

444 LELY DRIVE, Troy, Texas

+/- 14 Acres of Light Industrial Land for Sale

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Site Acquisition | Advisory Services | Tenant Representation

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444 LELY DRIVE, Troy, Texas | Overview

Land	<ul style="list-style-type: none">▪ +/- 14 Acres of raw land
Highlights	<ul style="list-style-type: none">▪ Great Access▪ Proximity to I-35▪ High Growth Area
Zoning	<ul style="list-style-type: none">▪ Light Industrial
Location	<ul style="list-style-type: none">▪ Lely Industrial Park
Access	<ul style="list-style-type: none">▪ Lely Drive▪ Interstate Highway 35
Proposed Use	<ul style="list-style-type: none">▪ Fulfillment Center▪ Light Manufacturing▪ Assembly Plant▪ Processing Facility
Utilities	<ul style="list-style-type: none">▪ Adjacent to site▪ City of Troy water & wastewater
Flood Plain	<ul style="list-style-type: none">▪ x - area of minimum flood hazard
Topography	<ul style="list-style-type: none">▪ Flat and gently sloping
Price	<ul style="list-style-type: none">▪ \$60,000 per acre

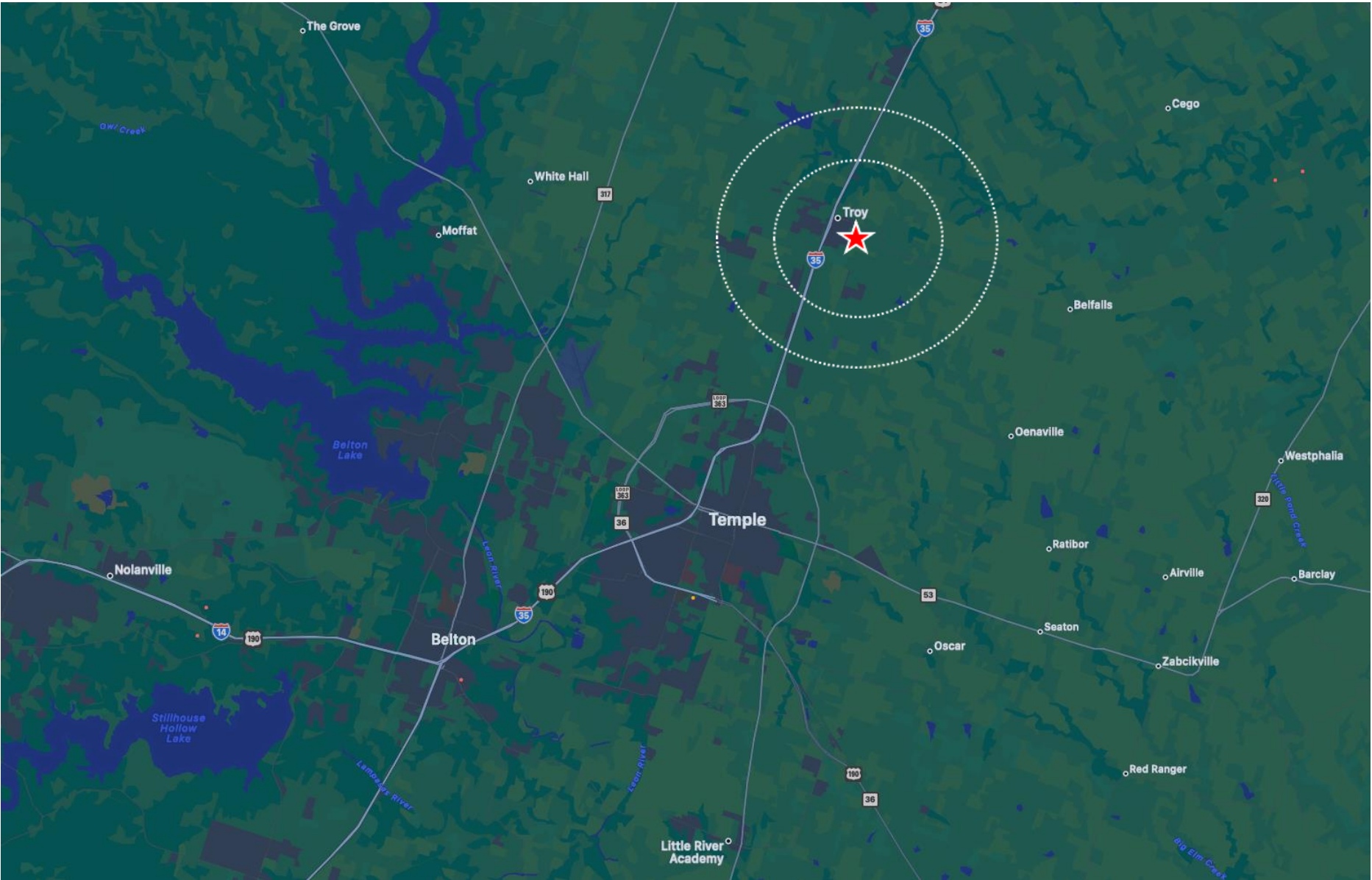


444 LELY DRIVE, Troy, Texas | Location



Established along Interstate Highway 35, this Troy, Tx property offers +/- 14 acres of light industrial-zoned land. The property is situated 10 miles north of Temple and 25 miles south of Waco, offering direct access via Interstate-35. Being located within the Lely Industrial Park, the site is ideal for a fulfillment center, processing/assembly plant or other light industrial use. The property neighbors a large castings manufacturing facility and a residential area with an additional 250 units planned adjacent to the site.

444 LELY DRIVE, Troy, Texas | Area Map

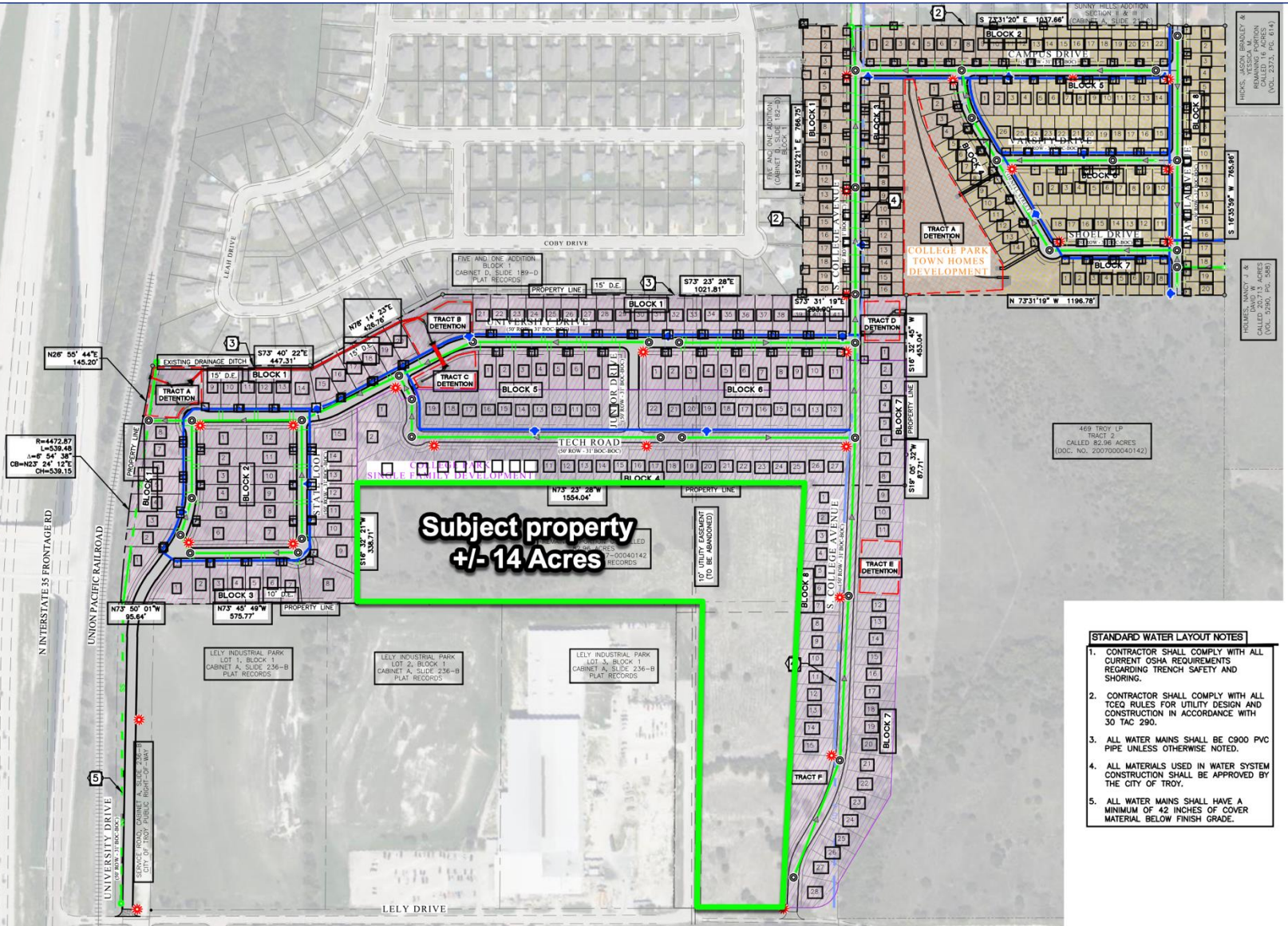


444 LELY DRIVE, Troy, Texas | Trade Area Aerial



444 LELY DRIVE, Troy, Texas | Site Plan

Exhibit A



444 LELY DRIVE, Troy, Texas | view of the south



444 LELY DRIVE, Troy, Texas | view of southwest



This real estate marketing brochure has been prepared to only provide a summary of the subject property to prospective buyers. The information contained in this marketing brochure has been obtained from sources Independence Commercial Real Estate trusts to be reliable. Prospective buyers are responsible to verify the information provided herein. Lot lines and measurements displayed on aerial imagery do not represent a Survey. ICRE makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

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:
 - 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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date