

LAND FOR SALE

4.972 ACRES OF DEVELOPMENT LAND

TBD China Spring Road, Waco, TX 76708



PRICE
IMPROVED!



SALE PRICE: \$495,000

LOT SIZE: 4.97 Acres

ZONING: Waco C-2: Community Commercial District

MARKET: Central Texas

CROSS STREETS: Pedernales Drive

PROPERTY OVERVIEW

KW Commercial, Central Texas would like to announce our new listing, 4.972 Acres of Commercial Development Land in China Spring, Texas.

PROPERTY FEATURES

- 4.972 Acres (216,580.32 SqFt)
- Zoned: Waco C-2
- China Spring Road Frontage : 770'
- Pedernales Drive Frontage: 60'
- Property Depth: 190'-275'
- Excellent Visibility
- China Spring Road: 14,800 Vehicles/Day (TxDOT: 2016)
- 2017 Taxes: \$2,710.46

KW COMMERCIAL
3701 W. Waco Dr.
Waco, TX 76710

BRAD HARRELL, CCIM
Broker Associate/Senior Director
O: 254.870.0050
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TX #363789

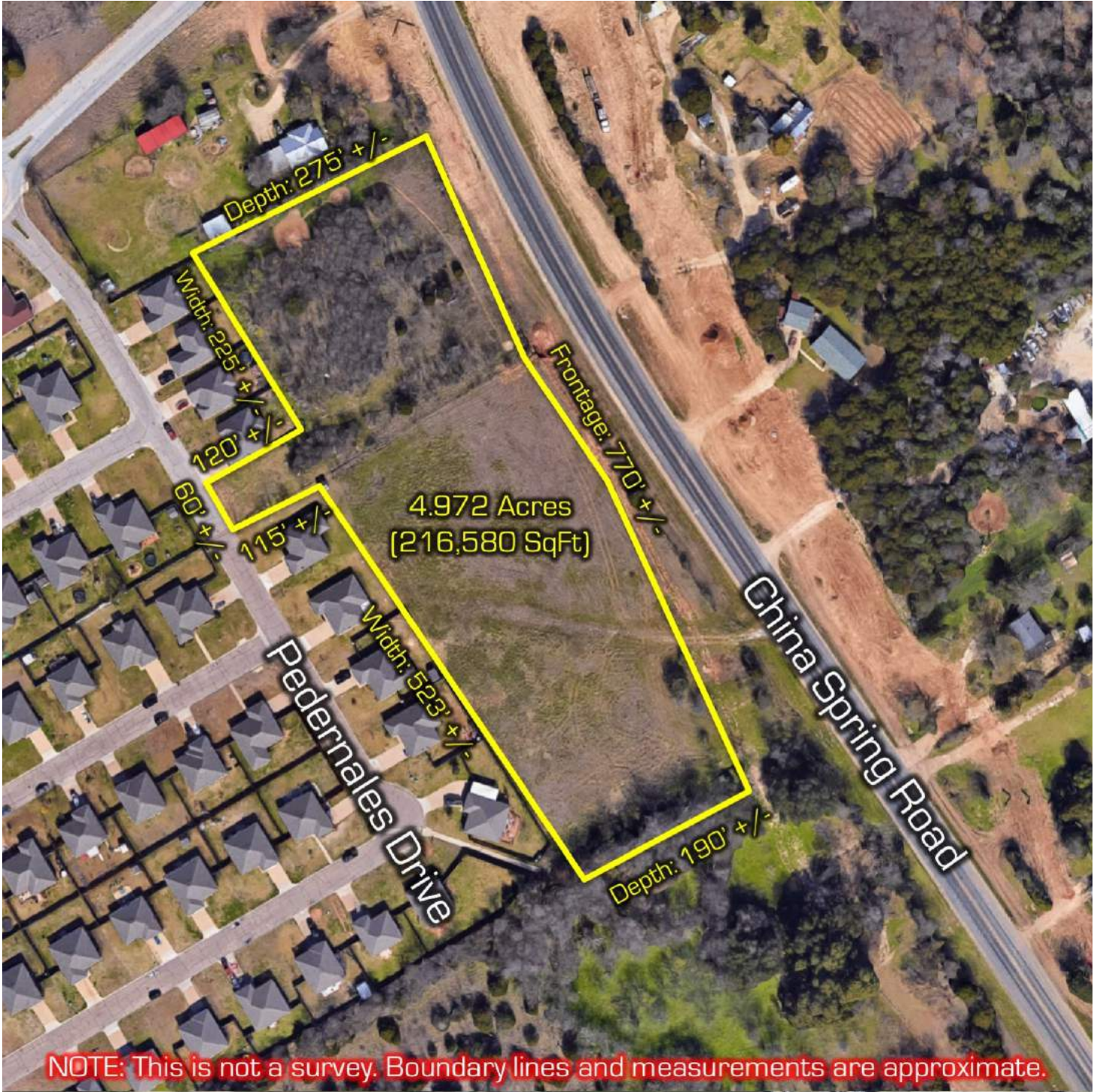
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LAND FOR SALE

PROPERTY BREAKDOWN

TBD China Spring Road, Waco, TX 76708



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ADDITIONAL PHOTOS

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ABOUT WACO, TEXAS

TBD China Spring Road, Waco, TX 76708



PROPERTY OVERVIEW

Waco (/ˈweɪkoʊ/ WAY-koh) is a city which is the county seat of McLennan County, Texas, United States. It is situated along the Brazos River and I-35, halfway between Dallas and Austin. The city had a 2010 population of 124,805, making it the 22nd-most populous city in the state. The US Census 2016 population estimate is 134,432 The Waco Metropolitan Statistical Area consists of McLennan and Falls Counties, which had a 2010 population of 234,906. Falls County was added to the Waco MSA in 2013. The US Census 2016 population estimate for the Waco MSA is 265,207.

LOCATION OVERVIEW

The City is the birthplace of Dr Pepper, the Texas Ranger Hall of Fame and Museum and the Texas Sports Hall of Fame.

Waco is also home to the Waco Mammoth National Monument, a 100-plus acre stretch of wooded parkland along the Bosque River. The site provides a glimpse into the lives of Columbian mammoth bones discovered in Waco along the Bosque River and is part of the National Parks System.

It is not only brimming with Texas history, economic opportunity, and a rich variety of cultural experiences, it is also a major seat of higher learning with THREE major colleges in its city limits, Baylor University, Texas State Technical College and McLennan Community College.

The city boasts one of the of the biggest and best municipal parks in Texas, Cameron Park. The 416-acre park is located in the heart of Waco, next to downtown, situated on the Brazos and Bosque Rivers. It hosts numerous races, triathlons, boat races and more.

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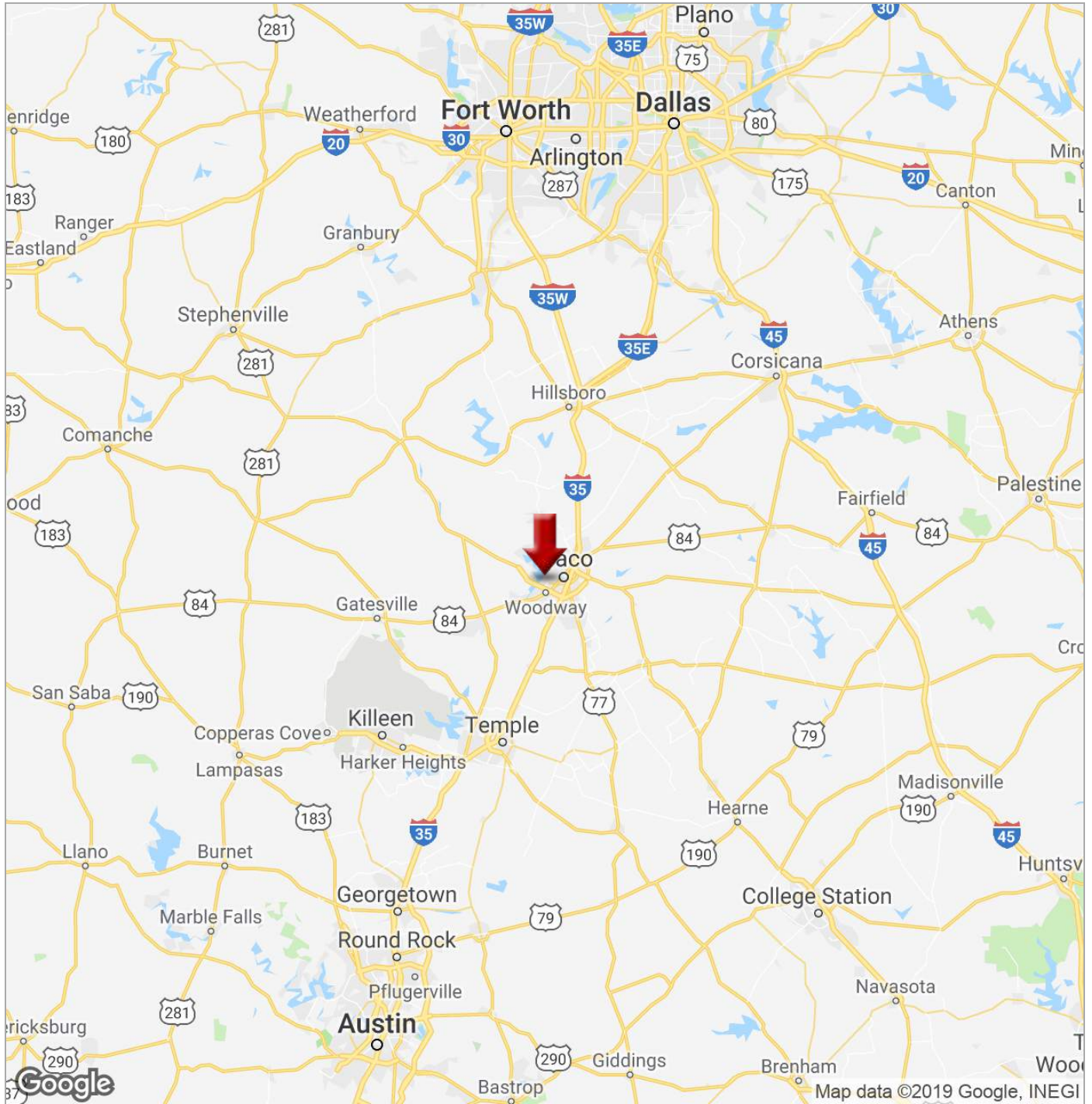
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LOCATION MAP (TEXAS)

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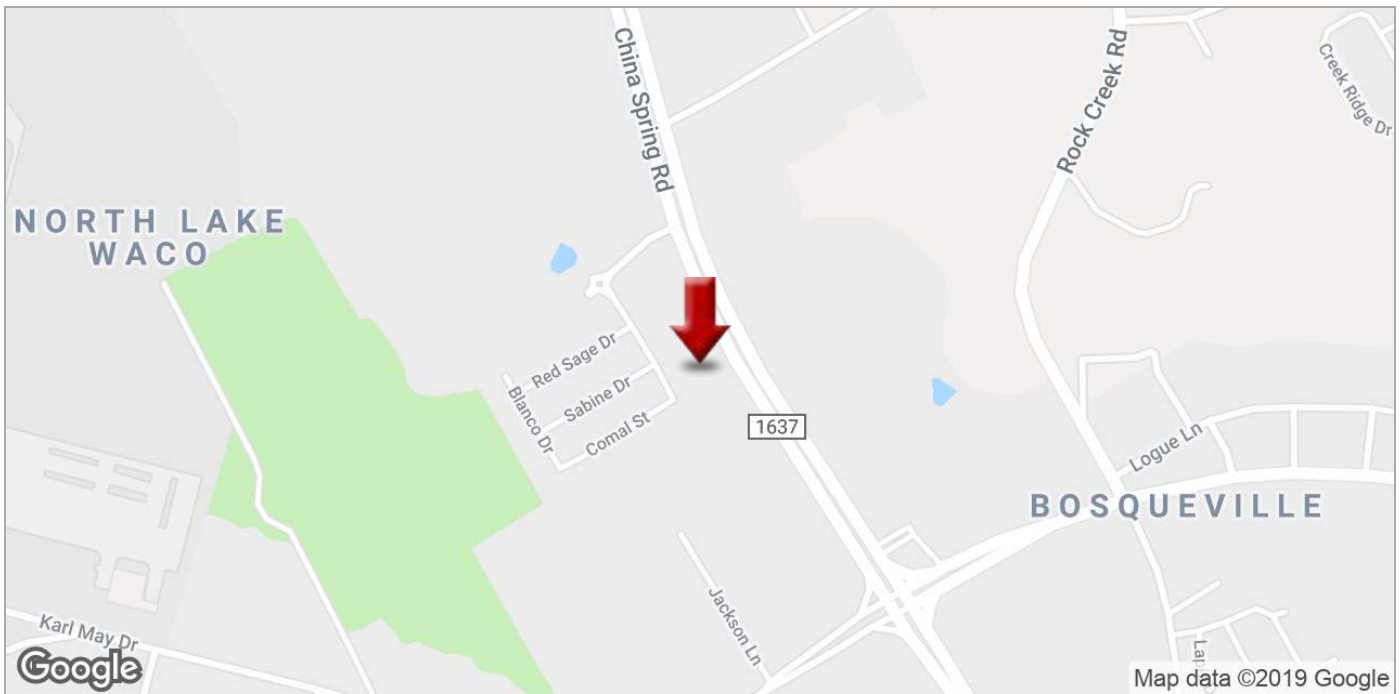
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LOCATION MAPS (LOCAL)

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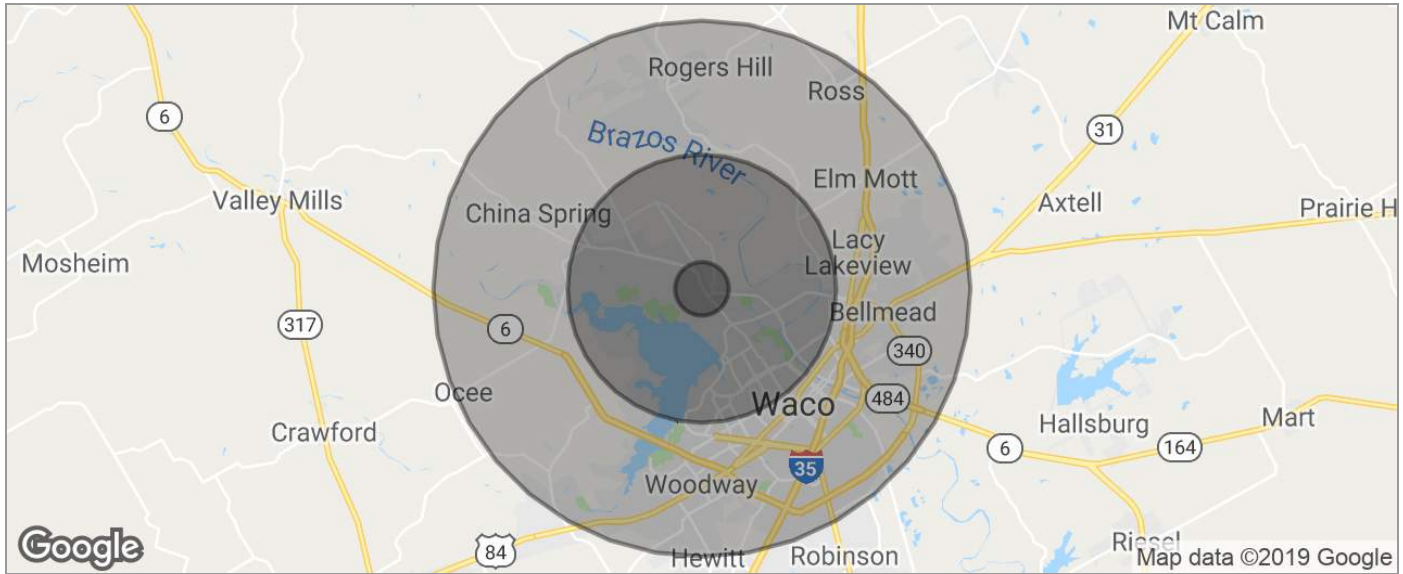
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DEMOGRAPHICS MAP

TBD China Spring Road, Waco, TX 76708



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	404	45,758	186,267
MEDIAN AGE	34.0	35.4	32.8
MEDIAN AGE (MALE)	31.9	33.6	31.5
MEDIAN AGE (FEMALE)	36.1	37.2	34.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	152	17,047	67,721
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$74,193	\$54,208	\$48,490
AVERAGE HOUSE VALUE	\$169,580	\$152,685	\$134,871
RACE	1 MILE	5 MILES	10 MILES
% WHITE	93.1%	71.1%	71.9%
% BLACK	3.2%	19.9%	18.8%
% ASIAN	0.0%	0.4%	1.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.7%	0.5%	0.5%
% OTHER	1.7%	6.1%	5.3%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	13.4%	27.2%	27.0%

* Demographic data derived from 2010 US Census

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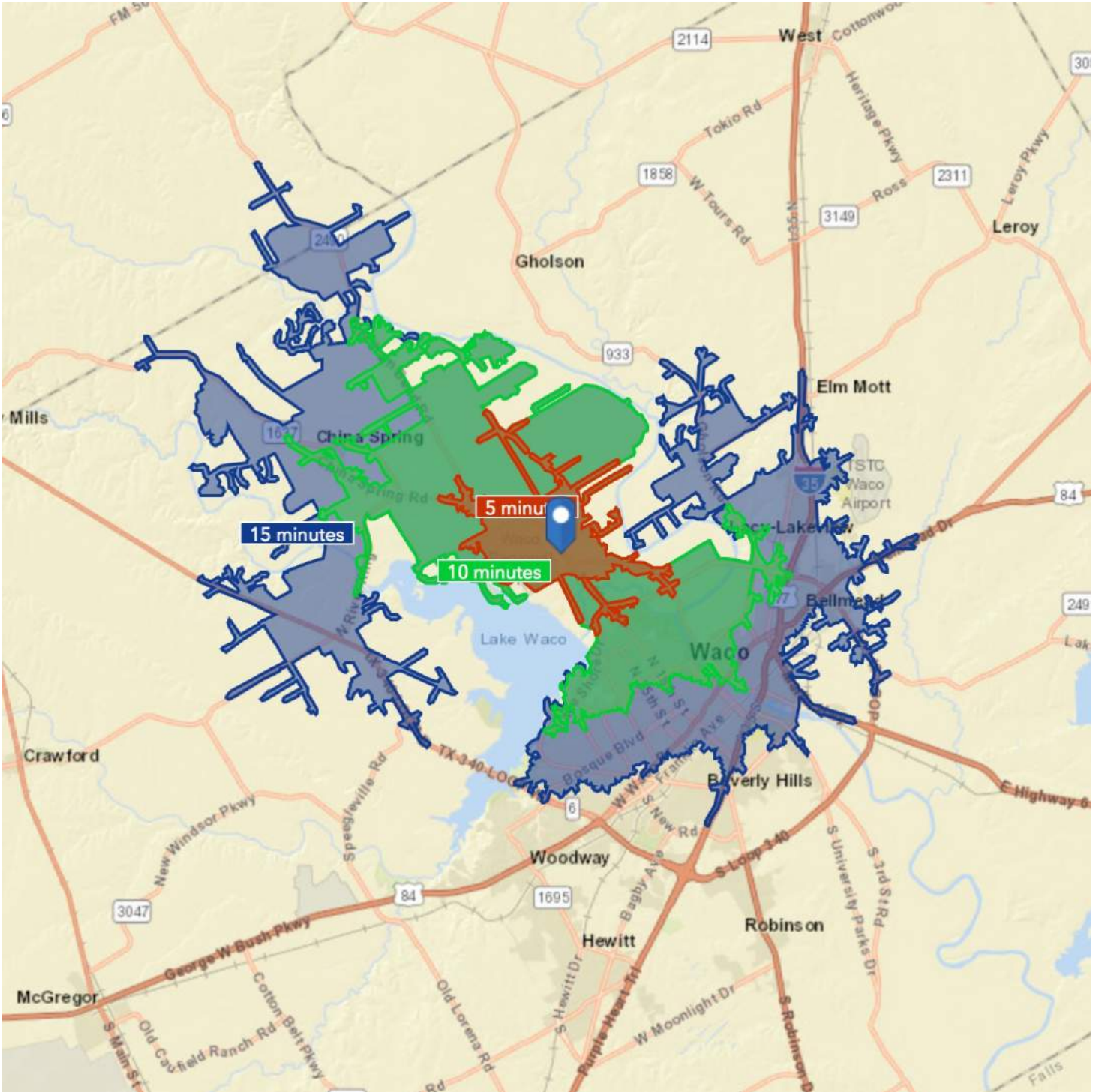
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DRIVE TIME DISTANCE MAP

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TXDOT MAP (2016)

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ZONING MAP

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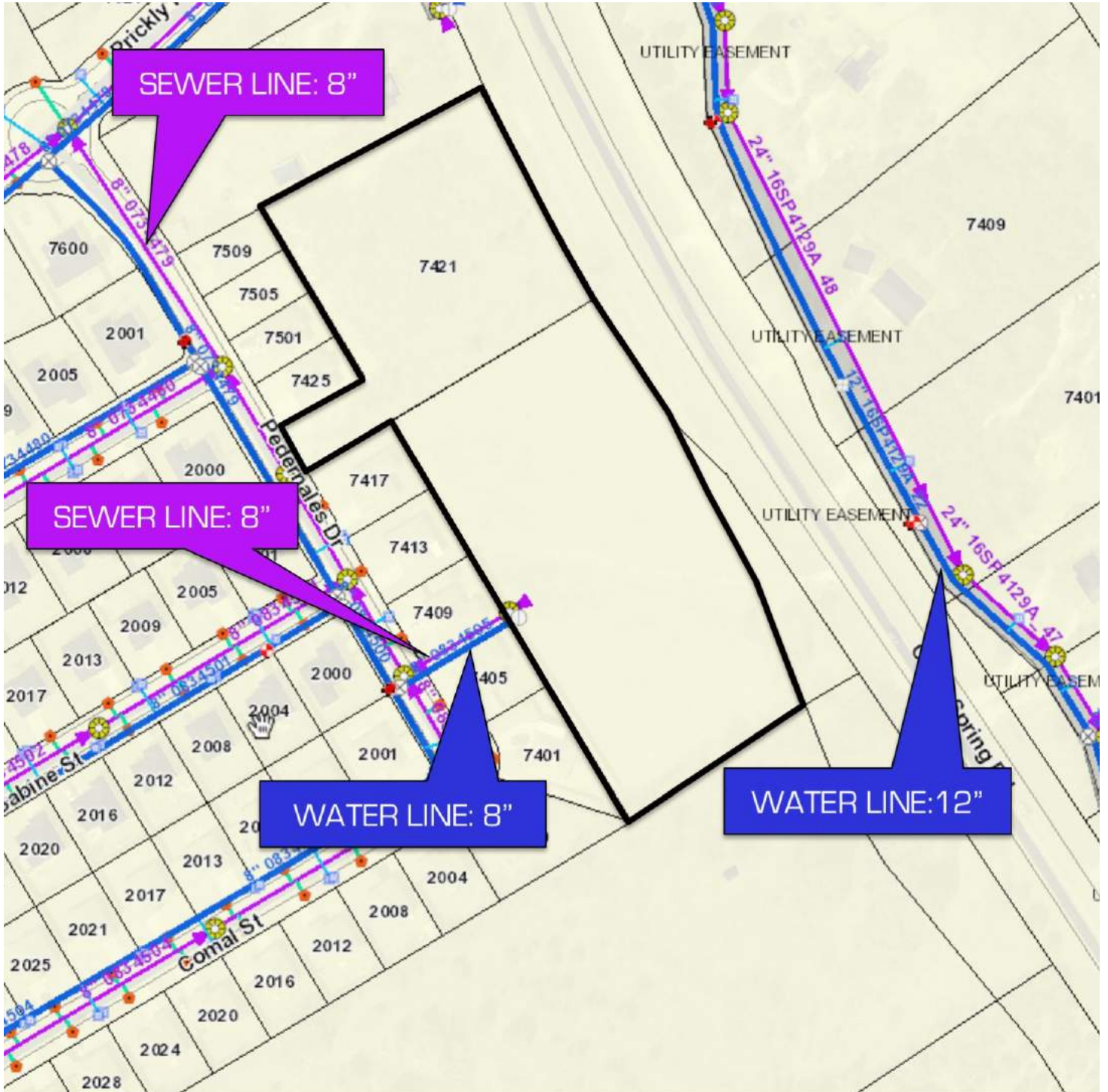
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UTILITIES MAP

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FEMA FLOOD MAP

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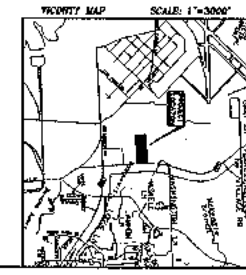
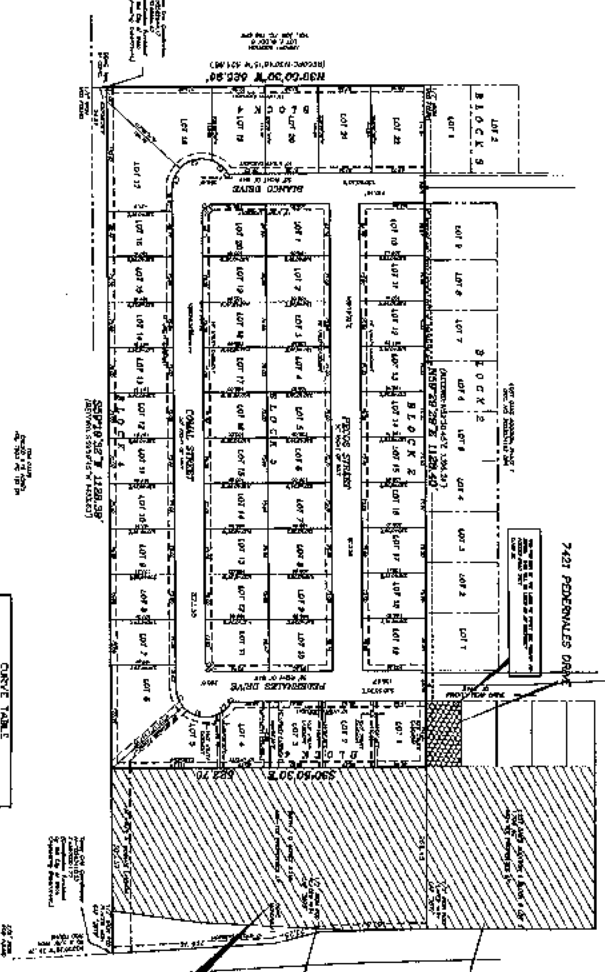
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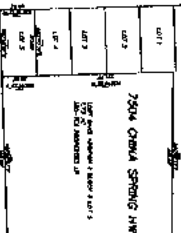
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Final Plat of
 LOST OAKS ADDITION II,
 to the City of Waco, McLennan County, Texas,
 being 18.56 Acres out the J.G. SMITH SURVEY,
 ABSTRACT NUMBER 36 in McLennan County, Texas.



CONVERT TABLE

FEET	METERS
1	0.3048
2	0.6096
3	0.9144
4	1.2192
5	1.5240
6	1.8288
7	2.1336
8	2.4384
9	2.7432
10	3.0480
11	3.3528
12	3.6576
13	3.9624
14	4.2672
15	4.5720
16	4.8768
17	5.1816
18	5.4864
19	5.7912
20	6.0960
21	6.4008
22	6.7056
23	7.0104
24	7.3152
25	7.6200
26	7.9248
27	8.2296
28	8.5344
29	8.8392
30	9.1440
31	9.4488
32	9.7536
33	10.0584
34	10.3632
35	10.6680
36	10.9728
37	11.2776
38	11.5824
39	11.8872
40	12.1920
41	12.4968
42	12.8016
43	13.1064
44	13.4112
45	13.7160
46	14.0208
47	14.3256
48	14.6304
49	14.9352
50	15.2400
51	15.5448
52	15.8496
53	16.1544
54	16.4592
55	16.7640
56	17.0688
57	17.3736
58	17.6784
59	17.9832
60	18.2880
61	18.5928
62	18.8976
63	19.2024
64	19.5072
65	19.8120
66	20.1168
67	20.4216
68	20.7264
69	21.0312
70	21.3360
71	21.6408
72	21.9456
73	22.2504
74	22.5552
75	22.8600
76	23.1648
77	23.4696
78	23.7744
79	24.0792
80	24.3840
81	24.6888
82	24.9936
83	25.2984
84	25.6032
85	25.9080
86	26.2128
87	26.5176
88	26.8224
89	27.1272
90	27.4320
91	27.7368
92	28.0416
93	28.3464
94	28.6512
95	28.9560
96	29.2608
97	29.5656
98	29.8704
99	30.1752
100	30.4800



13.58 Acres
 52 Lots, 3 Blocks
 Major provided by City of Waco
 Minor provided by City of Waco
 Survey provided by City of Waco

13.58 Acres
 J.G. SMITH SURVEY, Abstract Number 36
 McLennan County, Texas

7401 PATERNALES DRIVE
 7404 CHINA SPRING HWY
 7408 CHINA SPRING HWY

PROPOSED REZONE
 TO C-2

LETH LTD
 401 W. 12th Street, Suite 100
 Waco, Texas 76798
 Phone: 767-2111
 Fax: 767-2112

Scale: 1" = 3000'

Sheet 1 of 2
 REVISIONS ATTACHED

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<p>MID-TEX PROPERTIES LP WACO, TEXAS REZONE</p>		<p>LETH LTD LEITH CONTRACTING, INC. Industrial/Municipal Services Site Development & Engineers Phone: 767-2111 Fax: 767-2112</p>		<p>REVISIONS</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>REVISION</th><th>BY</th></tr> <tr><td>1</td><td>01/10/2018</td><td></td><td></td></tr> </table>	NO.	DATE	REVISION	BY	1	01/10/2018		
NO.	DATE	REVISION	BY									
1	01/10/2018											
<p>DATE: 01/10/2018</p>	<p>SCALE: 1" = 3000'</p>	<p>PROJECT: 13.58 ACRES 52 LOTS, 3 BLOCKS J.G. SMITH SURVEY, ABSTRACT NO. 36 McLennan County, Texas</p>	<p>DRAWN BY: [Signature]</p>									



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Harrell, CCIM	363789	info@BradHarrellCCIM.com	(254) 870-0050
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date