

Wycon Crossing



FOR MORE INFORMATION
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WYCON CROSSING OFFICE PARK OFFICE SUITES FOR SALE

*High efficiency suites ~ Various sizes
Desirable location
Minutes from Loop 340 and I-35*

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Wycon Crossing

There are many advantages to real estate ownership.

Among them~

- Buyer builds equity and net worth with a real estate investment.
- Buyer's own company can pay the rent thus reducing the risk of vacancy and other typical Landlord/Tenant pitfalls.
- Well positioned real estate has historically been a good hedge against inflation.
- It is a good time to buy. Interest rates are currently at historically low levels.
- The owner of real estate is not subject to the whims of a Landlord.
- The IRS provides helpful tax write-offs that encourage investing in improved real estate.

Why Wycon Crossing?

- The developer has a proven track record of successful real estate investing and developing in Central Texas.
- The location is in one of the fastest growing commercial areas of the county. It is less than two miles from the new Hillcrest Hospital, Central Texas Marketplace, a D. R. Horton residential housing development, and numerous other major employers and attractions.
- The site has excellent accessibility to both Bagby and Texas Central Parkway. Both streets are convenient traffic arteries.
- The location is minutes from Loop 340 and I-35.

Wycon Office Suites

Ceiling heights:

10'-0" with some areas capable of 12'

Roofing:

30 yr. composition shingles with radiant barrier

Construction type:

Wood framed, blown foam insulation, mixture of stone, stucco, cast concrete exterior

HVAC:

High efficiency units with air filtering and zoning capabilities

Restrooms:

Built out per individual Tenant needs

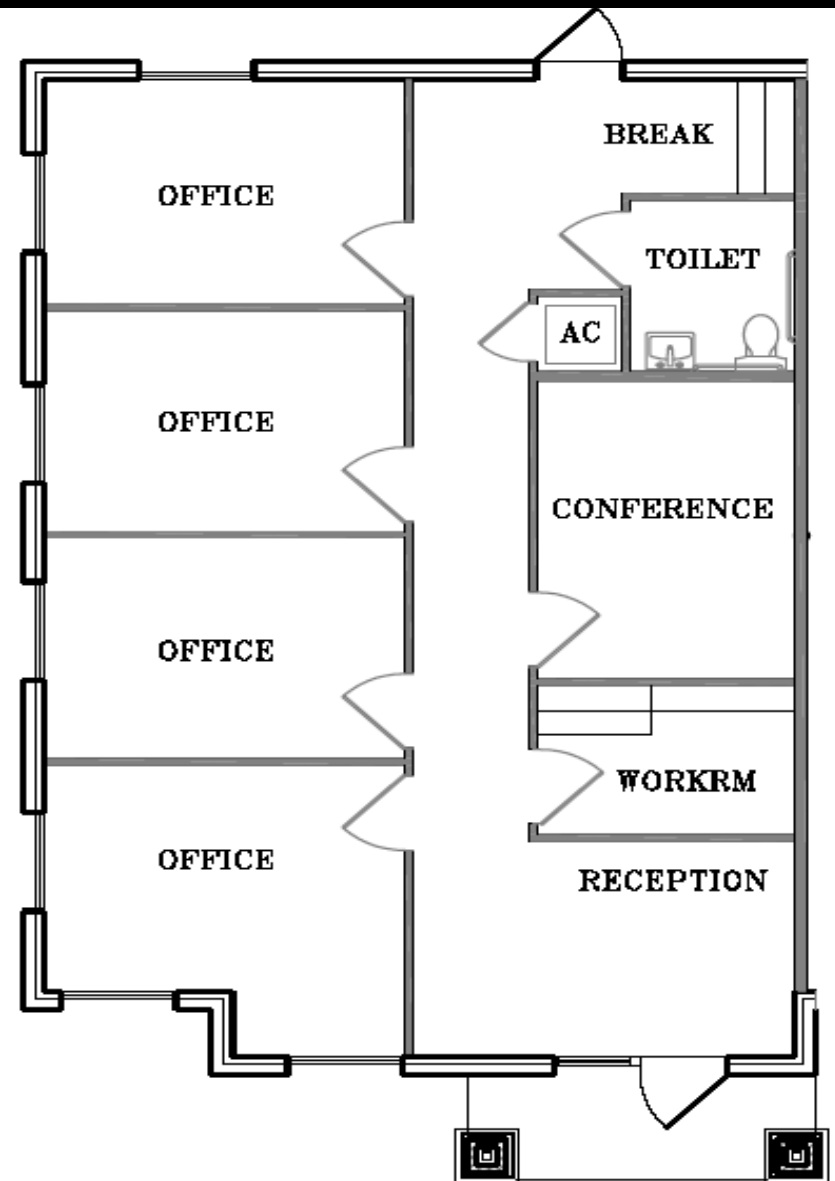
Parking Lot:

Concrete

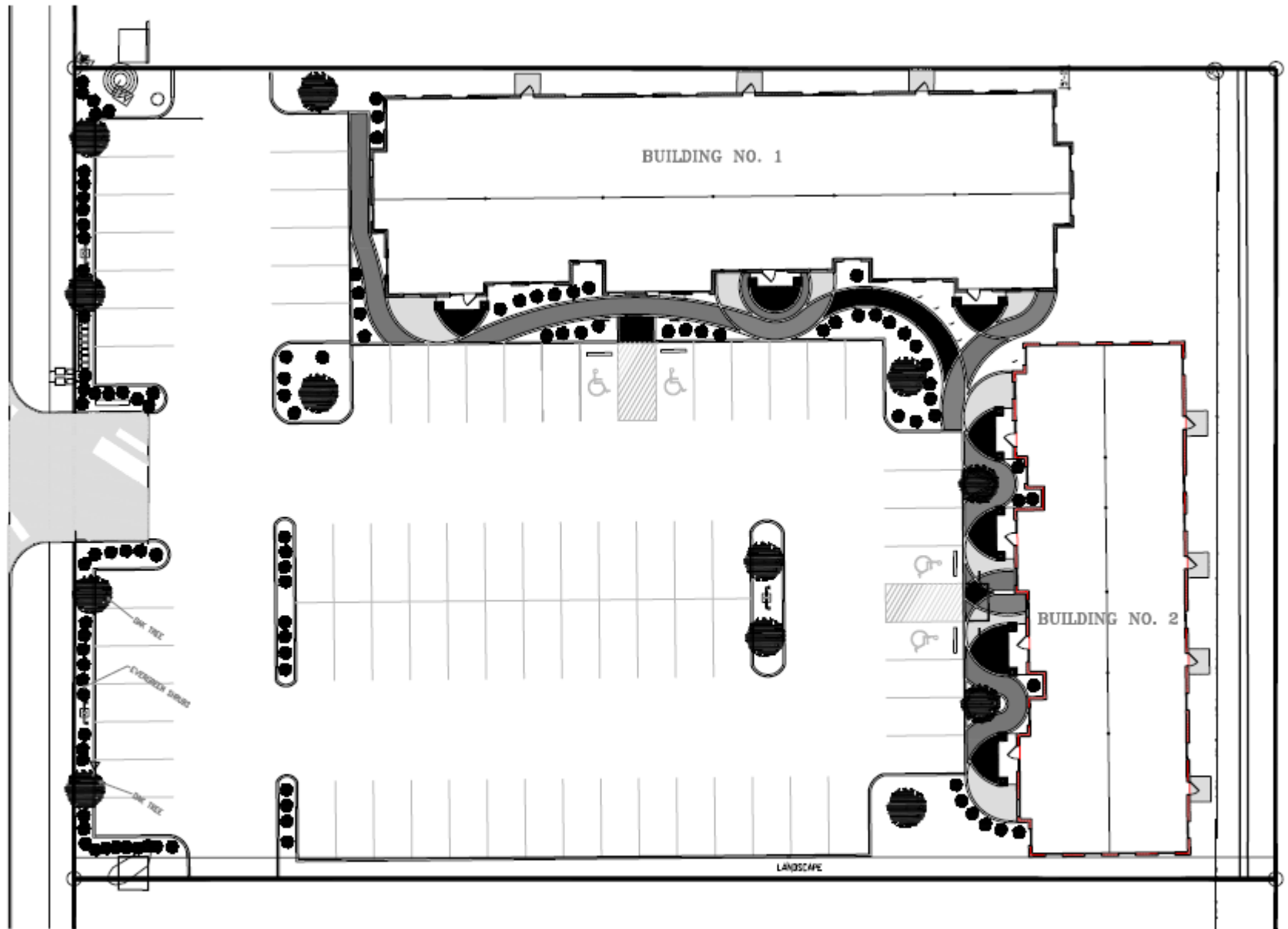
Professionally landscaped

Suite sizes vary

Private front entrance



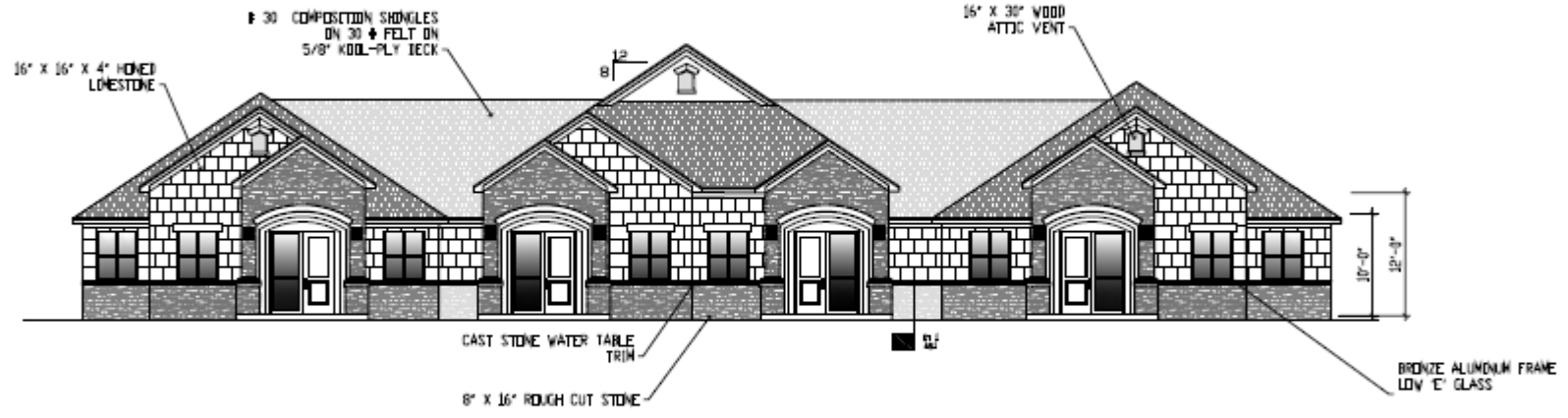
**BUILDING NO. 2
TYPICAL FLOOR PLAN LAYOUT
1095 SQ. FT.**



SITE PLAN — WYCON PARK

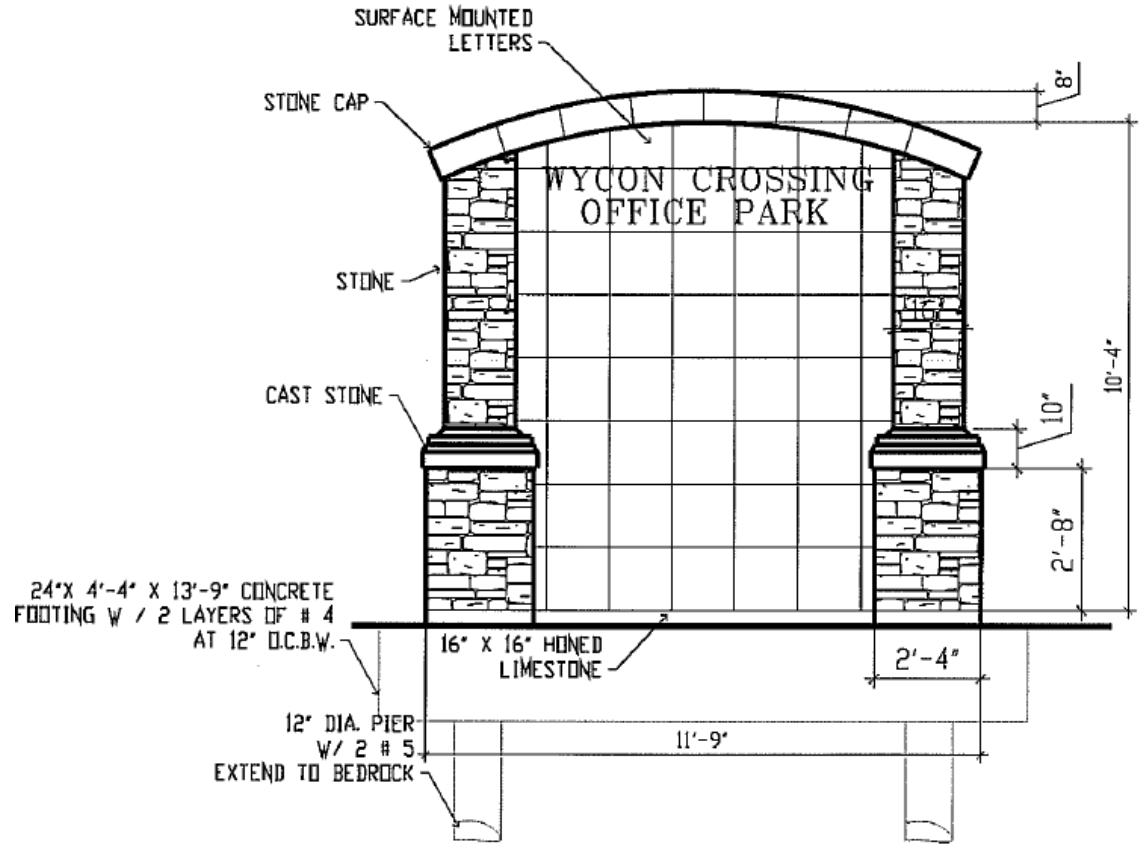
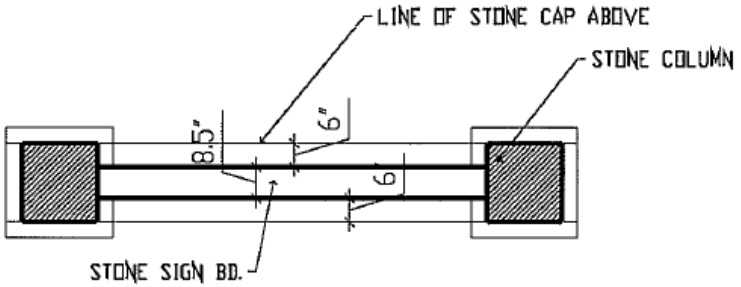


Front Elevation

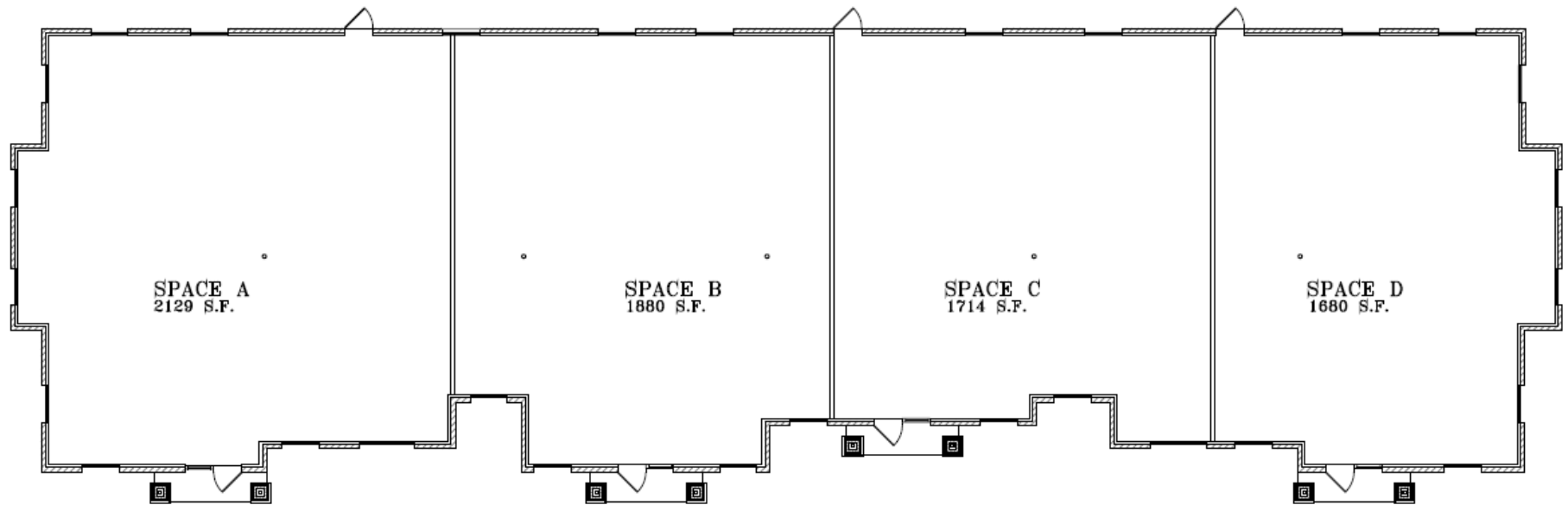


BUILDING 2-FRONT

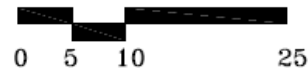
Monument Sign



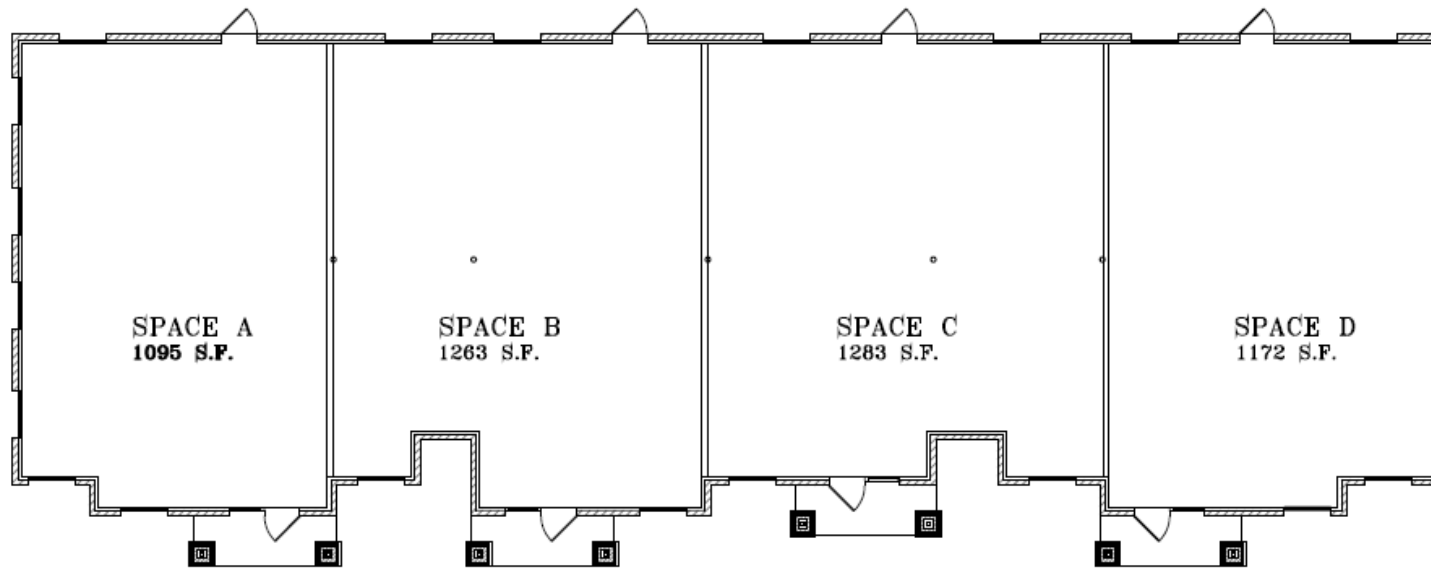
Sample Layout



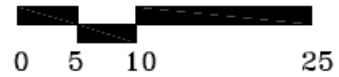
BUILDING NO. 1 - OPTION A
7403 SQ. FT.



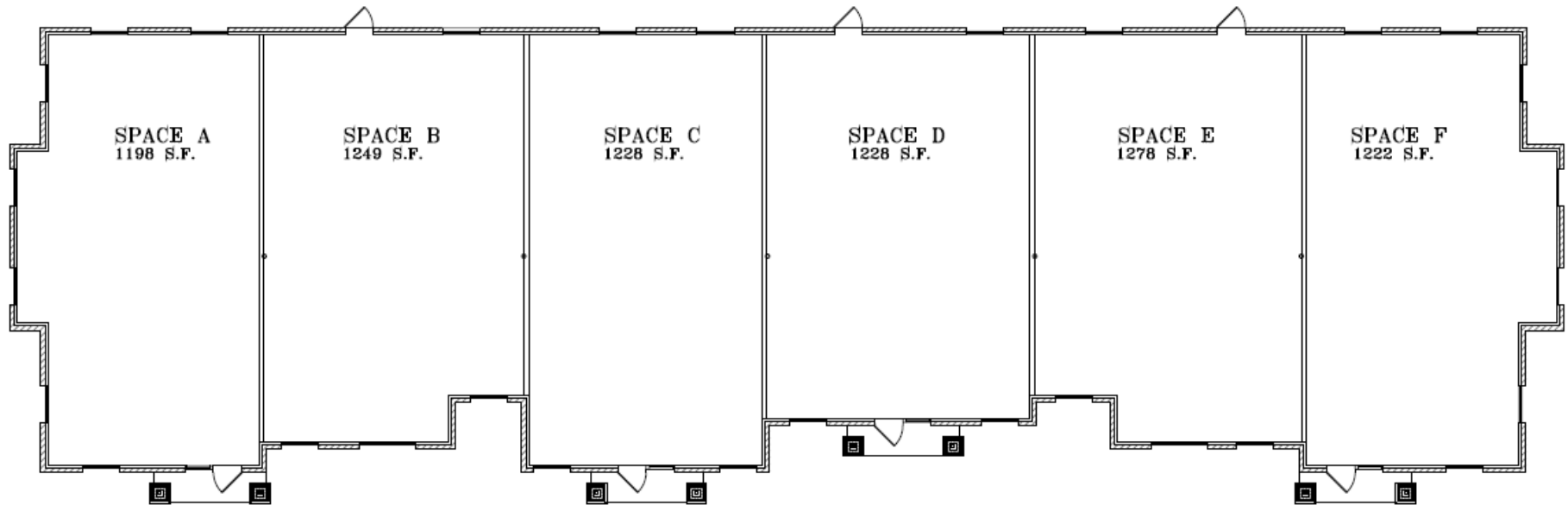
Sample Layout



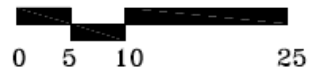
BUILDING NO. 2
4813 SQ. FT.



Sample Layout

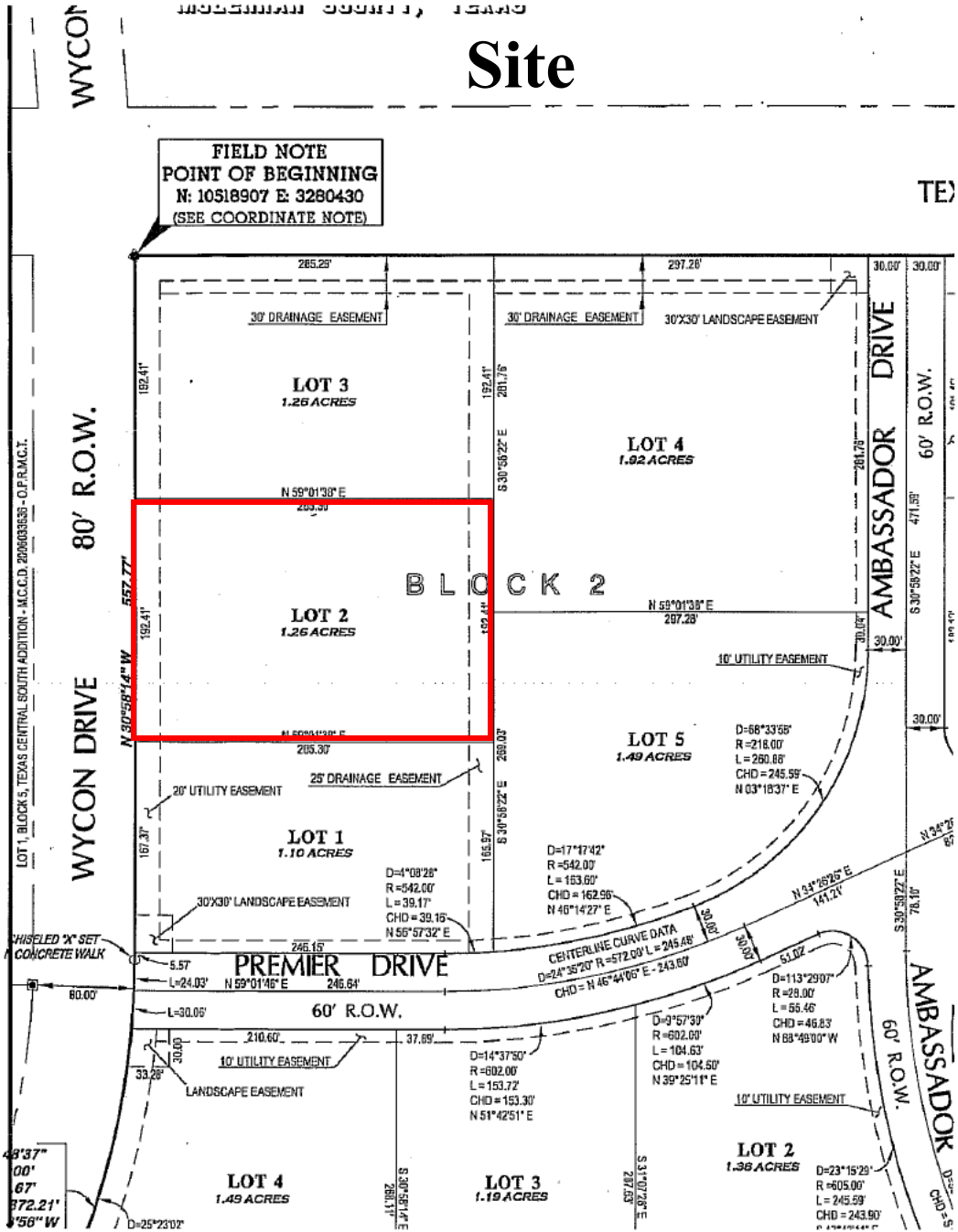


BUILDING NO. 1 - OPTION B
7403 SQ. FT.



Site

FIELD NOTE
POINT OF BEGINNING
N: 10518907 E: 3280430
(SEE COORDINATE NOTE)







Wardlaw Claims

Sample Investment

Size: 1,500 sf. suite

X \$165.00 per sf.

Purchase Price: \$247,500

20% Down payment: - \$ 49,500

Total Loan: \$198,000

20 year amortization @ 6.5% interest:

Monthly Payment: \$1,476.23

Approximately 98.5 cents per square foot before expenses.