

Partners Presentation

256 acre ,100% commercial. Waco TX.

Buy out Existing private Note of \$16 millions.

20% returns every year , minimum hold 1 year, maximum hold 3 years.

BR Estates At Waco LLC

By

B3R Investments

<https://b3rinvestments.com>

256 Acres in the City of Waco, TX

google direction to property-> <https://maps.app.goo.gl/BiqKgWPyhG8gnSmX8>



Opposite land listed for 150k acre, which is industrial, Walmart bought 64 acres already.

<https://www.loopnet.com/Listing/Interstate-35-Robinson-TX/28731538/>



PROPERTY DETAILS

Location: Waco, TX

Type: Commercial

Value: \$50M Appraised

256 Acres Property

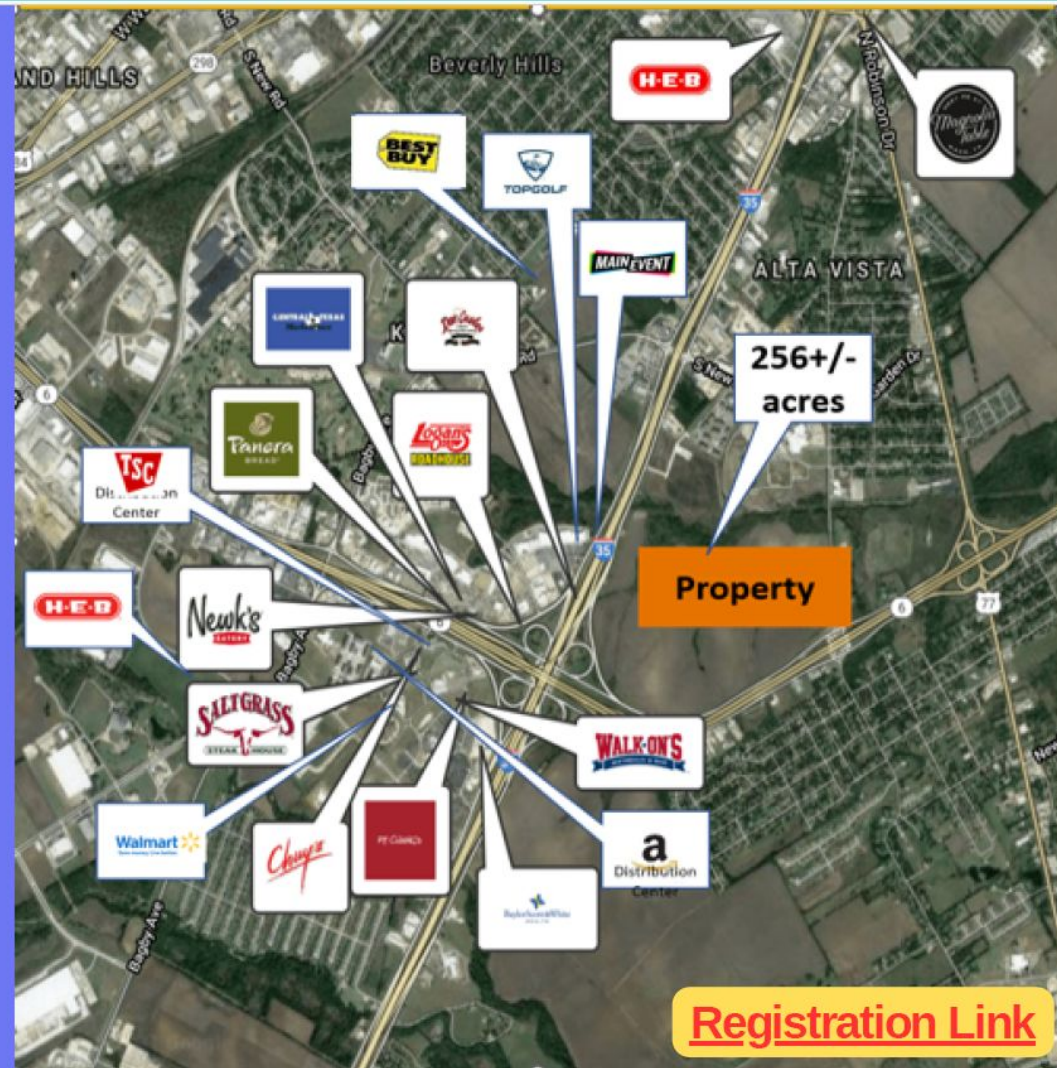
Commercial & Incentive Zoned

Adjacent to I-35, SH 6 and Loop 340 Highway

8 curb cuts into the property

Available sewer, water and utilities

Across heavy commercial and retail space



[Registration Link](#)

#1

SELL OFF PARCELS

- 3-5 ACRE PARCELS
- \$12-\$15 PER SQFT
- 10-12 PARCELS

#2

BIG BOX STORES

- NATIONAL WHOLESALE / RETAILERS
- LOI/CONTRACTS READY
- COSTCO - 24 ACRES
- AUTONATION - 12 ACRES
- TARGET (IN DISCUSSION)
- SPROUTS (IN DISCUSSION)

#3

DEVELOPMENT PROJECTS

- HOTELS
- TOWN HOMES
- MULTI FAMILY HOMES
- MEDICAL OFFICES
- RETAIL STORES
- RESTAURANTS

Why we need to invest in this property:

- >20% of amount accumulates every year upto 3 years. At 36th month ,160% returns to investors.
- > Land is appraised for 50 millions, \$16 millions collecting to pay off private lender Note.
- > We are the first Lien holder.
- > if land owner default ,we will take over land and sell the land, until sale , Interest is accumulate every day.
- >If partial land sale , landowner will pay 75% of the amount of sale to us first.
- >Payoff the 100% amount before 75% of land being sold.
- > Amount is required in July 1st week.
- > Already Costco ,AutoNation submitted LOI.
- >Water ,Sewer already in place. City willing to give any permission.
- >minimum \$50k cash.
- >\$62,500 per acre we are going as lien holder, Owners bought it for \$108k per acre.

Contact:

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