

Property Information

2.812 Acres
Downtown
Waco, Texas

HARRY LEEPER, LLC

Texas Real Estate Commission Licensed Broker 9008604

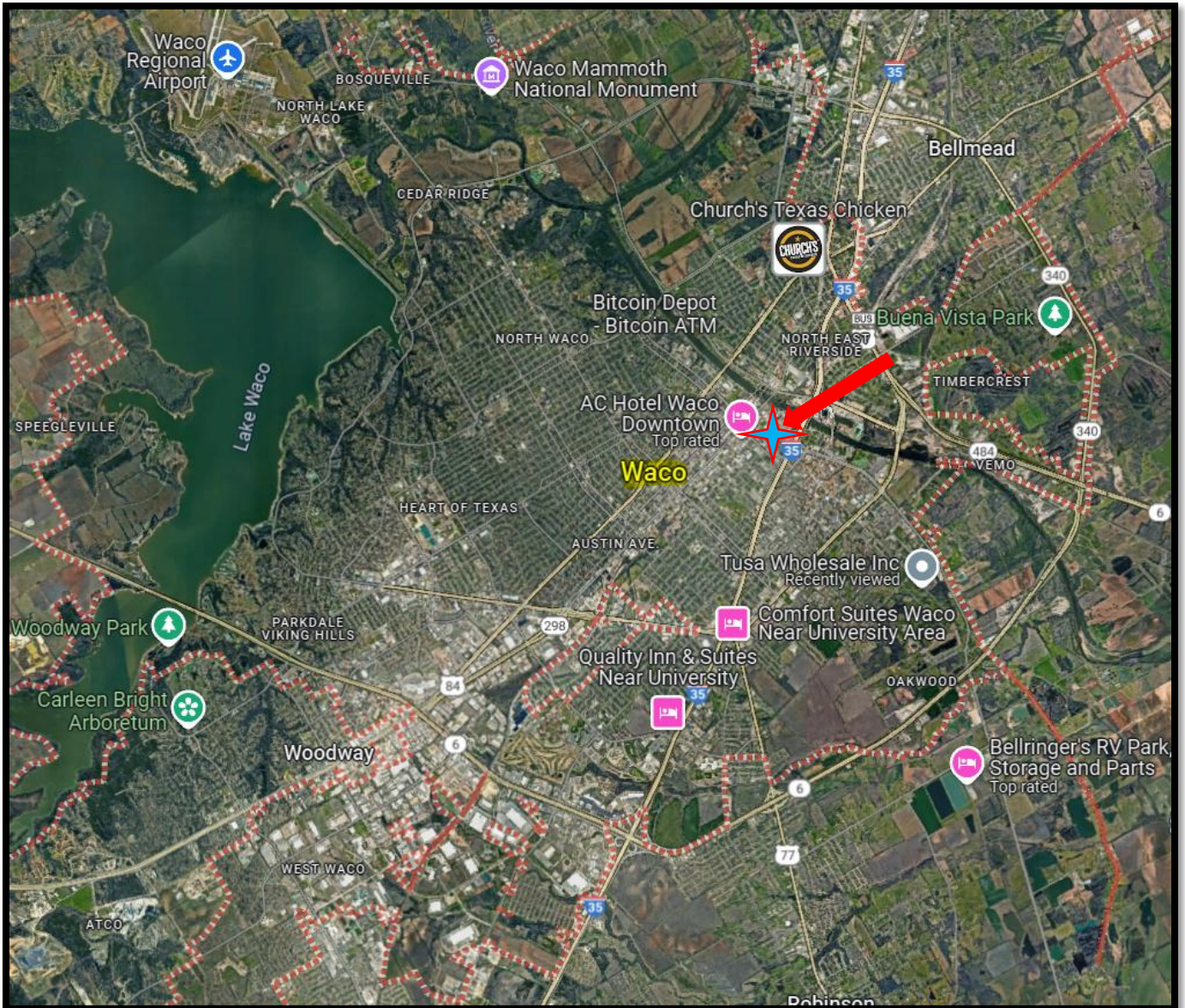
Commercial and Investment Properties

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All information furnished regarding this property is from sources deemed reliable; however, Broker has not made an independent investigation of these sources and no warranty or representation is made by Broker as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. This unverified information has been prepared to provide a summary to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broker further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.



Waco, Texas

Waco is located near the center of Texas, only a short drive from the Dallas-Ft. Worth Metroplex and the state capital, Austin. Waco is also less than 200 miles from Houston and San Antonio. Waco is within a 3-hour drive of 85% of the population of Texas!

Property Information

Location: Downtown Waco – one city block

Address: 301 South 2nd Street, Waco, Texas 76701

Legal Description: Lot 1, Block 1, Acres 2.812, McLennan County, Texas

Land: 2.812 acres – platted lot

Dimensions: 329' X 350'

Zoning: C-4 Central Commercial District - City of Waco

Utilities: All city utilities serve the Subject Property

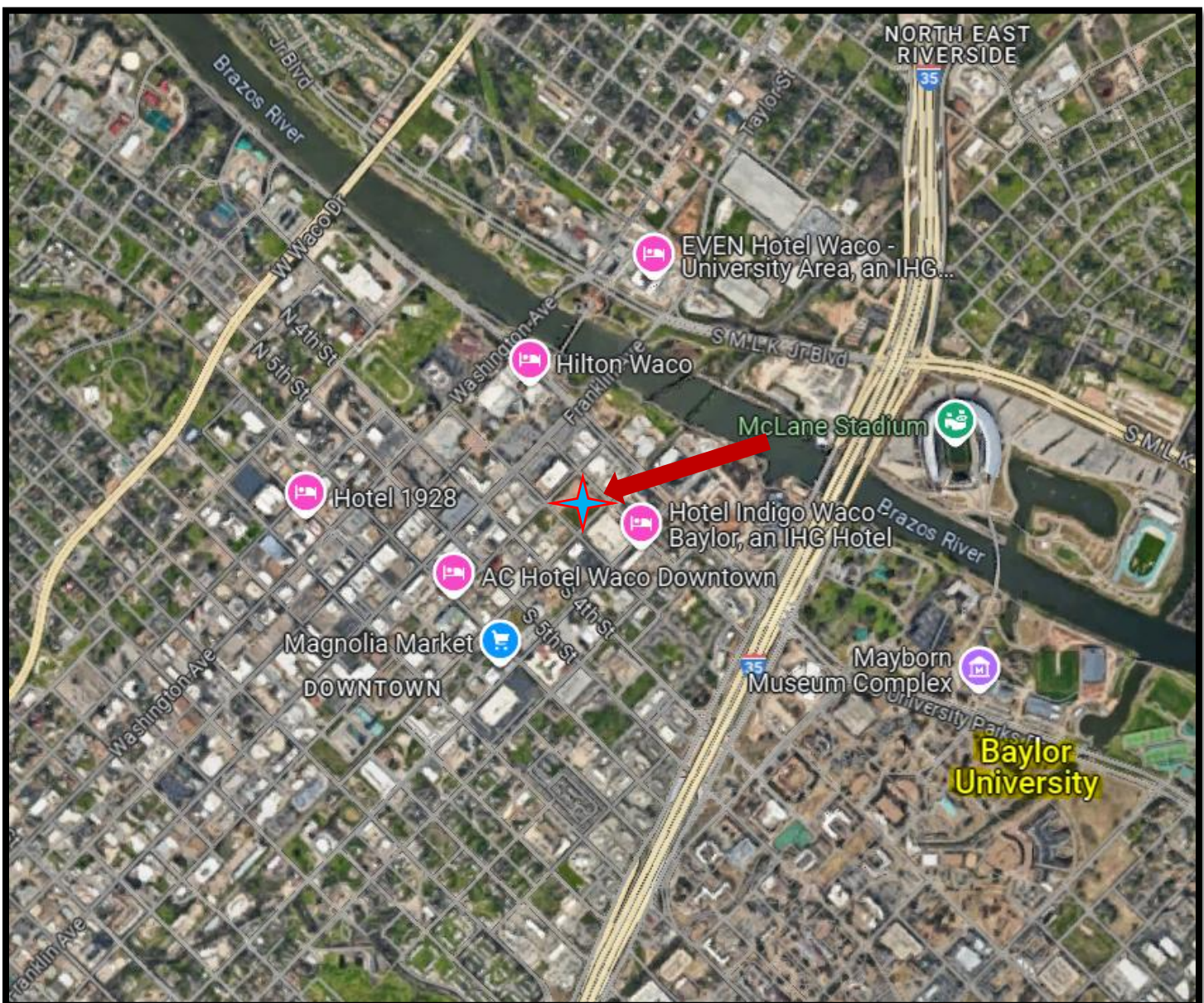
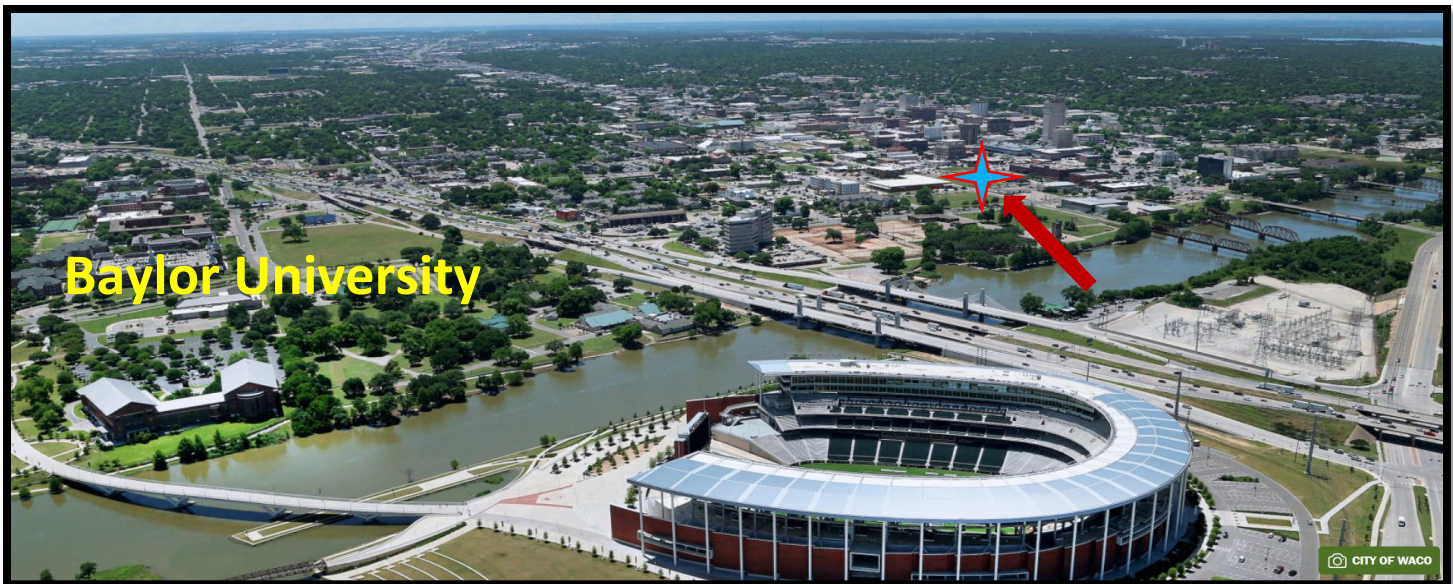
Broker recommends that a Prospective Buyer take the following actions: 1) Consult with an engineer regarding the location, accessibility and capacity of all of the property's utilities; 2) Obtain an Environmental Site Assessment; and 3) Purchase a written Zoning Verification Letter from the appropriate Governmental authority.

Price: Contact Broker

Terms: Cash at Closing

Comments:

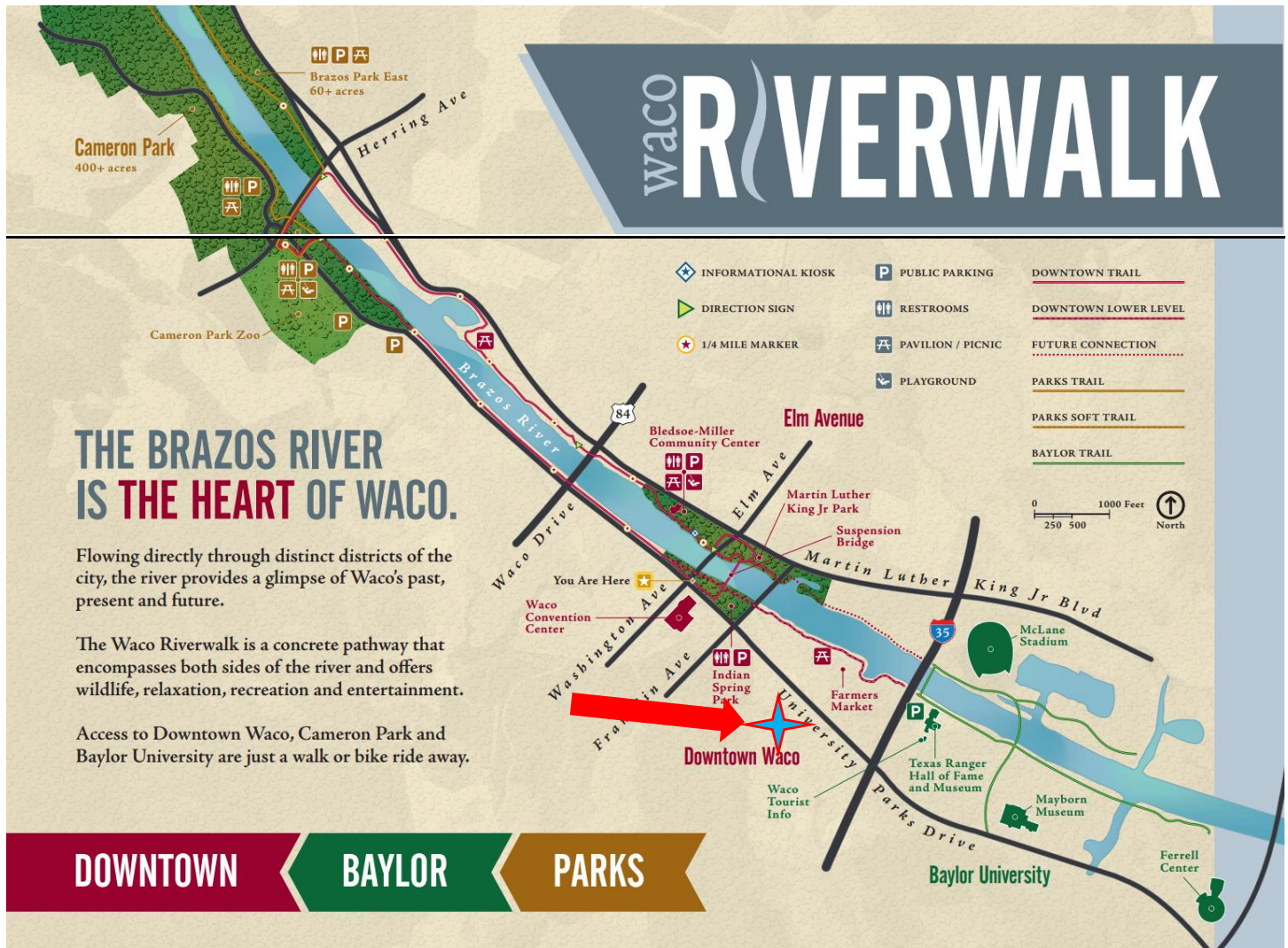
- 1. The Subject Property is ideally located Downtown in the Cultural District only minutes walking from Magnolia Market, the Waco Riverwalk, and Baylor University. The immediate area is experiencing significant development serving the urban core and Baylor University.**
- 2. The Subject Property is directly accessible, walking or driving, to Baylor University via University Parks Drive.**







Zoning Map – City of Waco



The Waco Riverwalk includes approximately seven miles of multi-use, lighted trail that loops along both banks of the Brazos River. The scenic path stretches from Baylor University to Cameron Park and passes underneath the Suspension Bridge. The Riverwalk is accessible from various points through downtown Waco and captures the natural beauty of the Brazos River Corridor.

PROPERTY DISCLOSURE STATEMENT

AS TO THE SUBJECT PROPERTY, **HARRY LEEPER, LLC (“Broker”)** makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements, which may be located on the property.

HAZARDOUS MATERIAL DISCLOSURE

Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property’s compliance with any applicable laws, rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

ADA DISCLOSURE

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your choosing to determine to what degree, if at all, ADA impacts the subject property.

FLOODPLAIN INFORMATION DISCLOSURE

Broker is not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party. It is the sole responsibility of the purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate floodplain designation maps proposed and adopted by federal, state, and local resources in order to determine the potential flood risk of the Property.

Including but not limited to the above items, any potential Purchaser, Seller, Landlord and/or Tenant is hereby notified to rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property, by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information and does not make any representations as to the accuracy or completeness of such information.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	