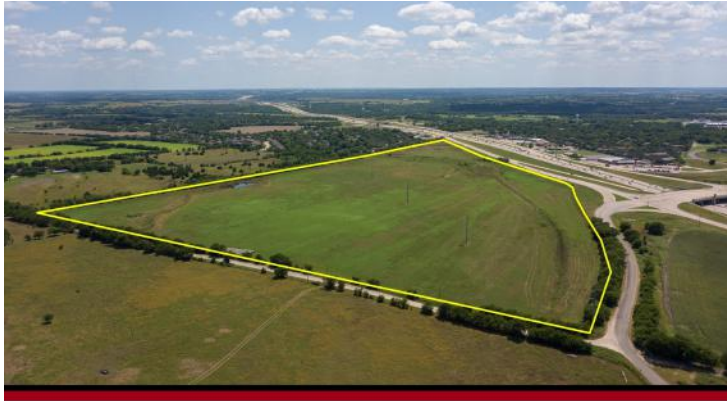
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MIXED USE DEVELOPMENT LAND FOR SALE

ADDITIONAL PHOTOS

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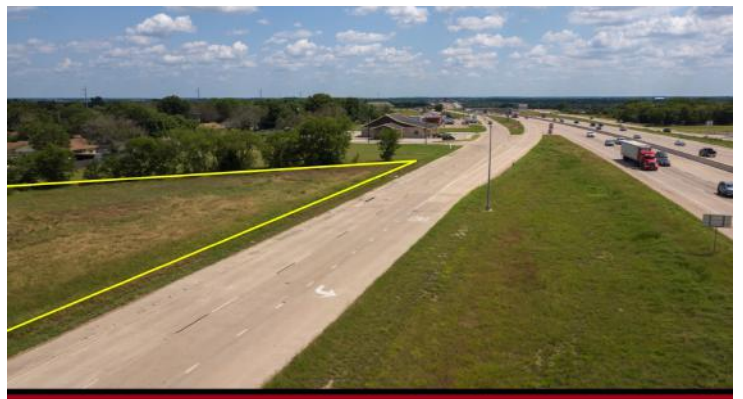
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DEMOGRAPHICS MAP

Interstate 35 At Barnes Road, Lorena, TX 76655



POPULATION	1 MILE	5 MILES	10 MILES
Total population	372	17,447	84,864
Median age	39.3	37.2	37.4
Median age (male)	39.7	37.5	36.8
Median age (Female)	38.9	37.1	38.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	128	6,165	31,820
# of persons per HH	2.9	2.8	2.7
Average HH income	\$87,040	\$78,720	\$65,840
Average house value		\$150,631	\$152,382

* Demographic data derived from 2010 US Census

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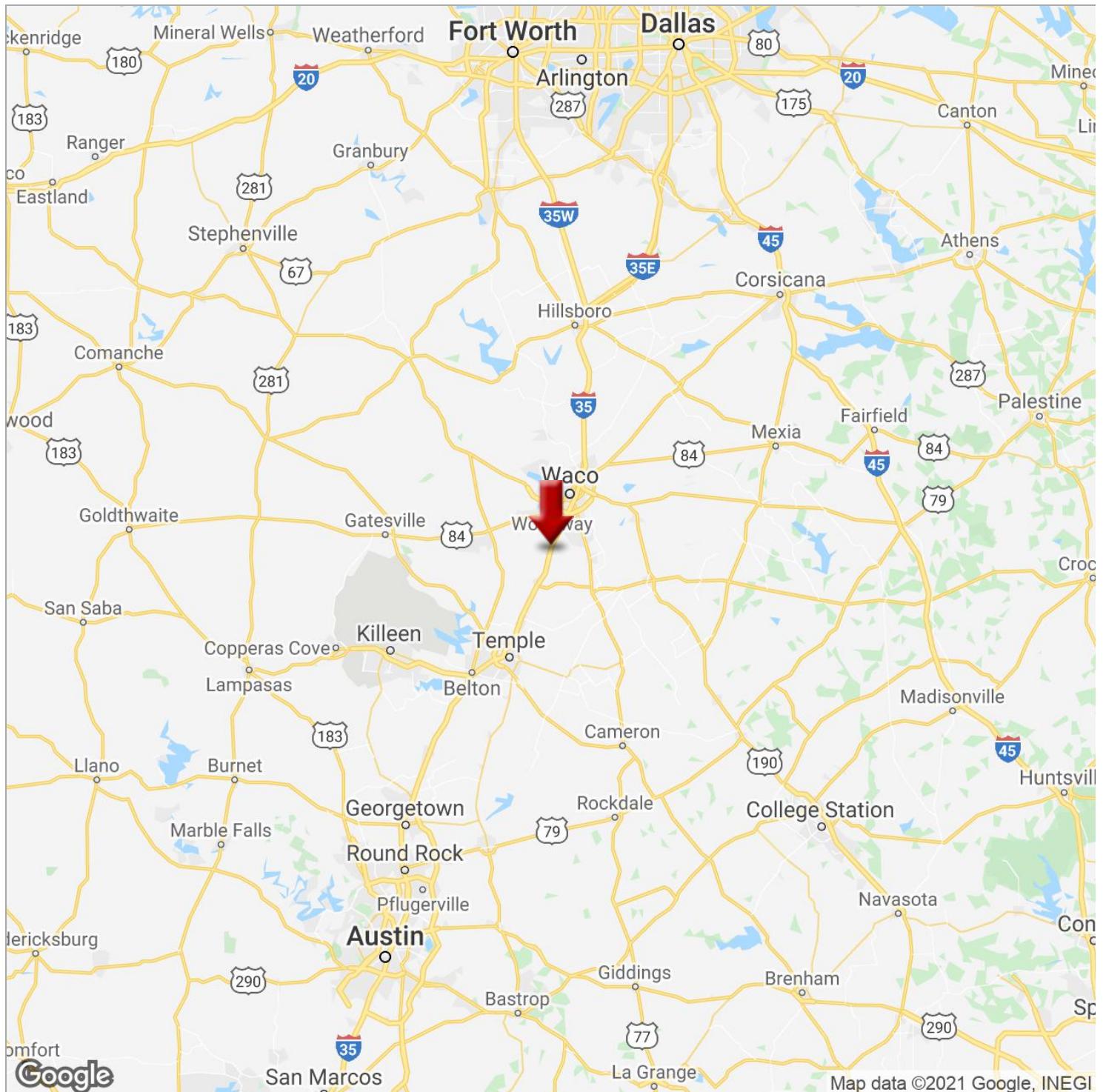
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LOCATION MAP (TEXAS)

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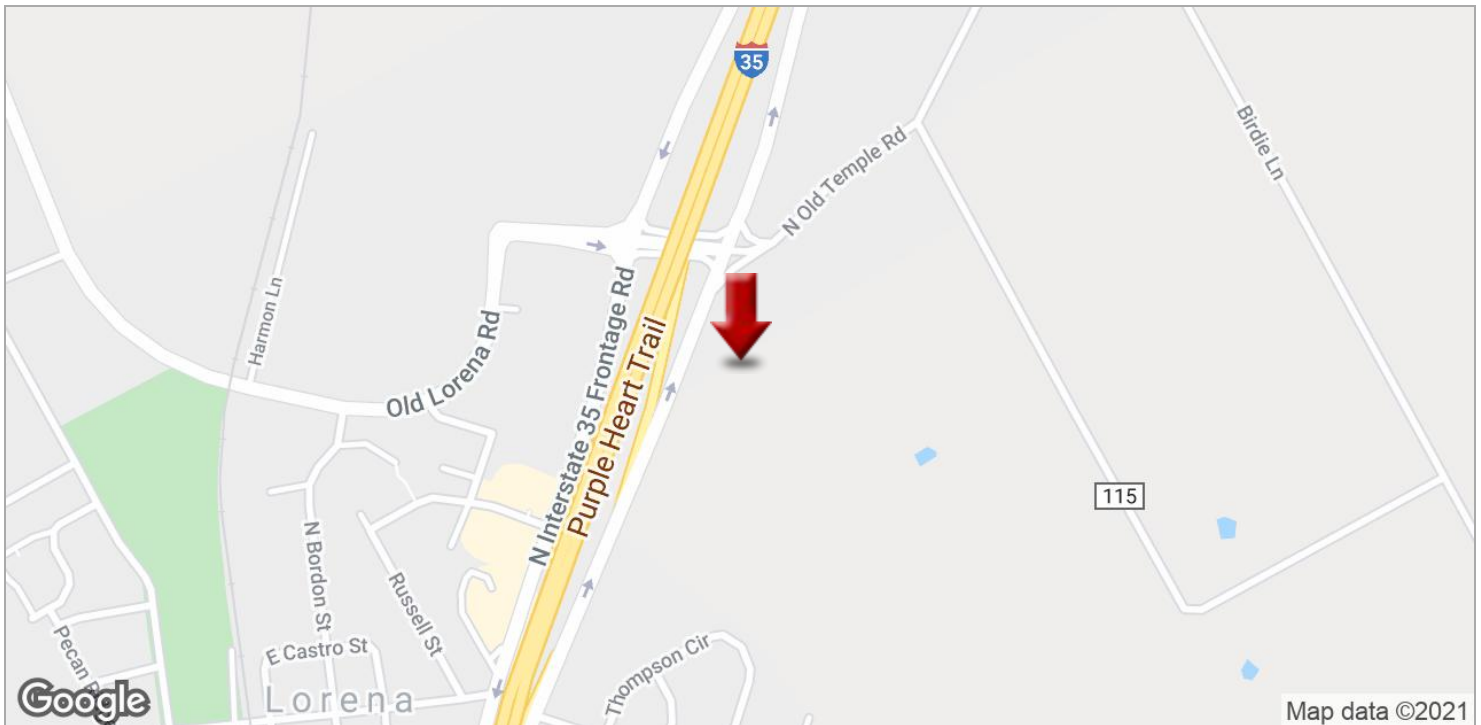
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LOCATION MAPS (LOCAL)

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3701 West Waco Drive
Waco, TX 76710

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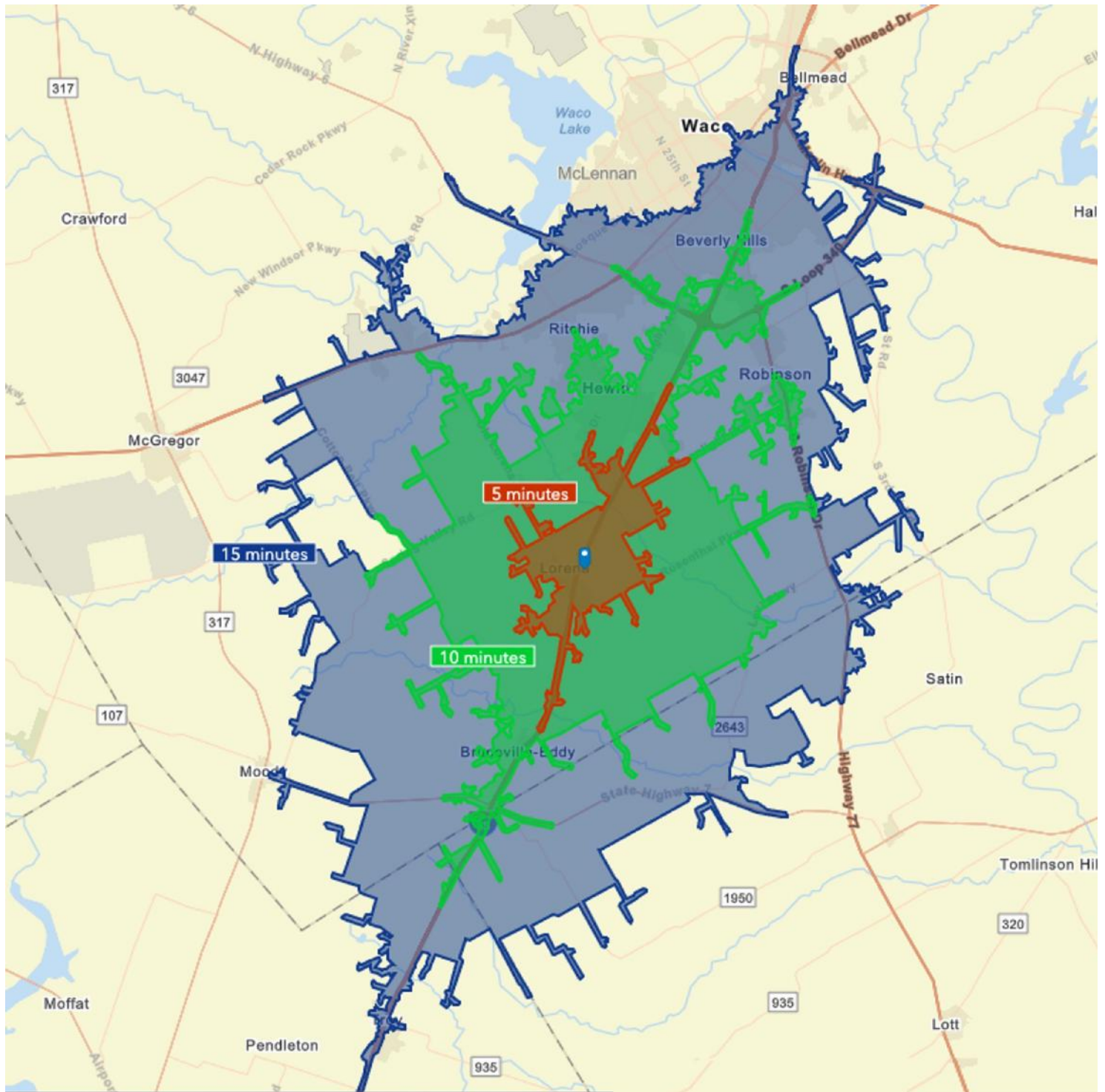
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DRIVE TIME DISTANCE MAP

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3701 West Waco Drive
Waco, TX 76710

BRAD HARRELL, CCIM
Broker Associate/Senior Director
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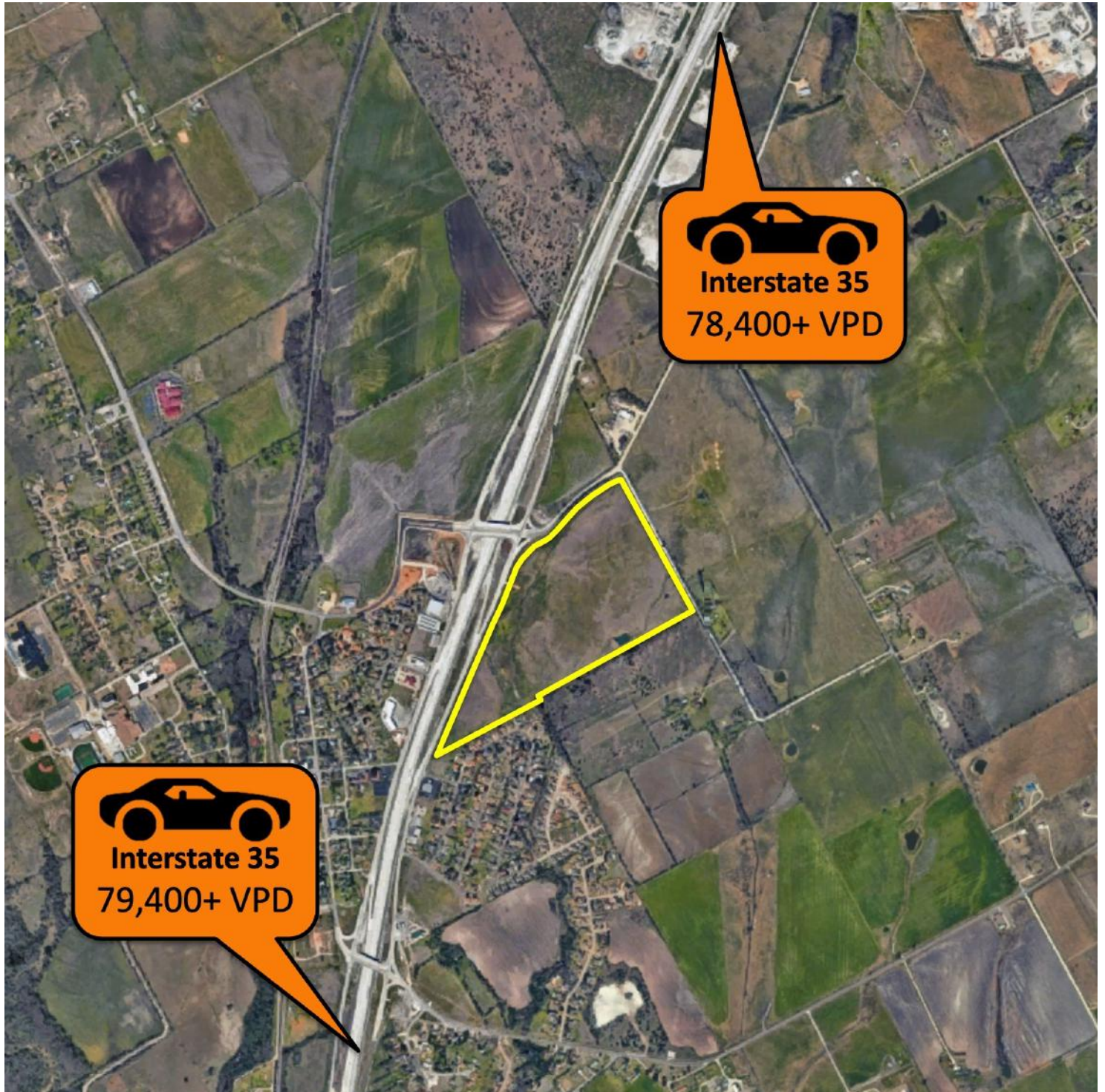
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TXDOT MAP (2019)

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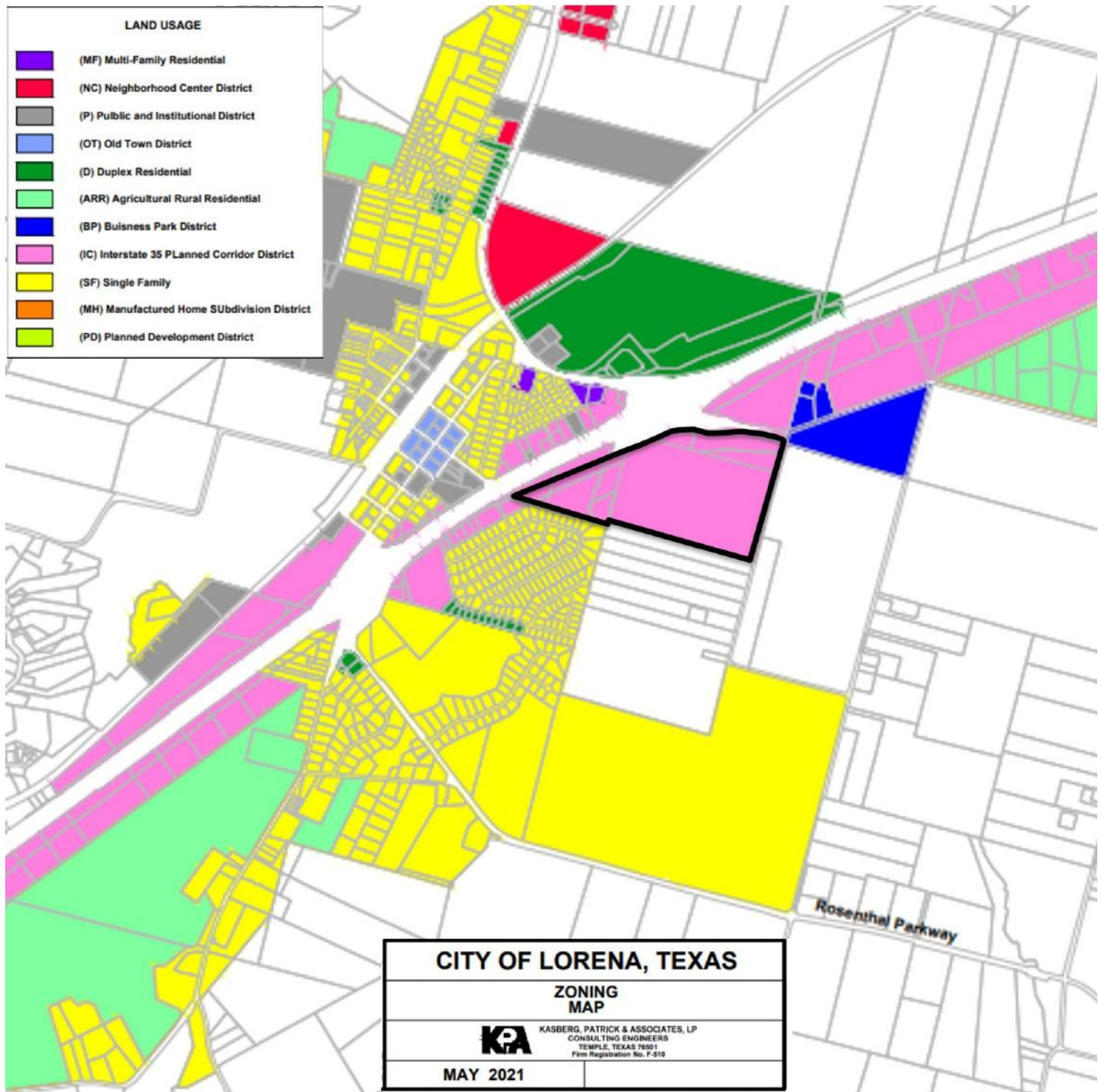
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ZONING MAP

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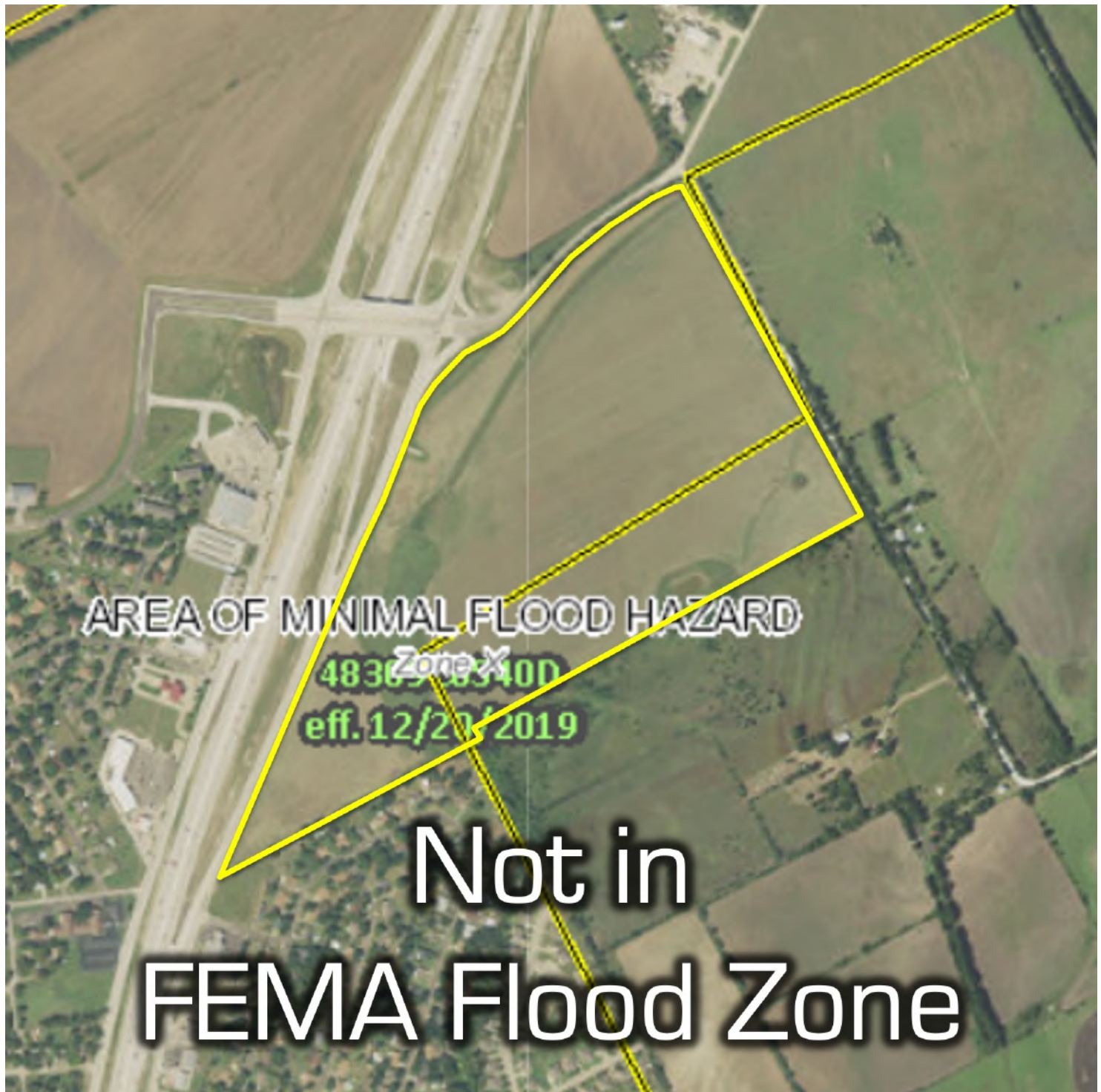
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Waco, TX 76710

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FEMA FLOOD MAP

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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.

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:
 - 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.

Global Realty Partners LLC KW Commercial	9003002	klrw552@kw.com	(254) 751-7900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Al Rincon	525285	alrincon@kw.com	(254) 716-3642
Designated Broker of Firm	License No.	Email	Phone
Amanda LaRue	543380	alarue@kw.com	(254) 315-0138
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Harrell, CCIM	363789	info@BradHarrellCCIM.com	(254) 870-0050
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date