



GREGG GLIME SIOR, CCIM

2119 EXCHANGE PARKWAY, WACO, TX 76712

Exchange Industrial Park

FOR SALE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

The City of Waco is conveniently located between Dallas, Fort Worth and Austin along I-35, which makes it the perfect location for distributors. The Exchange Industrial Park boasts distribution neighbors that include Amazon and AAFES among others.

Easy ingress and egress is accessible from both Exchange Parkway and Texas Central Parkway with nearby highways that include State Highways 6 and 84 in addition to Interstate 35.

- Construction drawings complete on a 60,800 SF Building
- Great Ingress & Egress to site
- Less than 1 Mile from Interstate 35 and Highway 6
- Notable Distribution neighbors: Walmart, Tractor Supply, Coca-Cola, Caterpillar Logistics

PROPERTY HIGHLIGHTS

PROPERTY

Exchange Industrial Park

LOCATION

2119 Exchange Parkway, Waco, TX 76712

PROPERTY TYPE

Industrial

MARKET

Waco

LOT SIZE

9,215+/- Acres

ASKING PRICE

Land Price - Call for Pricing
Build to Suit - Call for Pricing



PHOTO GALLERY

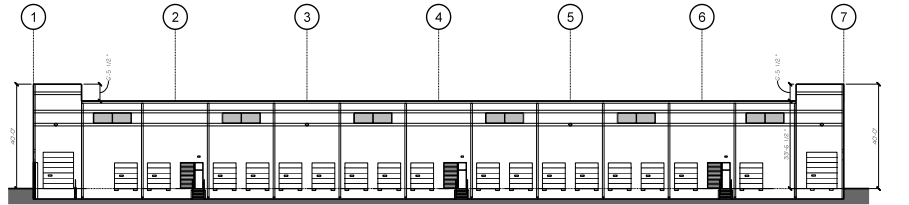


BOUNDARY LINES ARE APPROXIMATE

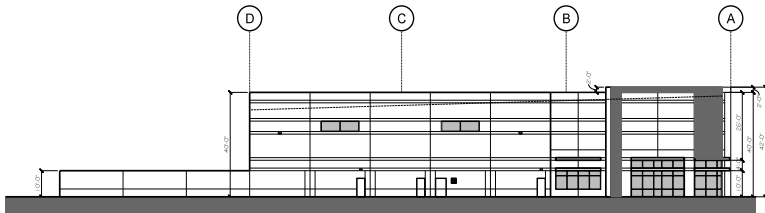


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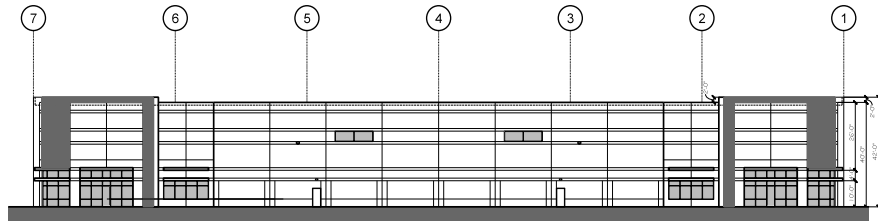
SITE PLAN



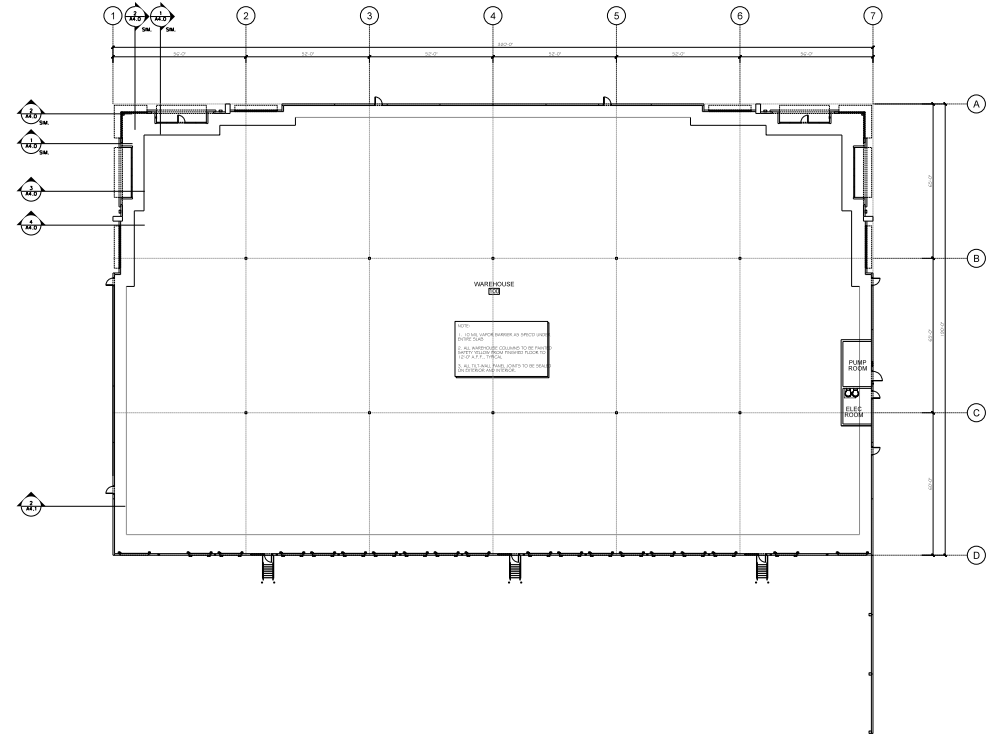
3 SOUTH ELEVATION
SCALE: 1"=20'-0"



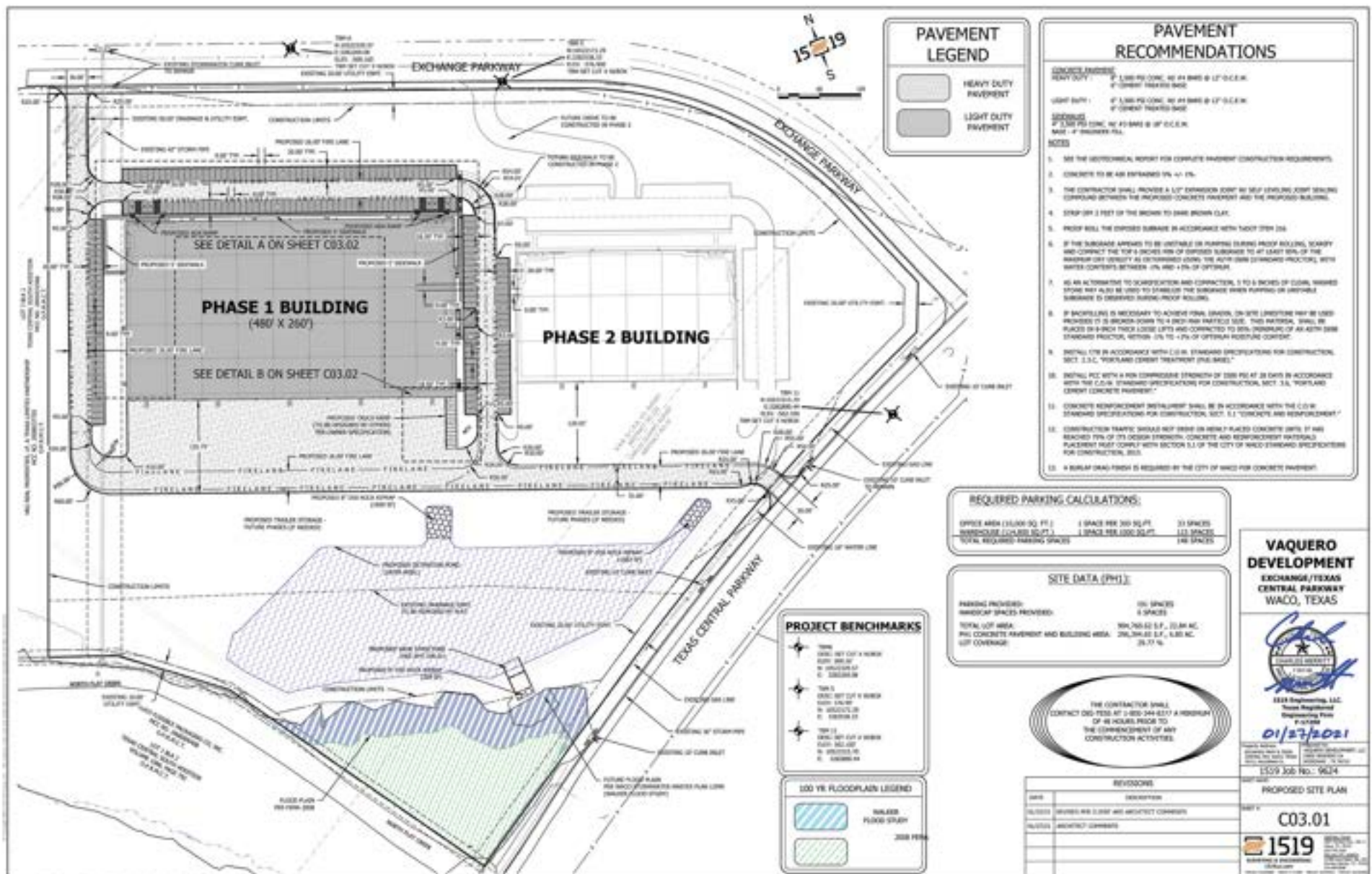
2 EAST ELEVATION
SCALE: 1"=20'-0"



1 NORTH ELEVATION
SCALE: 1"=20'-0"



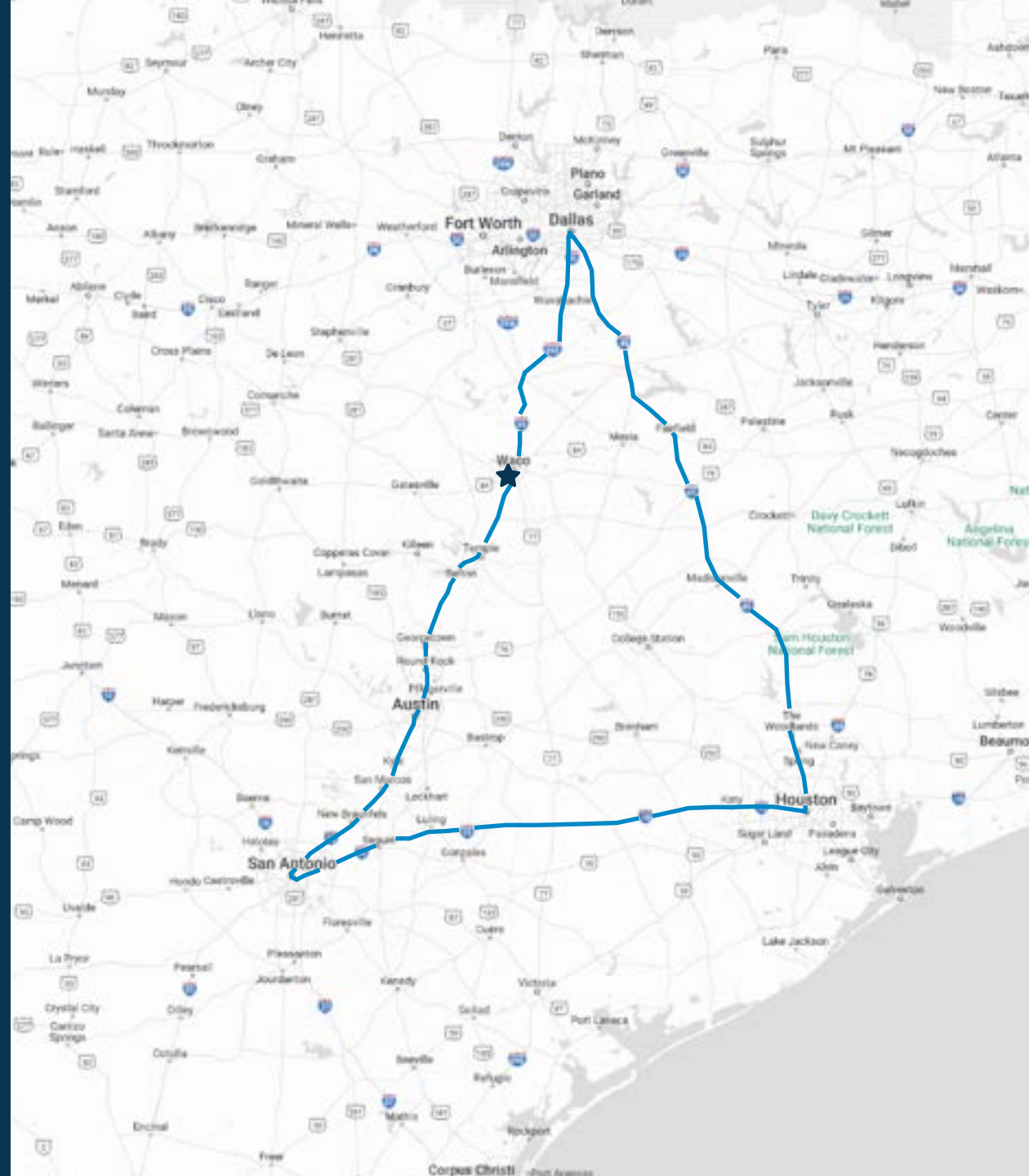
SITE PLAN



Central Texas Growth Corridor

- Outstanding Distribution Location

- Centrally located within the Texas Triangle
 - The Texas Triangle, contains the state's five largest cities and is home to over half of the state's population. Formed by the state's four main urban centers, Austin, Dallas-Fort Worth, Houston and San Antonio, connected by Interstate 45, Interstate 10, and Interstate 35.
- Close Proximity to Interstate 35
- Waco's Economic Development and Sustainability
 - Centrally located in the Lone Star State, Waco's well-developed infrastructure is the foundation that supports a successful and effective business environment. The metro area constantly evolves to support the needs of local businesses, and has rich diversity, abundant natural resources, convenient location and numerous amenities. Waco is home to three industrial parks with thousands of acres of development potential, including Texas Central Park, Waco International Aviation Park and Waco Regional Airport Industrial Parks.





INDUSTRIAL MARKET SNAPSHOT

OVERVIEW

Waco has continued to see Capital Investment into our market and strategically positioned around Waco's Industrial Parks.

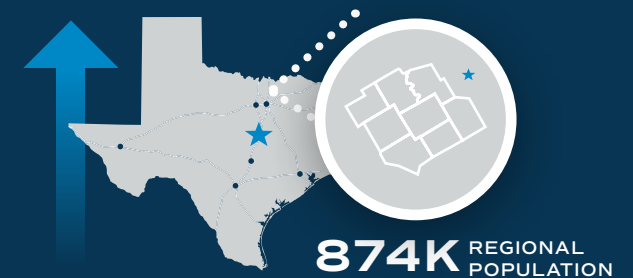
RECENT MARKET ACTIVITY

Company	Capital Investment
1 - Stoughton Trailers	\$15,000,000
2 - Uzin Utz	\$34,000,000
3 - Polyglass USA Inc	\$31,000,000
4 - Walmart	\$380,000,000
5 - Metal Finishing Solutions	\$20,000,000
6 - Graphic Packaging	\$1,026,000,000
International	
7 - Metal Finishing Solutions	\$20,000,000
8 - Elecolit	\$400,000,000

WACO'S INDUSTRIAL PARK

KINGSDOWN	ZINK POWER
HOWMET AEROSPACE	ALCOM
JESSUP	TRANE
ALLERGEN	COCA COLA
HELLO BELLO	VERSALIFT
FLEETWOOD	CLAYTON
CATERPILLAR	FOAMTEC
L-3 COMMUNICATIONS	UZIN UTZ
SHERWIN WILLIAMS	BRANDT
AMERICAN STAR MATTRESS	
CLARK MANUFACTURING	

For more Economic Growth and Investment information
[CLICK HERE.](#)



OTHER INDUSTRIAL PARK COMPANIES

MARS CATERPILLAR **VERTIV**
TRANSFORMERS

HOWMET AEROSPACE Graphic Packaging **Electrolit**

ROMARK **VERSALIFT**



TEXAS CENTRAL PKWY

SUBJECT
PROPERTY

EXCHANGE PKWY

BOUNDARY LINES ARE APPROXIMATE

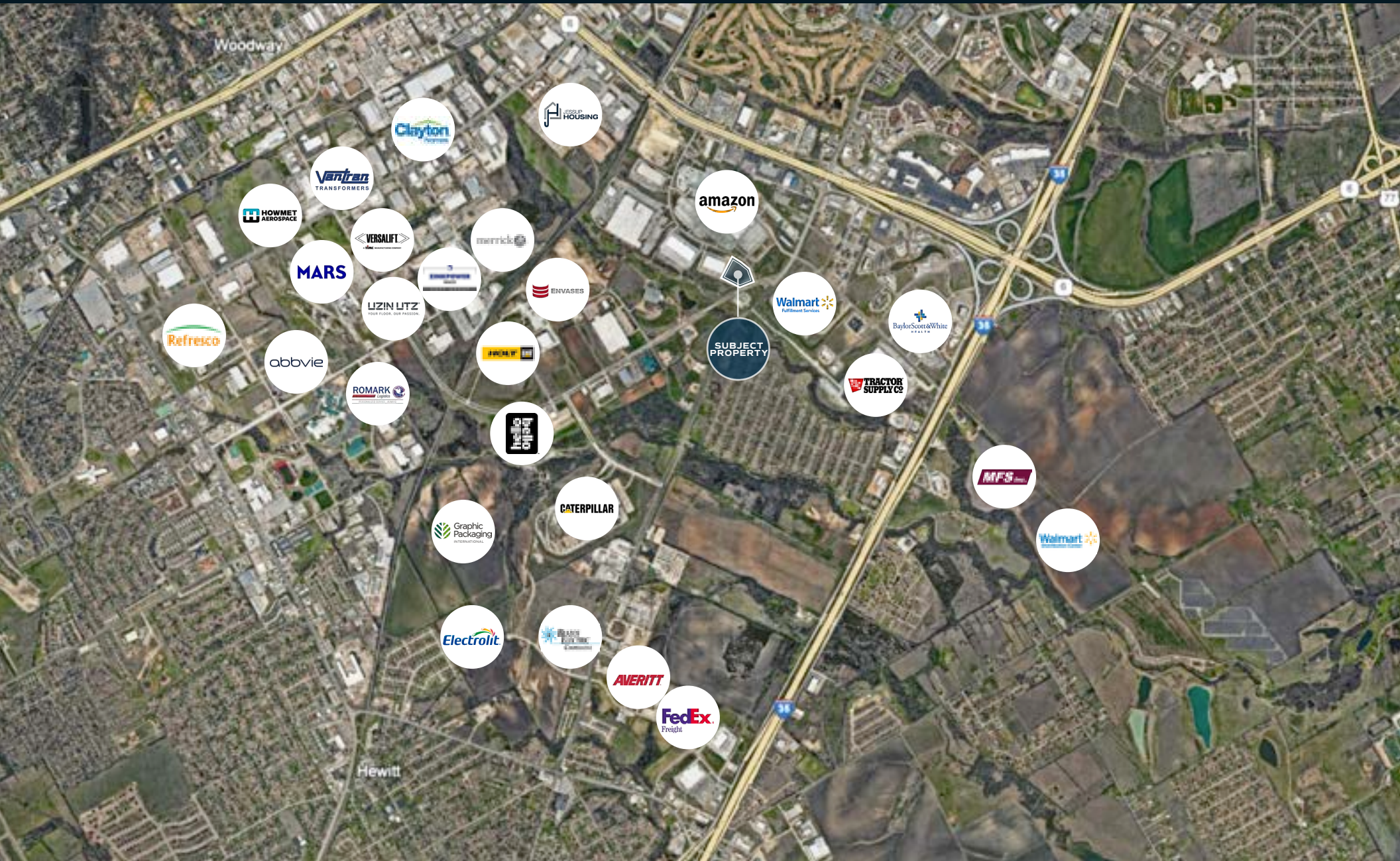
Click to view property

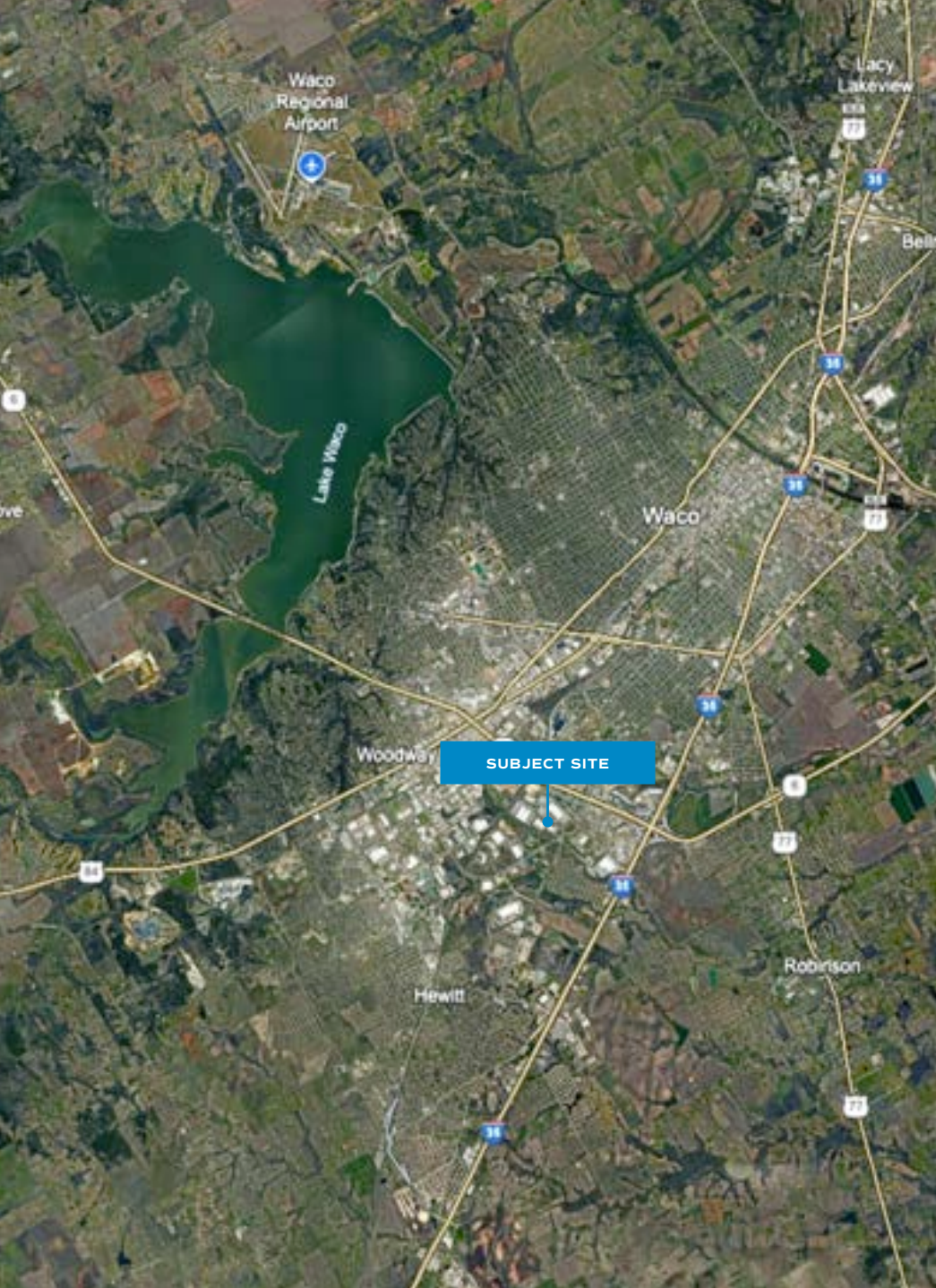


Gregg Glime SIOR, CCIM
gregg@cromwellcommercialgroup.com



AREA MAP





CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



GREGG GLIME, SIOB, CCIM

C: 254.339.2200

O: 254.313.0000

E: gregg@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



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.

Coldwell Banker Apex, Realtors	0590914	lori@cbapex.com	254-313-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	0590914	lori@cbapex.com	254-313-0000
Designated Broker of Firm	License No.	Email	Phone
Kathy Schroeder	269763	kathy@cbapex.com	254-776-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gregg Glime, SIOR, CCIM	620081	gregg@cromwellcommercialgroup.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

IABS 1-0