

SE Corner IH 35 and Loop 340—Bellmead (Waco), Texas

PAD SITES Available - Land Lease

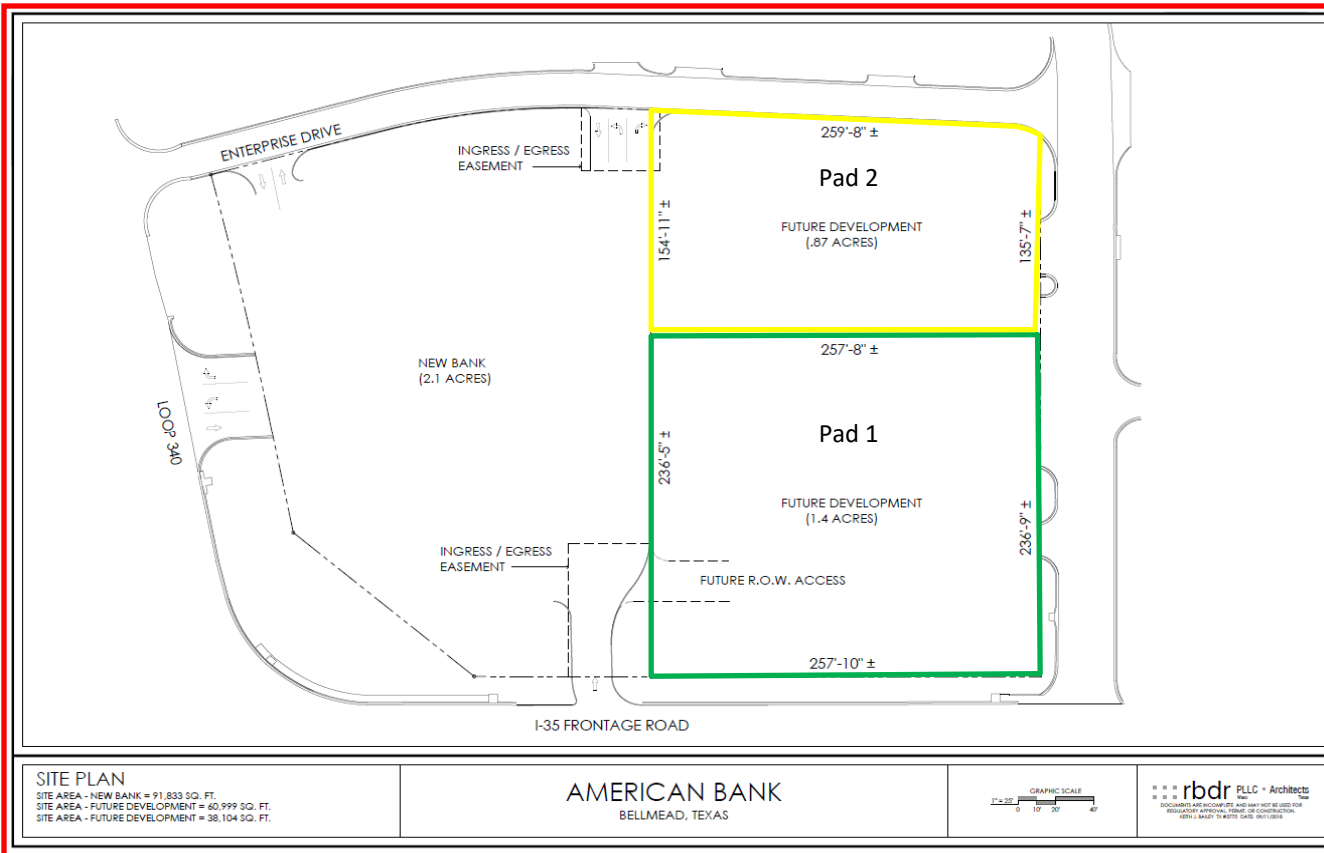


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Reid Peevey Commercial Real Estate Services ~ (254) 752 -9500 ~ 2420 Wycon Drive, Suite 301 Waco, Texas 76712 ~ REIDPEEVEY.COM

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Property Highlights

City: Bellmead
City Manger - Bo Thomas
(254)799-2436

Zoning: Business District 2

Utilities:
Water - 6" SE - City of Bellmead
Sewer - 6" SE - City of Bellmead

IH 35 Traffic Counts
IH 35 - 87,550 VPD (2015 MPO)
N Loop 340 - 20,190 VPD (2015 MPO)

Pad 1 - 1.40 Acres ~ Call For Pricing

Pad 2 - .87 Acre ~ Call For Pricing

The Site Plan has not been platted with the City of Bellmead

Deed Restrictions to include cross access agreement between Pad 1 and Pad 2

Restricted Uses include Convenience Store, QSR, and anything bank related.

Anticipated Delivery Date is 2021

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