



18.975+/- ACRE MULTIFAMILY DEVELOPMENT SITE | WACO ETJ

Ritchie Road & Devonshire Road | Lorena, Texas 76655

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Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer the opportunity to purchase a 18.975 +/- acre multifamily development site located along Ritchie Road in the Waco, TX ETJ (the "Site"). The Site is accessible via Ritchie Road, Devonshire Road, and is less than 2 miles east of Interstate 35. Ownership has completed plans for a phase 1, 278 unit garden-style project on approximately 9.74 +/- acres of the property that is fronting Ritchie Road. They will convey these plans as-is with select third-party reports at closing. Per the seller, the site plan for phase 1 has been approved by the fire marshal. This would leave the remaining 9.24 +/- acres for a phase 2 on which Ownership anticipates 280 +/- units can be built. Additionally, as it relates to the phase 1 plans, Ownership had recieved an invitation letter for a HUD 221 (d)(4) loan in the past. Ownership has also had positive conversations in the past regarding a possible HFC execution on the Site. This is an exceptional opportunity to acquire a property in the path of growth at a **price of only \$6.00 per square foot**.

A 1% co-broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity. A third-party broker must identify their client upon initial contact with VREA.

INVESTMENT OVERVIEW ⁽¹⁾	
Property	18.975 +/- Acres
Location	Ritchie Road, Lorena, TX 76655 (31.4436, -97.21463)
Access	Available via Ritchie Road & Devonshire Road
Utilities	Water to the Site. See civil plans for sewer connection. (City of Waco)
Zoning	Waco ETJ
Appraisal District Property ID	413088 (McLennan County)
School District	Midway ISD (A+ Rating per Niche.com)

(1) Purchaser to confirm all information during due diligence

PRICING	
Asking Price	\$4,959,830
Asking Price Per SF	\$6.00

TAX INFORMATION	
Taxing Entity	Tax Rate
Midway ISD	0.936900
McLennan Community College	0.131974
McLennan County	0.319805
Total Tax Rate	1.388679

DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 5,420
3-MILE | 31,326
5-MILE | 51,868

ANNUAL GROWTH RATE (2020-2025)



1-MILE | 0.74%
3-MILE | 0.37%
5-MILE | 0.35%

MEDIAN HOUSEHOLD INCOME



1-MILE | \$104,472
3-MILE | \$96,948
5-MILE | \$100,335

MEDIAN HOME VALUE



1-MILE | \$277,669
3-MILE | \$273,996
5-MILE | \$286,500



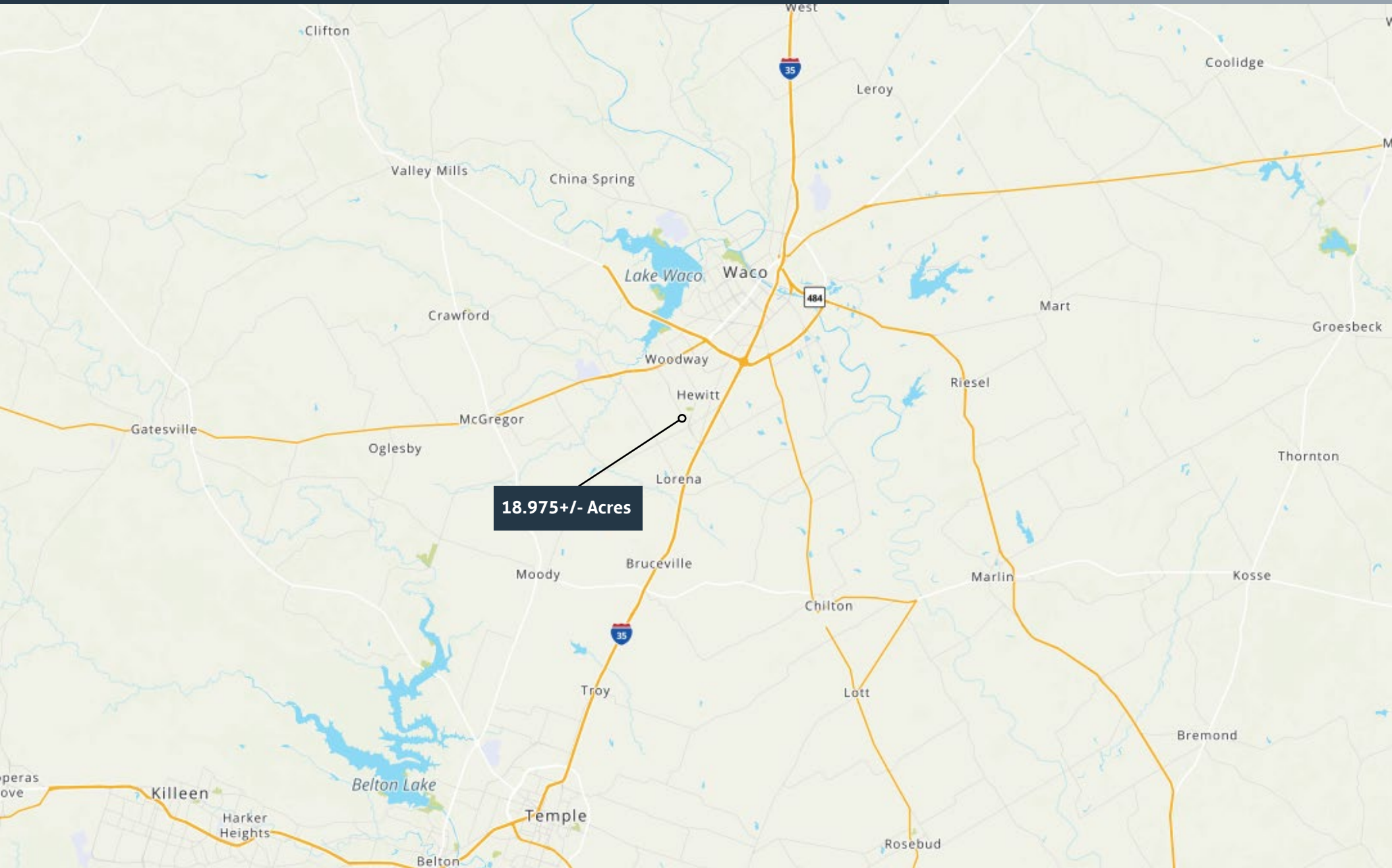
18.975 +/- ACRES
MULTIFAMILY DEVELOPMENT SITE
WACO ETJ



18.975+/- ACRES
MULTIFAMILY DEVELOPMENT SITE
WACO ETJ



18.975+/- ACRES
MULTIFAMILY DEVELOPMENT SITE
WACO ETJ



LEGEND	
PROPERTY LINE	---
ROW (RIGHT OF WAY)	----
ACCESSIBLE ROUTE	----
TARGET MARK	+
HANDICAP PARKING	♿
HANDICAP VAN PARKING	V
HANDICAP UNIT DESIGNATION	⬇
TRAFFIC DIRECTIONAL ARROWS	→
A/C CONDENSING UNIT	⊠
FIRE SPRINKLER RISER ROOM	*
TRANSFORMER	⊞

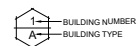
SITE NOTES

- CONTRACTOR TO INSTALL ALL EXTERIOR LIGHTING TO MEET THE CITY OF WACO ZONING REQUIREMENTS. ALL EXTERIOR LIGHTING TO BE DIRECTED AWAY FROM ADJACENT RESIDENCES. (REF. TO MEP PLANS FOR DESIGN)
- SEE CIVIL ENGINEERING AND LANDSCAPE PLANS FOR UTILITIES, DIMENSIONS CONTROL, GRADING, DRAINAGE, PAVEMENT, PARKING SPACES, HC RAMP AND ALL SIDEWALKS.
- CONTRACTOR TO PROVIDE AND INSTALL ALL SIGNAGE TO MEET THE CITY OF WACO REQUIREMENTS.
- REFER TO MEP PLANS FOR LIGHTING SPECIFICATIONS, HVAC, GAS, TELEPHONE AND ELECTRICAL SERVICE LOCATIONS.
- REFER TO LANDSCAPE FOR FENCE AND GATE DETAILS.
- ASTERISK DENOTES FIRE SPRINKLER RISER ROOM.
- ALL SIDEWALKS SHALL BE 5'-0" IF ADJACENT TO HEAD-IN PARKING AND OR STAIR TOWER ENTRY. UNLESS REQUIRED BY ADA, T&S OR FAIR HOUSING OTHERWISE, ALL SIDEWALKS SHALL BE AT 4'-0".

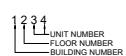
SITE DATA

SITE ACREAGE: 9.74
UNIT COUNT: 278
DENSITY: 28.54 UNITS/ACRE

BUILDING KEY



ADDRESS KEY

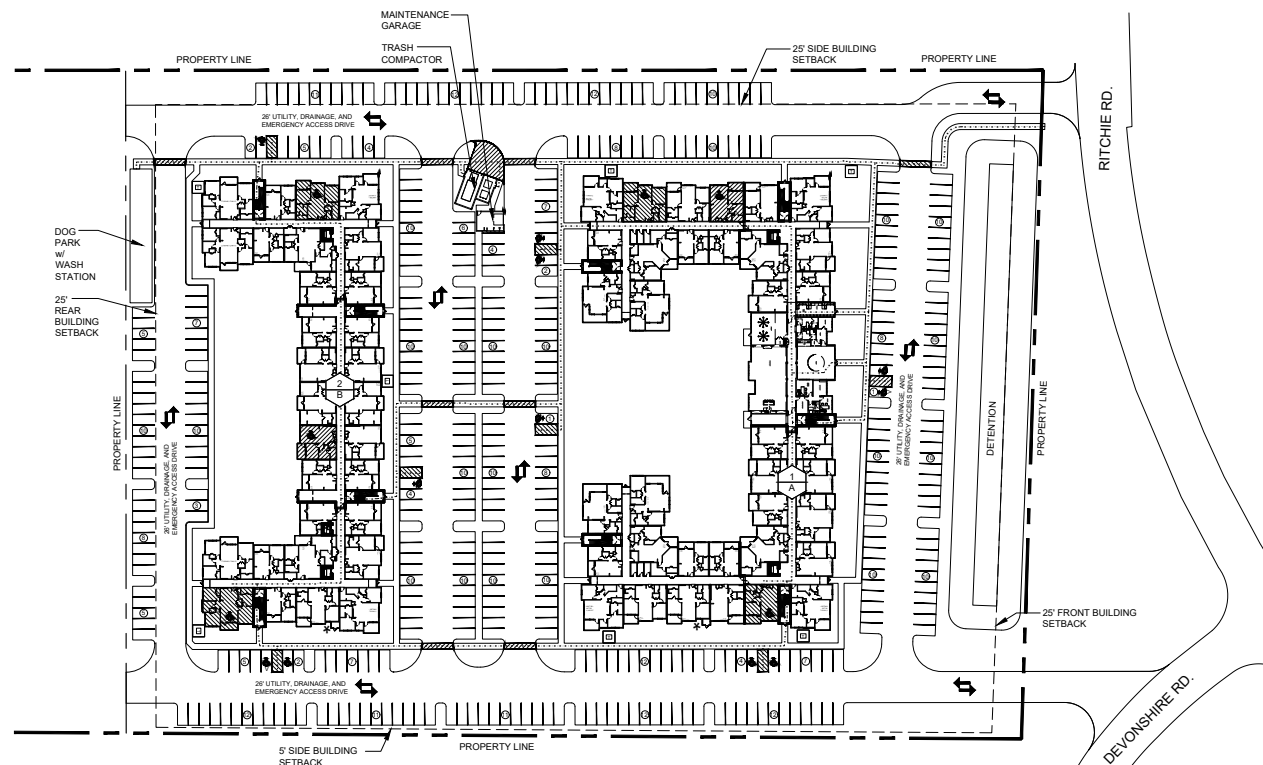


H.C. (ANSI) UNIT INFORMATION:

- ⬇ ALL H.C. UNITS MUST MEET THE REQUIREMENTS FOR THE HEARING AND VISUAL UNITS AS WELL
- | | | |
|------------|--------------|-----------|
| 1. A3 H.C. | ⊞ BUILDING A | UNIT 11XX |
| 2. A3 H.C. | ⊞ BUILDING A | UNIT 11XX |
| 3. A3 H.C. | ⊞ BUILDING B | UNIT 21XX |
| 4. B1 H.C. | ⊞ BUILDING A | UNIT 11XX |
| 5. B1 H.C. | ⊞ BUILDING B | UNIT 21XX |
| 6. C1 H.C. | ⊞ BUILDING B | UNIT 21XX |

PARKING TABULATION

REQUIRED: 1.5 SPACES / UNIT
278 UNITS X 1.5 = 417
PROVIDED: 453 PARKING STALLS
PARKING RATIO: 1.63



01 SITE PLAN
SCALE: 1" = 50'
GRAPHIC SCALE
1" = 50' FEET

12/09/2022



ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TX 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

WACO APARTMENTS WACO, TEXAS

DATE: 01/13/2023

PROJECT NUMBER: 22127

REVISIONS

NO. DATE

UNIT TABULATION

Unit Type	Square Footage	Quantity	Percentage	Total Net SF
A1	672	60	21.58%	40,320
A2	723	8	2.88%	5,784
A2P1	761	24	8.63%	18,264
A2P2	852	2	0.72%	1,704
A3	822	47	16.91%	38,634
A3P1	946	2	0.72%	1,892
A3P2	917	2	0.72%	1,834
B1	1,026	28	10.07%	28,728
B1P1	1,047	8	2.88%	8,376
B1P5	1,076	8	2.88%	8,608
B1P2	1,087	3	1.08%	3,261
B1P3	1,156	4	1.44%	4,624
B1P4	1,174	2	0.72%	2,348
B2	1,149	24	8.63%	27,576
B3	1,164	16	5.76%	18,624
B4	1,179	8	2.88%	9,432
B4P1	1,195	8	2.88%	9,560
B5	1,180	8	2.88%	9,440
C1	1,304	16	5.76%	20,864
Totals	Average SF	Quantity	Percentage	Net SF
	935	278	100.00%	259,873

INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is located approximately 2 miles east of Interstate 35, the major north-south thoroughfare in Waco that provides direct access to Dallas, Austin and San Antonio.
- Approximately 9 miles northwest of the Site is Baylor University, which has over 20,000 students.
- The Site is adjacent to the City of Hewitt and also located 9 miles southwest of downtown Waco, which has a variety of museums, art galleries, performance venues, restaurants, and bars.



Zoning

- The Site is within the Waco ETJ, which allows for a multitude of uses.
- The Seller has completed plans for a 278 unit garden style deal on only 9.74+- acres of the Site, leaving the remaining 9.24+- acres for additional development. On the remaining 9.24+- acres, Seller estimates an additional 280 units can fit on this portion of the Site.
- Plans at their current stage along with select third party reports will be conveyed at closing. Phase 1 site plan has received approval from fire marshal per Ownership.
- *Purchaser to verify zoning and uses allowed on the Site.*



Population and Demographics

- According to the US Census Bureau, McLennan County had a population of approximately 268,583 in 2023, and the City of Waco had a population of 144,816.
- Nearby major employers include Baylor University with 5,698 employees, Ascension Providence with 2,518 employees and Sanderson Farms, Inc with 1,200 employees.
- According to Costar, multifamily asking rents are projected to grow by 3.5% in the next 12-months in the Waco market.



AREA HIGHLIGHTS

- The Waco Metropolitan Statistical Area (MSA) continues to experience steady economic growth, with key industries such as healthcare, education, and manufacturing driving the local economy. The area is expected to see continued economic expansion in 2025.
- The property borders the City of Hewitt, the second largest city in McLennan County. The City is recognized as one of the safest communities in Texas and was noted by Money Magazine as a "Top 10 Best City to Live in Texas."
- Waco's economy is projected to grow further in 2025, with ongoing investments in downtown development and tourism. The city's appeal as a regional tourist destination, bolstered by attractions like Magnolia Market at the Silos, is expected to contribute significantly to economic activity.
- According to projections based on U.S. Census Bureau data, Waco's population is expected to grow to approximately 150,000 by the end of 2025, reflecting a growth rate of about 3.5% from 2023.
- The real estate market in Waco is anticipated to remain active in 2025, with median home prices continuing to rise due to increased demand. As of October 2024, the median home price in Waco is projected to be around \$240,000, reflecting the city's growing appeal as a residential and regional tourist destination.

The Waco MSA encompasses McLennan County and is projected to have a population of approximately 290,000 by the end of 2025, making it a mid-sized metropolitan area in Texas. The region is known for its rich history, cultural attractions, and economic potential.



**GROSS METROPOLITAN
PRODUCT**

\$18 Million



**WACO POPULATION
GROWTH**

3.5% (2023-2024)



**WACO ESTIMATED
POPULATION**

144,816



Waco, Texas



Magnolia Market

ECONOMIC OVERVIEW

Waco boasts a dynamic and steadily growing economy fueled by key industries such as education, manufacturing, healthcare, and tourism. With a population of around 140,000, the city thrives due to its prime location along the I-35 corridor between Dallas and Austin. Baylor University stands as a major economic pillar, employing thousands and bringing a steady flow of students and faculty to the community. The healthcare sector is robust, anchored by Baylor Scott & White Medical Center and Ascension Providence. Manufacturing plays a critical role, with companies like Mars Wrigley, L3Harris Technologies, and Pilgrim's Pride providing thousands of jobs. The region also benefits from the presence of the aerospace industry, with the Texas State Technical College Waco Airport housing major operations for aerospace manufacturers. Tourism continues to flourish, largely driven by Magnolia Market, which attracts millions of visitors each year. With a resilient job market, expanding industries, and ongoing infrastructure investments, Waco remains a hub of opportunity for businesses and residents alike.



WACO MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Baylor University	5,698
Ascension Providence	2,518
Waco ISD	2,373
Baylor Scott & White Hillcrest Hospital	2,283
HEB Stores	2,000
City of Waco	1,522
Midway ISD	1,302
Sanderson Farms, Inc.	1,200

Source: Waco Economic Development



AREA OVERVIEW

Waco is a thriving city located between Dallas and Austin with a population of around 140,000 people. It's best known as the home of Baylor University, where over 20,000 students bring a lively energy to the community. Baylor's beautiful campus along the Brazos River is a hub for academic excellence and spirited sports culture. Waco boasts a strong local economy, with an unemployment rate of just 3.8%, thanks to key industries like education, healthcare, and tourism. The City draws more than two million visitors annually, with must-see spots like Magnolia Market at the Silos and the scenic trails of Cameron Park. Whether you're enjoying Baylor's vibrant campus life, exploring Waco's unique attractions, or just soaking up the friendly atmosphere, this city offers a little bit of everything.

EDUCATION OVERVIEW

Home to a strong educational community, Waco has great options for students of all ages. At the heart is Baylor University, the oldest continuously operating university in Texas, with around 20,000 students. Baylor is known for its academic reputation and is ranked among the Top 100 Best National Universities by U.S. News & World Report. For younger students, Midway ISD stands out as one of the top school districts in the area, serving over 8,300 students across 10 campuses and earning an impressive A+ rating from Niche.com for its academics and college prep opportunities. The city also offers great options for those pursuing technical or two-year degrees. McLennan Community College (MCC) enrolls about 8,500 students a year, while Texas State Technical College (TSTC) specializes in workforce training for in-demand fields like aviation and engineering. Whether it's top-tier universities or strong public schools, Waco delivers quality education at every level.



TRANSPORTATION



Air: Located approximately 10 miles from the Site, Waco Regional Airport (ACT) is served exclusively by American Airlines. American offers daily flights between ACT and Dallas-Fort Worth International Airport, providing residents with convenient access to domestic and international destinations. The airport also accommodates corporate and private flights, with ongoing improvements to enhance passenger services and runway capacity.



Highway: The Site is ideally located near major transportation routes, including Interstate 35, the primary north-south thoroughfare connecting Waco to Dallas-Fort Worth and Austin. U.S. Highway 84 runs east-west through the city, linking Waco to nearby regional hubs. Texas State Highway 6 provides additional connectivity, facilitating travel between Waco, College Station, and Houston.



Public Transport: Public transportation in Waco is provided by Waco Transit System (WTS), which operates fixed-route bus services throughout the city. WTS offers multiple routes covering key areas, including downtown Waco, Baylor University, and major shopping and employment centers. The system also provides para-transit services for eligible riders.

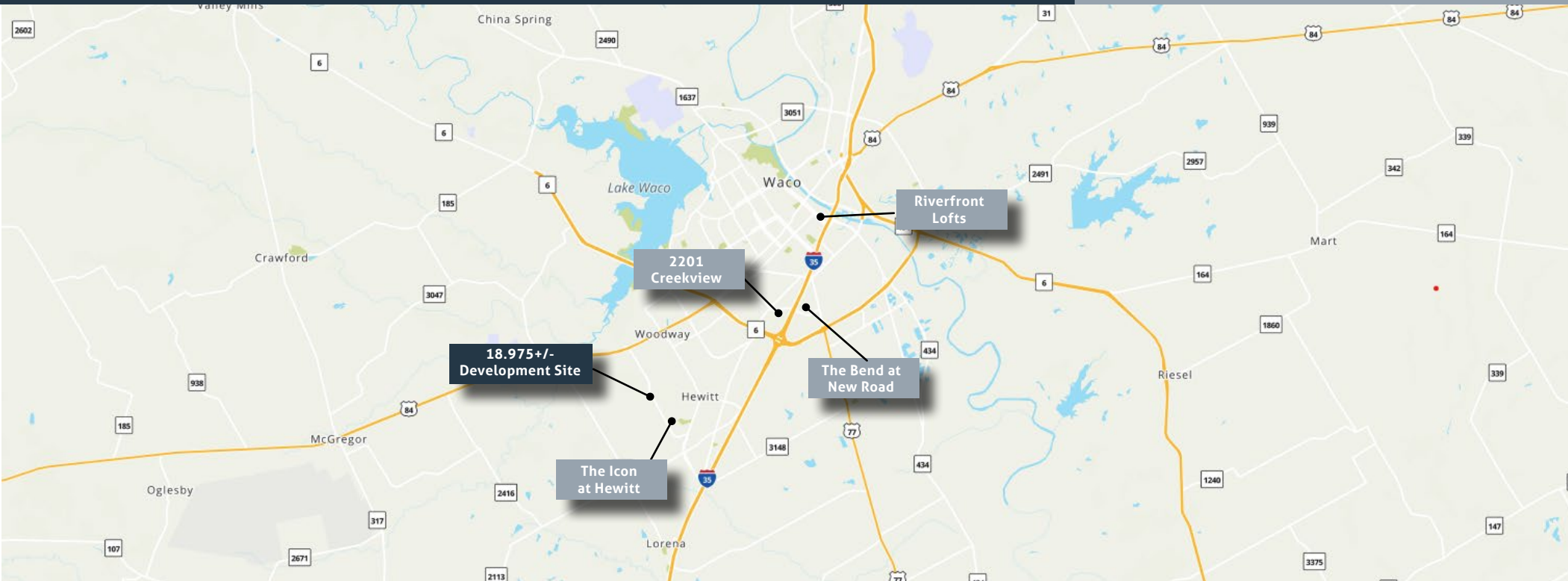
Waco Regional Airport



Waco Transit System

MULTIFAMILY RENT COMPARABLES

18.975 +/- ACRES
MULTIFAMILY DEVELOPMENT SITE
WACO ETJ



MARKET & EFFECTIVE RENT COMPARISON

Property	Year Built	No. of Units	Avg SF	Market Rent	Market Rent/SF	Effective Rent	Effective Rent/SF	Occupancy
Riverfront Lofts	2022	266	847	\$1,918	\$2.26	\$1,758	\$2.08	80%
2201 Creekview	2024	300	936	\$1,750	\$1.87	\$1,750	\$1.87	89%
The Bend at New Road	2020	252	1,077	\$1,609	\$1.49	\$1,609	\$1.49	98%
The Icon at Hewitt	2018	264	960	\$1,463	\$1.52	\$1,422	\$1.48	96%
Total/Average:	2021	271	955	\$1,688	\$1.77	\$1,635	\$1.73	88%

RIVERFRONT LOFTS



414 S University Parks Drive
Waco, TX 76706

Year Built: 2022
Number of Units: 266
Rentable Square Feet: 226,952
Average Unit Size: 847 SF
Physical Occupancy: 79.7%

Unit Mix

Unit Description	No. of Units	SF	Market Rent	Rent/SF	Effective Rent	Rent/SF
Studio / 1 BA	7	498	\$1,415	\$2.84	\$1,297	\$2.60
Studio / 1 BA	1	615	\$1,530	\$2.49	\$1,403	\$2.28
Studio / 1 BA	1	754	\$1,635	\$2.17	\$1,499	\$1.99
1 BA / 1 BA	1	631	\$1,937	\$3.07	\$1,776	\$2.81
1 BA / 1 BA	1	671	\$1,763	\$2.63	\$1,616	\$2.41
1 BA / 1 BA	1	673	\$1,728	\$2.57	\$1,584	\$2.35
1 BA / 1 BA	1	689	\$1,628	\$2.36	\$1,492	\$2.17
1 BA / 1 BA	75	698	\$1,636	\$2.34	\$1,500	\$2.15
1 BA / 1 BA	8	746	\$1,765	\$2.37	\$1,618	\$2.17
1 BA / 1 BA	55	754	\$1,800	\$2.39	\$1,650	\$2.19
1 BA / 1 BA	1	772	\$1,894	\$2.45	\$1,736	\$2.25
1 BA / 1 BA	38	779	\$1,868	\$2.40	\$1,712	\$2.20
1 BA / 1 BA	1	929	\$2,110	\$2.27	\$1,934	\$2.08
1 BA / 1 BA	3	1,140	\$2,915	\$2.56	\$2,672	\$2.34
2 BA / 2 BA	1	1,114	\$2,601	\$2.33	\$2,384	\$2.14
2 BA / 2 BA	17	1,120	\$2,245	\$2.00	\$2,058	\$1.84
2 BA / 2 BA	19	1,121	\$2,350	\$2.10	\$2,154	\$1.92
2 BA / 2 BA	18	1,134	\$2,275	\$2.01	\$2,085	\$1.84
2 BA / 2 BA	4	1,154	\$2,475	\$2.14	\$2,269	\$1.97
2 BA / 2 BA	1	1,191	\$2,676	\$2.25	\$2,453	\$2.06
2 BA / 2 BA	1	1,214	\$2,652	\$2.18	\$2,431	\$2.00
2 BA / 2 BA	1	1,219	\$2,674	\$2.19	\$2,451	\$2.01
2 BA / 2 BA	8	1,240	\$2,450	\$1.98	\$2,246	\$1.81
2 BA / 2 BA	1	1,281	\$2,739	\$2.14	\$2,511	\$1.96
2 BA / 2 BA	1	1,965	\$3,835	\$1.95	\$3,515	\$1.79
Total / Averages:	266	847	\$1,918	\$2.26	\$1,758	\$2.08

Concessions

Up to 1 month free.

2201 CREEKVIEW



2201 Creekview Drive
Waco, TX 76711

Year Built: 2024
Number of Units: 300
Rentable Square Feet: 304,041
Average Unit Size: 936 SF
Physical Occupancy: 89.0%

Unit Mix

Unit Description	No. of Units	SF	Market Rent	Rent/SF	Effective Rent	Rent/SF
1 BR / 1 BA	50	633	\$1,413	\$2.23	\$1,413	\$2.23
1 BR / 1 BA	50	729	\$1,628	\$2.23	\$1,628	\$2.23
1 BR / 1 BA	50	810	\$1,739	\$2.15	\$1,739	\$2.15
2 BR / 2 BA	34	966	\$1,672	\$1.73	\$1,672	\$1.73
2 BR / 2 BA	33	1,040	\$1,739	\$1.67	\$1,739	\$1.67
2 BR / 2 BA	33	1,140	\$1,977	\$1.73	\$1,977	\$1.73
3 BR / 3 BA	50	1,347	\$2,130	\$1.58	\$2,130	\$1.58
Total / Averages:	300	936	\$1,750	\$1.87	\$1,750	\$1.87

Concessions

No concessions.

THE BEND AT NEW ROAD



3000 S New Road,
Waco, TX 76706

Year Built: 2020
Number of Units: 252
Rentable Square Feet: 291,167
Average Unit Size: 1,077 SF
Physical Occupancy: 98%

Unit Mix

Unit Description	No. of Units	SF	Market Rent	Rent/SF	Effective Rent	Rent/SF
1 BR / 1 BA	33	789	\$1,349	\$1.71	\$1,349	\$1.71
1 BR / 1 BA	33	879	\$1,399	\$1.59	\$1,399	\$1.59
1 BR / 1 BA	32	966	\$1,529	\$1.58	\$1,529	\$1.58
1 BR / 1.5 BA	33	1,125	\$1,643	\$1.46	\$1,643	\$1.46
2 BR / 2 BA	24	1,050	\$1,539	\$1.47	\$1,539	\$1.47
2 BR / 2 BA	24	1,108	\$1,579	\$1.43	\$1,579	\$1.43
2 BR / 2 BA	25	1,267	\$1,839	\$1.45	\$1,839	\$1.45
2 BR / 2.5 BA	48	1,350	\$1,890	\$1.40	\$1,890	\$1.40
Total / Averages:	252	1,077	\$1,609	\$1.49	\$1,609	\$1.49

Concessions

No concessions.

THE ICON AT HEWITT



201 Ritchie Road,
Waco, TX 76643

Year Built: 2018
Number of Units: 264
Rentable Square Feet: 275,000
Average Unit Size: 960 SF
Physical Occupancy: 96.0%

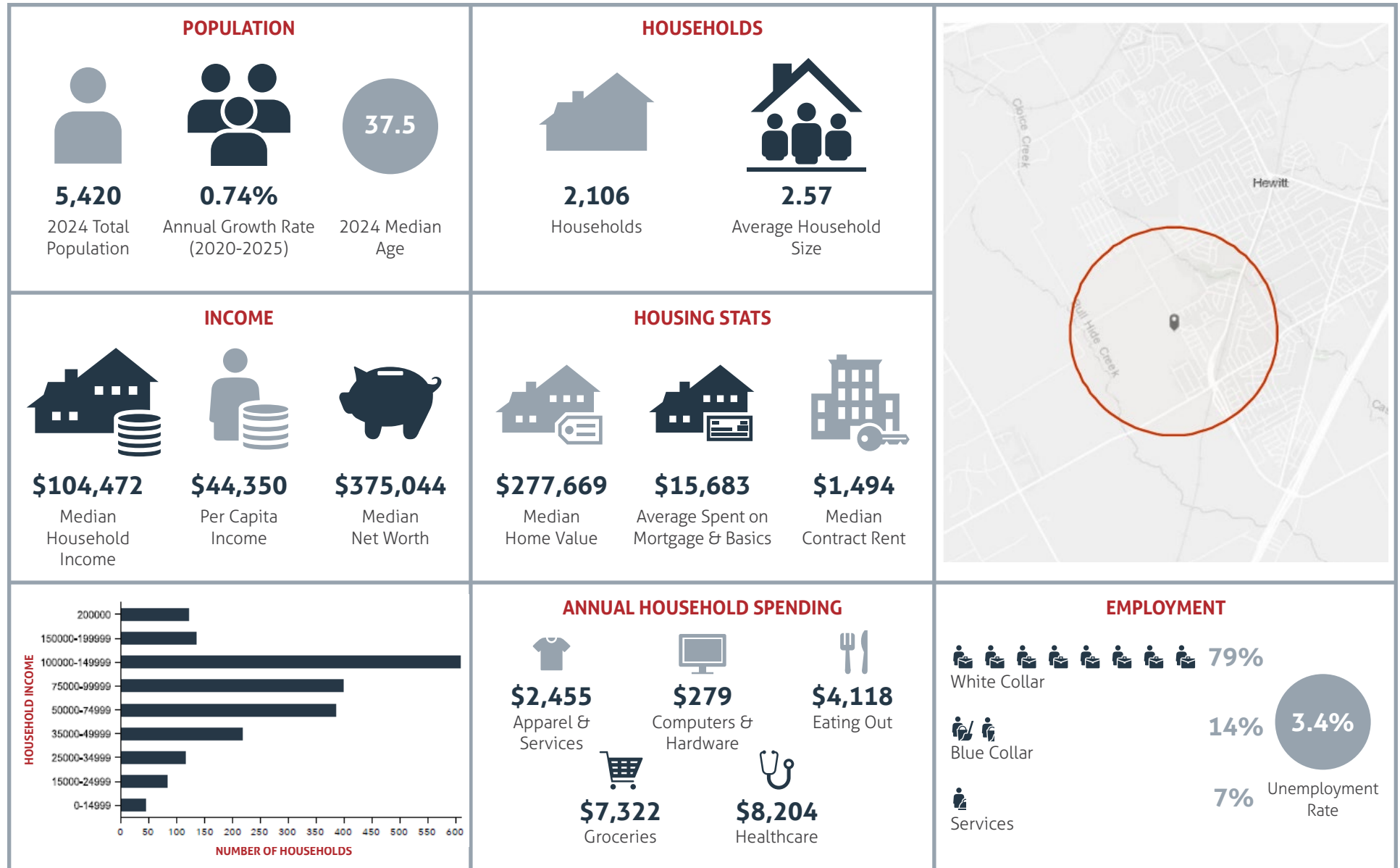
Unit Mix

Unit Description	No. of Units	SF	Market Rent	Rent/SF	Effective Rent	Rent/SF
1 BR / 1 BA	84	789	\$1,299	\$1.65	\$1,257	\$1.59
1 BR / 1 BA	36	879	\$1,389	\$1.58	\$1,347	\$1.53
1 BR / 1 BA	12	966	\$1,589	\$1.64	\$1,547	\$1.60
2 BR / 2 BA	72	1,050	\$1,519	\$1.45	\$1,477	\$1.41
2 BR / 2 BA	48	1,108	\$1,579	\$1.43	\$1,537	\$1.39
2 BR / 2 BA	12	1,267	\$1,915	\$1.51	\$1,873	\$1.48
Total / Averages:	264	960	\$1,463	\$1.52	\$1,422	\$1.48

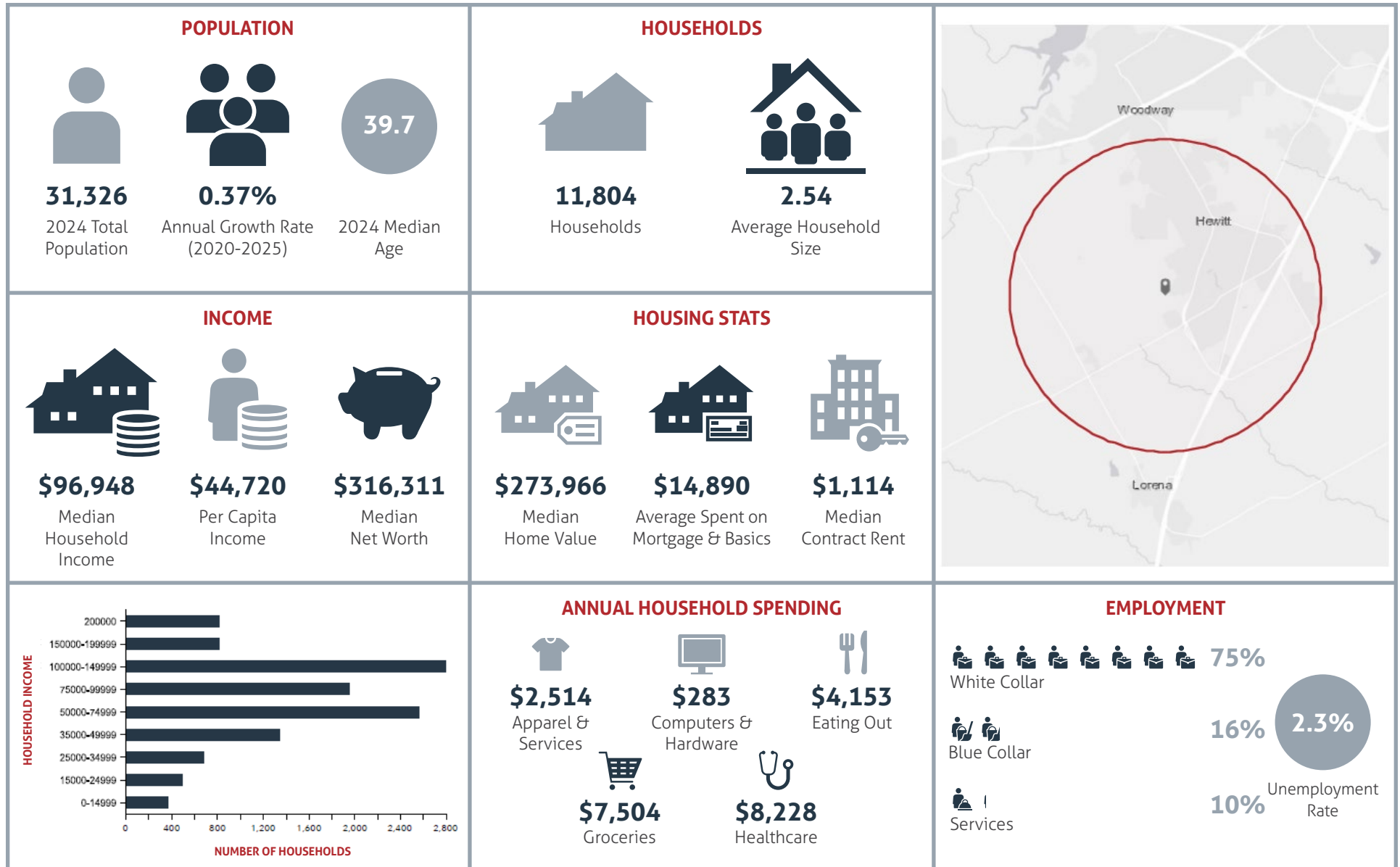
Concessions

\$500 off first months rent.

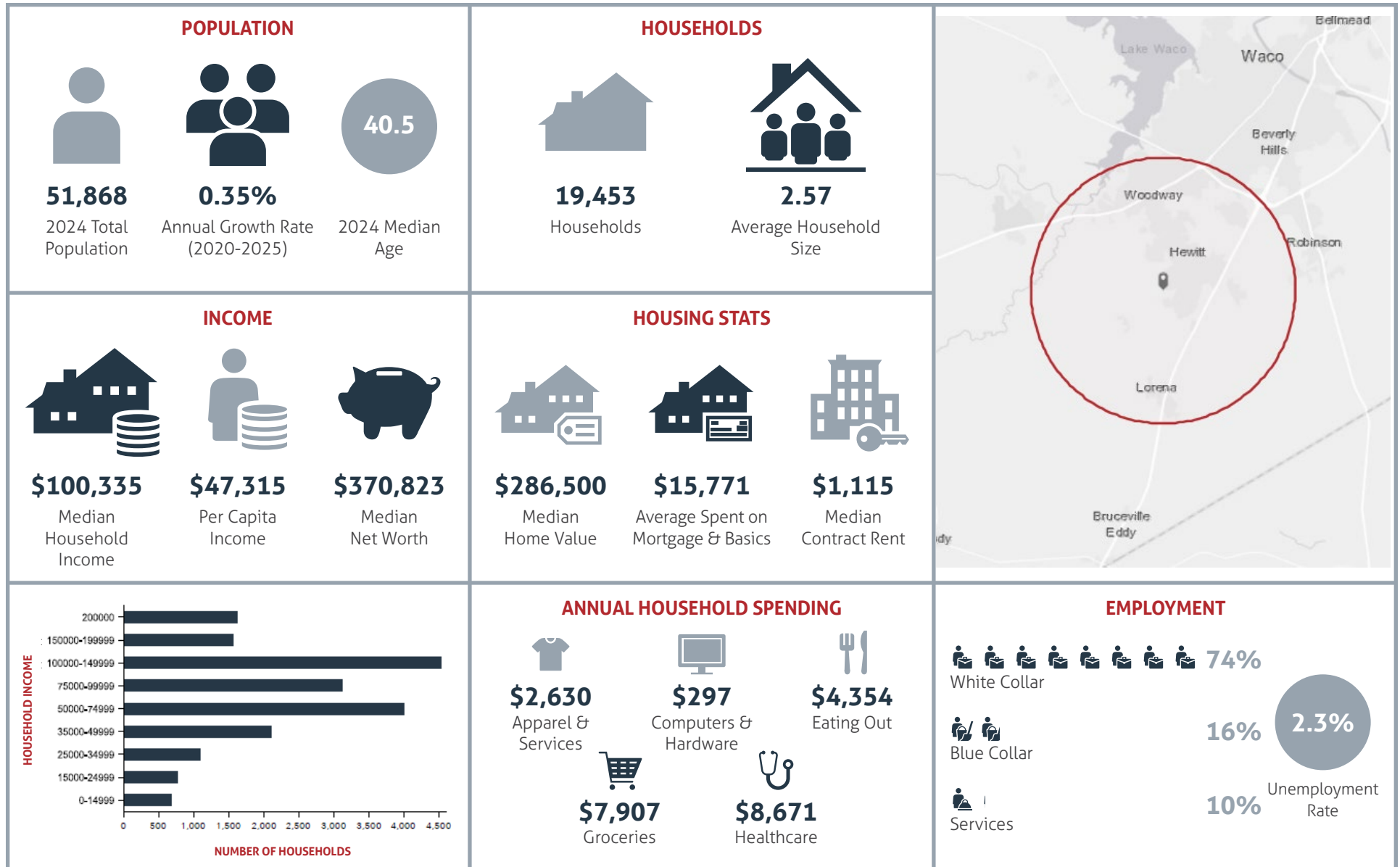
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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.

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.

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18.975+/- Acre Multifamily Development Site | Waco ETJ | Ritchie Road & Devonshire Road | Lorena, Texas 76655

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