

THE OUTLOOK AT BOSQUE RIDGE
OFFICE CONDOS

FOR SALE



OFFICE CONDOS

1,000 - 14,400 SQ.FT. (+/-)

\$150,000 AND UP

\$125.00 - \$150.00 / SQ.FT.

GREGG GLIME

(O) 254-776-0000

(C) 254-339-2200

GREGGGLIME@COLDWELLBANKER.COM



**JIM STEWART,
REALTORS®**

500 N Valley Mills Dr., Waco, TX 76710

PROPERTY OVERVIEW

THE OUTLOOK AT BOSQUE RIDGE IS A MASTER PLANNED NEIGHBORHOOD DEVELOPMENT STRATEGICALLY LOCATED AT THE GATEWAY OF WACO'S GROWTH PATH.

RESTAURANT | RETAIL | OFFICE | PAD SITES

PROPERTY HIGHLIGHTS

- * OUTDOOR AMPHITHEATER & ENTERTAINMENT AREAS
- * AMPLE PARKING - 446 PARKING SPACES
- * LARGE OUTDOOR PATIOS AND LANDSCAPE AREAS
- * GREAT VIEWS OVERLOOKING BOSQUE RIVER VALLEY
- * WALKING TRAILS, WATER FEATURES, SCENIC TERRAIN
- * HIGH VISIBILITY / GOOD ACCESSIBILITY HIGHWAY 84
- * GOOD INGRESS AND EGRESS ON ALL SIDES

COMING SOON - JOIN NOW



RITCHIE RD.

HEAVIN DR.



HIGHWAY 84 - 27,000+ VPD
INCREASING 5% + ANNUALLY

2 LEVEL 2
SCALE: 1/8" = 1'-0"

PARKING CALCULATIONS

NAME	AREA	# RESTAURANT	# OFFICE	# OFFICE	RETAIL	OFFICE	RETAIL	OFFICE	RETAIL	OFFICE	RETAIL	OFFICE
	(SQ FT)		(SQ FT)	(SQ FT)	(SQ FT)	(SQ FT)	(SQ FT)	(SQ FT)	(SQ FT)	(SQ FT)	(SQ FT)	(SQ FT)
BLDG 1 - LEVEL 1	14,000 SF				5	100						
BLDG 2 - LEVEL 1	14,000 SF				5	100						
BLDG 3 - LEVEL 1	14,000 SF				5	100						
BLDG 4 - LEVEL 1	14,000 SF				5	100						
RETAIL RESTAURANT	3,000 SF	1			1	5						
RETAIL RESTAURANT	3,000 SF	1			1	5						
RETAIL RESTAURANT	3,000 SF	1			1	5						
RETAIL RESTAURANT	3,000 SF	1			1	5						
TOTAL		4			20	400						
REQUIREMENTS												
RETAIL					20	400						
OFFICE							400					
RETAIL								400				
OFFICE									400			
RETAIL										400		
OFFICE											400	
TOTAL												1,600
REQUIREMENTS												1,600
TOTAL												1,600
TOTAL												1,600
TOTAL												1,600
TOTAL												1,600
TOTAL												1,600

REQUIRED PARKING SPACES:
478 (# x 20)
PARKING SHOWING: 448

1 SITE PLAN
SCALE: 1/8" = 1'-0"

The Outlook at Bosque Ridge - Woodway, Tx

Specific Space

DOCUMENT USE INCOMPLETE AND MAY BE USED FOR CONSTRUCTION PURPOSES ONLY. TEXAS 2017.



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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 coincidental 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 CMM Jim Stewart, Realtors Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>0590914</u> License No.	<u>commercial@jsrwaco.com</u> Email	<u>(254)776-0000</u> Phone
Earl B. Patrick Designated Broker of Firm	<u>0146312</u> License No.	<u>epatrick@jsr-waco.com</u> Email	<u>(254)776-0000</u> Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gregg Glime Sales Agent/Associate's Name	<u>0620081</u> License No.	<u>greggglime@coldwellbanker.com</u> Email	<u>(254)776-0000</u> Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date