

# Commerce Park Site - 4.65 Acres

Alliance Parkway - Hewitt, Tx



## COMMERCE *Park* 7-35 Hewitt, Texas

- Graded, buildable sites with utilities available.
- Easy access to North and South bound I-35
- Great site for distribution, self storage, or office warehouse
- City of Hewitt - Zoned R-B
- Can divide into 2 lots

**Sales Price: \$510,000 (2.50/sf)**

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The information contained herein is derived from sources deemed reliable, but no warranty or representation is made or assumed for the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, or physical or familial status.



Reid Peevey  
Commercial

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### BUSINESS ENVIRONMENT

#### LOCATION

- 90 miles South of Dallas/ Fort Worth
- 90 miles North of Austin
- 180 miles Northwest of Houston and San Antonio

#### POPULATION

- MSA: 261,958
- Growth: 1.9% / year
- Trend: Accelerating

#### WORKFORCE

- Labor Force: 120,382
- Employment: 115,635
- Unemployment: 3.9%

#### Employers

- Providence Health Care
- Baylor University
- Hillcrest Baptist Medical Center
- L-3 Platform Integration
- Sanderson Farms
- Veterans Administration
- McLennan Community College
- Texas State Technical College
- Texas Farm Bureau
- Cargill

# Commerce Park Sites

I-35 Hewitt, Tx



Commerce Park @ I-35 Hewitt, Texas is your site for corporate headquarters, retail outlets and distribution centers.

Situated on Interstate 35 in the Heart of Texas, this master-planned development is ideally located within equidistant reach of the Dallas/Ft. Worth Metroplex and Austin. This provides your clients, contractors, suppliers and vendors with immediate access to your facilities.

Explosive economic growth has made Hewitt/Waco the most populated area between Dallas and Austin. This is a prime location for commercial and residential real estate development.

Your new location is set on 147 park-like acres in the City of Hewitt (Waco MSA), with excellent frontage exposure on Interstate 35. This development is bordered by major access points into Hewitt, Waco and the Waco Industrial District, enjoying immediate access to all. Area amenities are close by with restaurants, shopping, beautiful residential subdivisions and schools.

Your investment is protected for the long term by carefully thought out protective covenants, conditions and restrictions designed to provide an aesthetic continuity to the business community. Landscaped drives and approaches show your visitors that you care enough to locate your business in an area that is set above the rest.

**community  
focused  
development**



About

Reid Peevey  
Commercial  
Broker

**R P**  
Reid Peevey

**COMMERCE**  
*Park*

*I-35 Hewitt, Texas*





# Reid Peevey Commercial



**COMMERCE**  
*Park* 7-35 Hewitt, Texas



## 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Patrick Farrar	547422	pat@reidpeevey.com	(254) 749-0613
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date