



**1300 Alegacy Place**

**New Spec building available Q2-2017**

**The shop will be:**

**120x256 = 30,720 sqft. 40' eve, 20 ton crane capacity.**

**Includes two 15 Ton cranes installed.**

**The shop restroom / breakroom will be: 20x25 = 500 sqft.**

**The office will be:**

**1<sup>st</sup> floor 30x120 = 3,600 sqft.**

**2<sup>nd</sup> floor 30x120 = 3,600 sqft. The second floor office will not be finished out initially.**

**Total 38,420 sqft.**

DevTex  
Engineering, LP  
1100 Waller Street  
Waller, Texas 77484

**LEGACY BUSINESS PARK BUILDING 18**  
1300 ALEGACY PLACE  
WALLER, TEXAS 77484

**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
FOR ORIENTATION SEE SITE PLAN

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION  
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## Major Park Attributes

- 90 Acre Heavy Industrial Campus
  - \$ 6.2mm brand-new infrastructure in place
  - Industrial Park owner is the anchor tenant – we live here
  - 5 miles to Daikin/Goodman
  - In Waller County – not Harris County
  - Fiber-Optic up to 1Gbps (AT&T)
  - Public Utilities; water & sewer (City of Waller)
  - High Volume Natural Gas, High Pressure (60psi)
  - Heavy Electrical Service; 35kV – 3 phase (CenterPoint)
  - Abatements possible via Waller County and City of Waller
  - Freeport Exemption; Waller ISD, City of Waller, and ESD