

## LAND FOR SALE

### 38.233 ACRES OF COMMERCIAL DEVELOPMENT LAND

TBD China Spring Road, China Spring, TX 76633



SALE PRICE:	\$2,100,000
PRICE PER ACRE:	\$54,926.37
LOT SIZE:	38.23 Acres
ZONING:	C-2, O-2, R-3B
MARKET:	Central Texas

#### PROPERTY OVERVIEW

H&A Commercial Team – KW Commercial, Central Texas and The Jon Spelman Company would like to announce our new listing, 38.233 Acres of Commercial Development Land in China Spring, Texas.

#### PROPERTY FEATURES

- 38.233 Acres (1,665,429.48 SqFt)
- Zoned: Waco C-2, O-2, R-3B
- China Spring Road Frontage: 460'
- Property Depth: 1445'-1750'
- Excellent Visibility
- China Spring Road: 5,000 Vehicles/Day (TxDOT: 2016)
- 2017 Taxes: \$1,236.72

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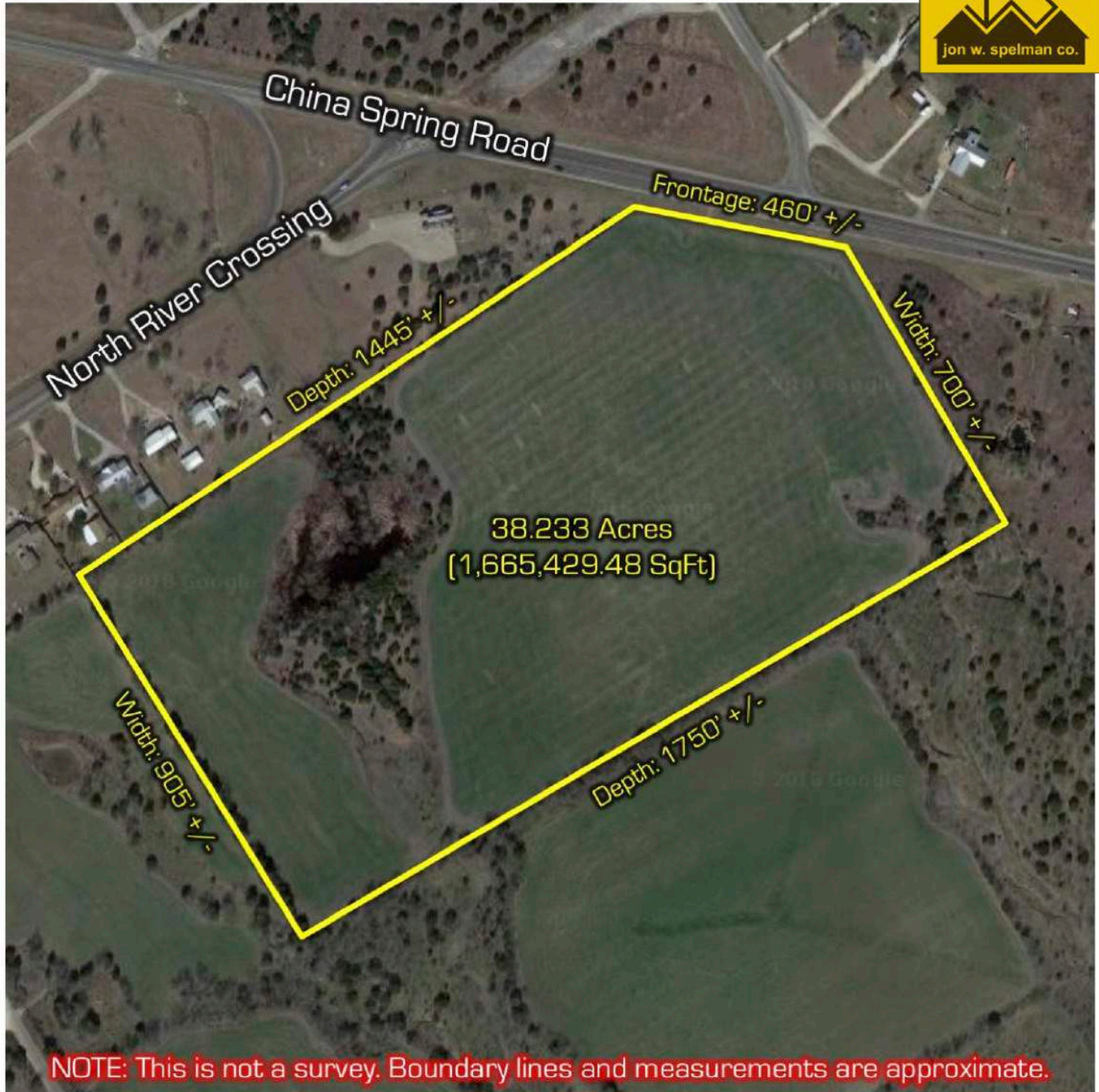
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# PROPERTY BREAKDOWN

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## ADDITIONAL PHOTOS

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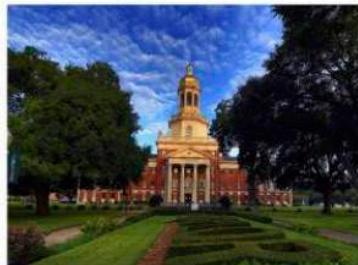
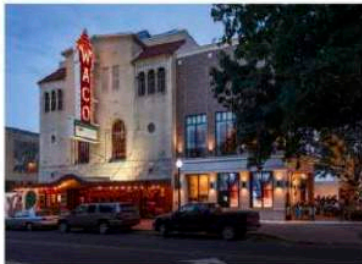
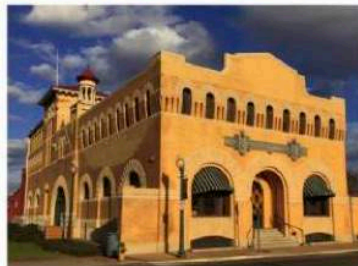
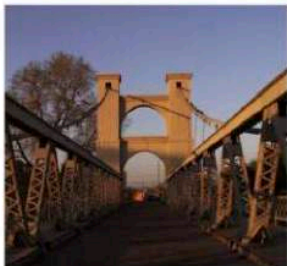
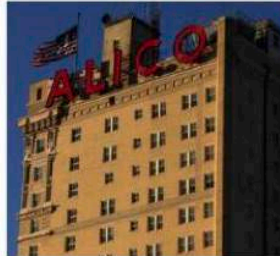
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# ABOUT WACO, TEXAS

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## PROPERTY OVERVIEW

Waco (/ˈweɪkoʊ/ WAY-koh) is a city which is located in 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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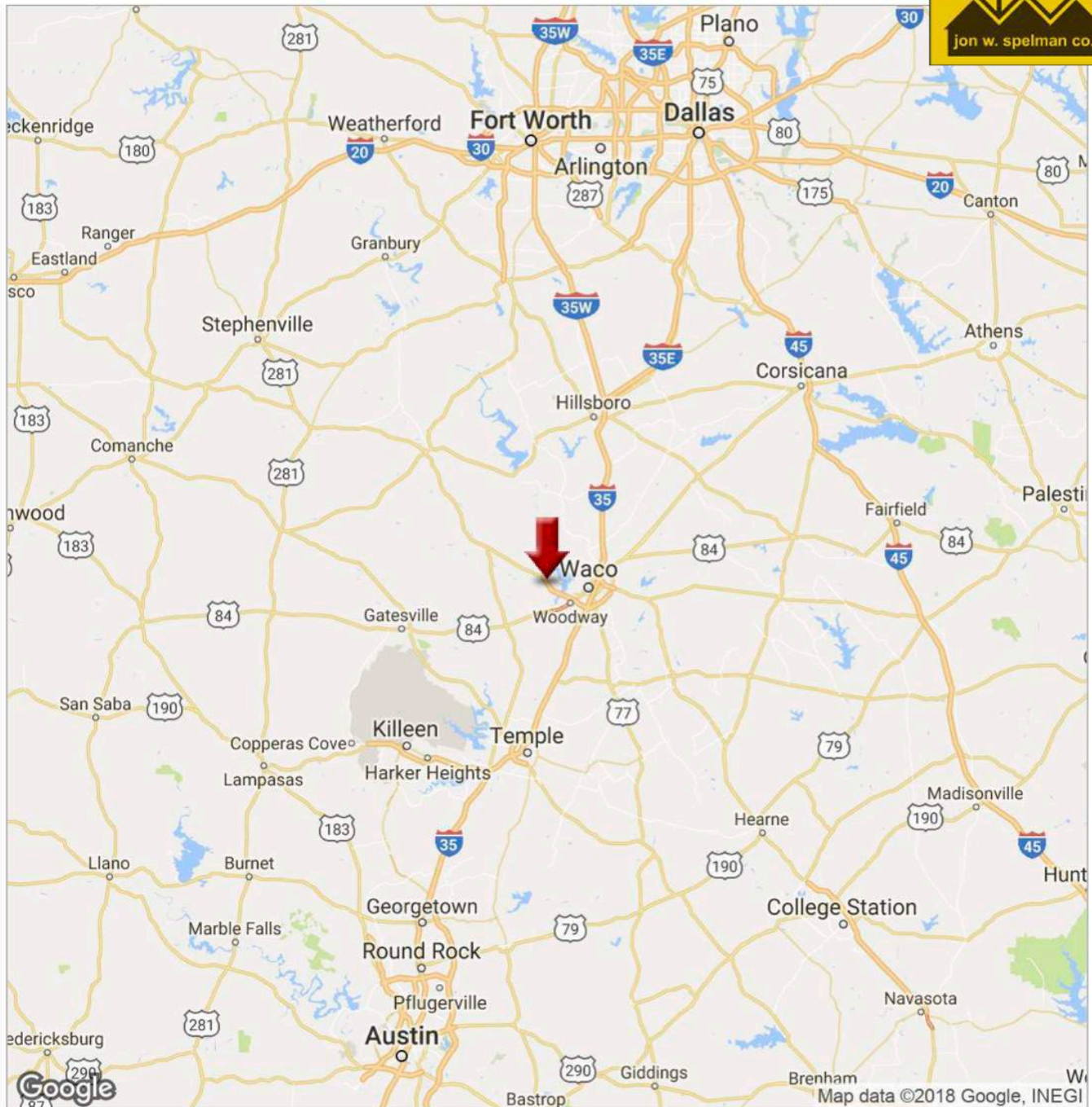
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# LOCATION MAP (TEXAS)

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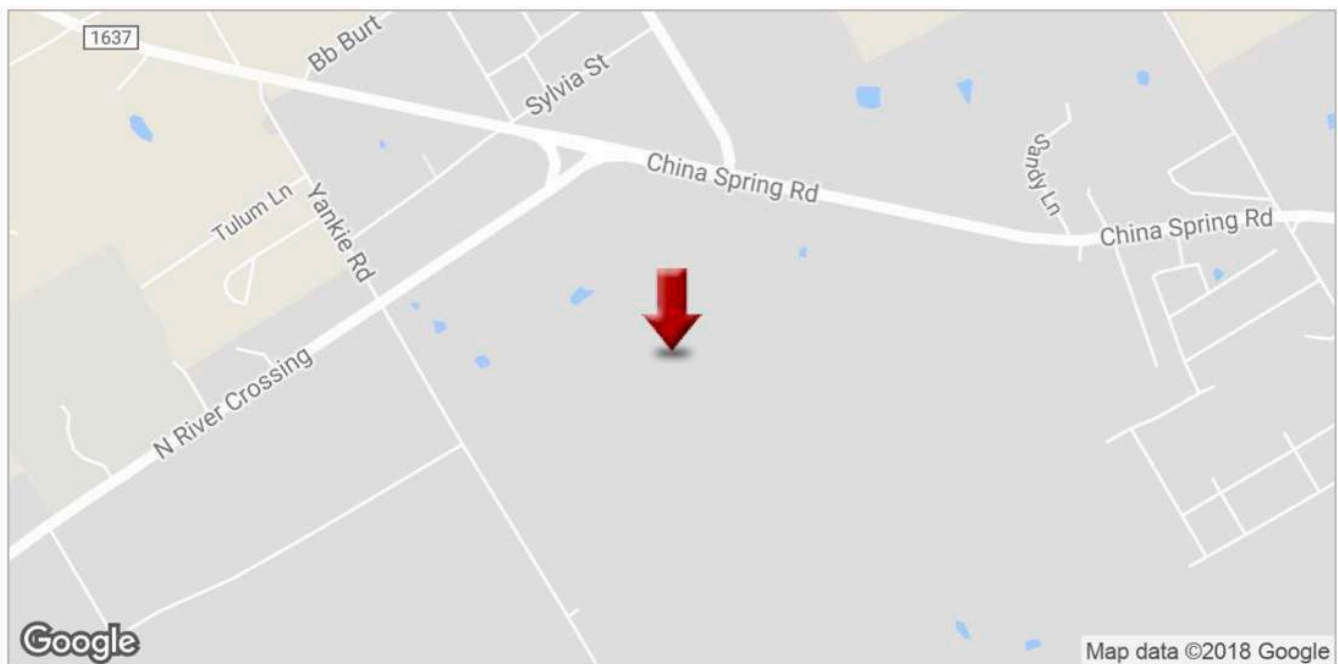
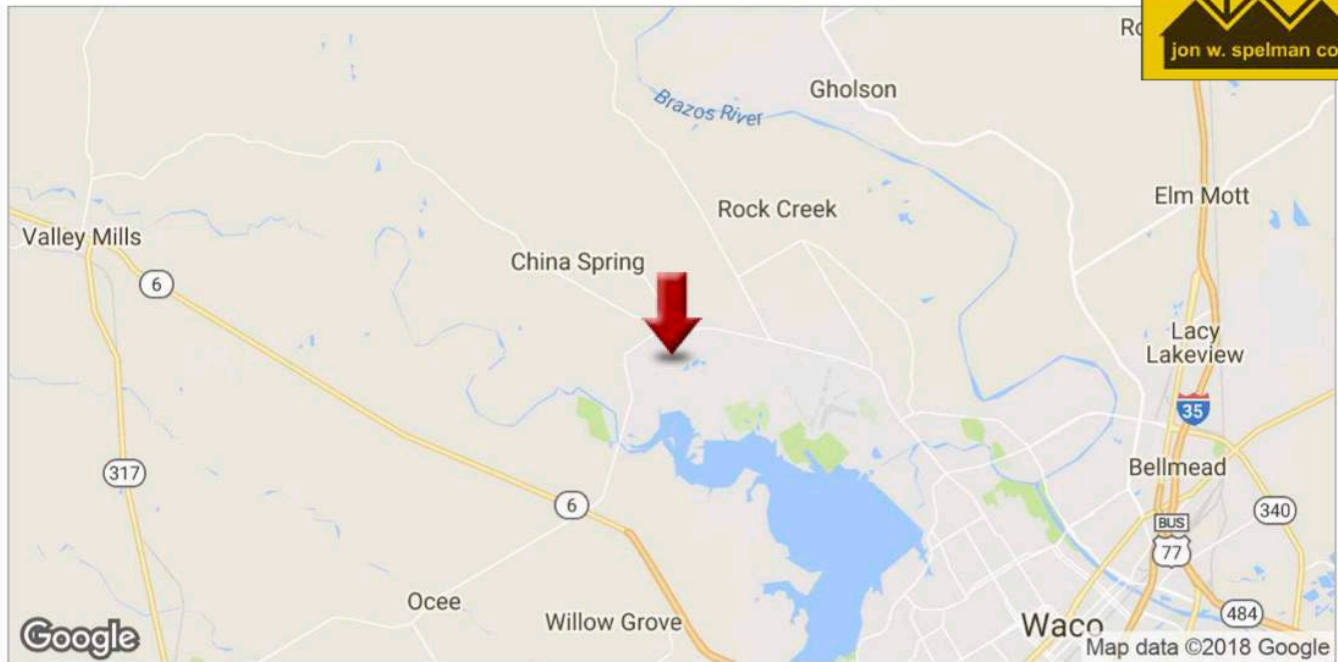
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## LOCATION MAPS (LOCAL)

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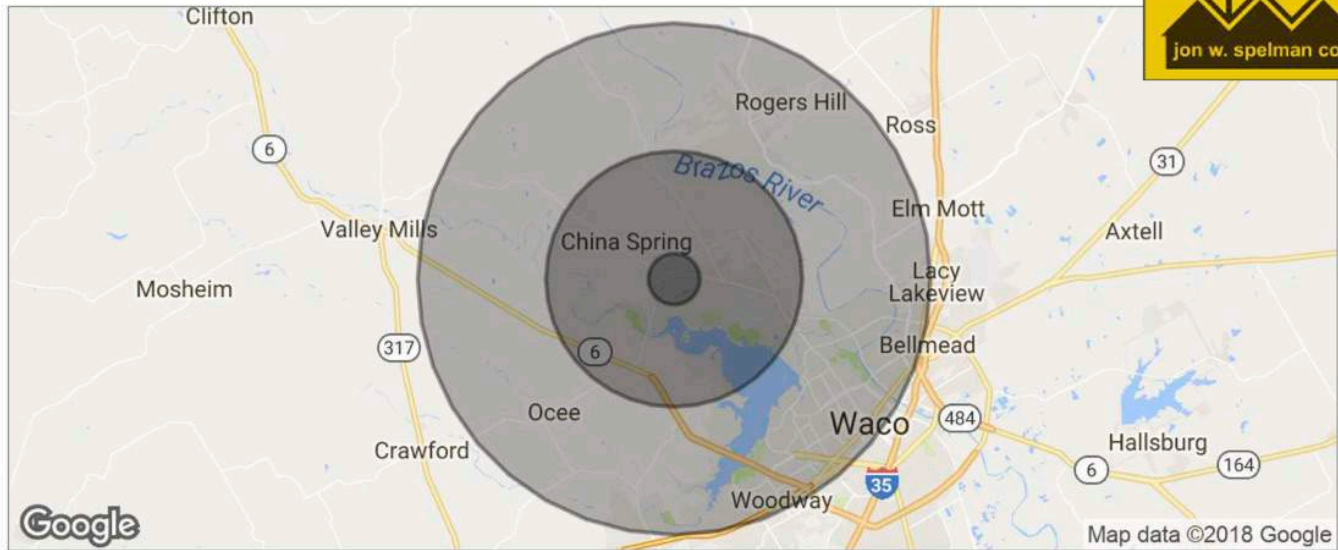
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# DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	539	8,555	89,362
MEDIAN AGE	34.2	37.6	37.4
MEDIAN AGE (MALE)	32.3	36.9	35.8
MEDIAN AGE (FEMALE)	36.2	38.3	39.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	202	3,175	33,389
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$74,347	\$77,069	\$59,636
AVERAGE HOUSE VALUE	\$169,863	\$172,377	\$163,505
RACE	1 MILE	5 MILES	10 MILES
% WHITE	93.1%	95.8%	77.1%
% BLACK	3.2%	2.0%	15.0%
% ASIAN	0.0%	0.2%	1.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.7%	0.4%	0.4%
% OTHER	1.9%	1.2%	4.2%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	13.2%	10.5%	22.2%

\* Demographic data derived from 2010 US Census

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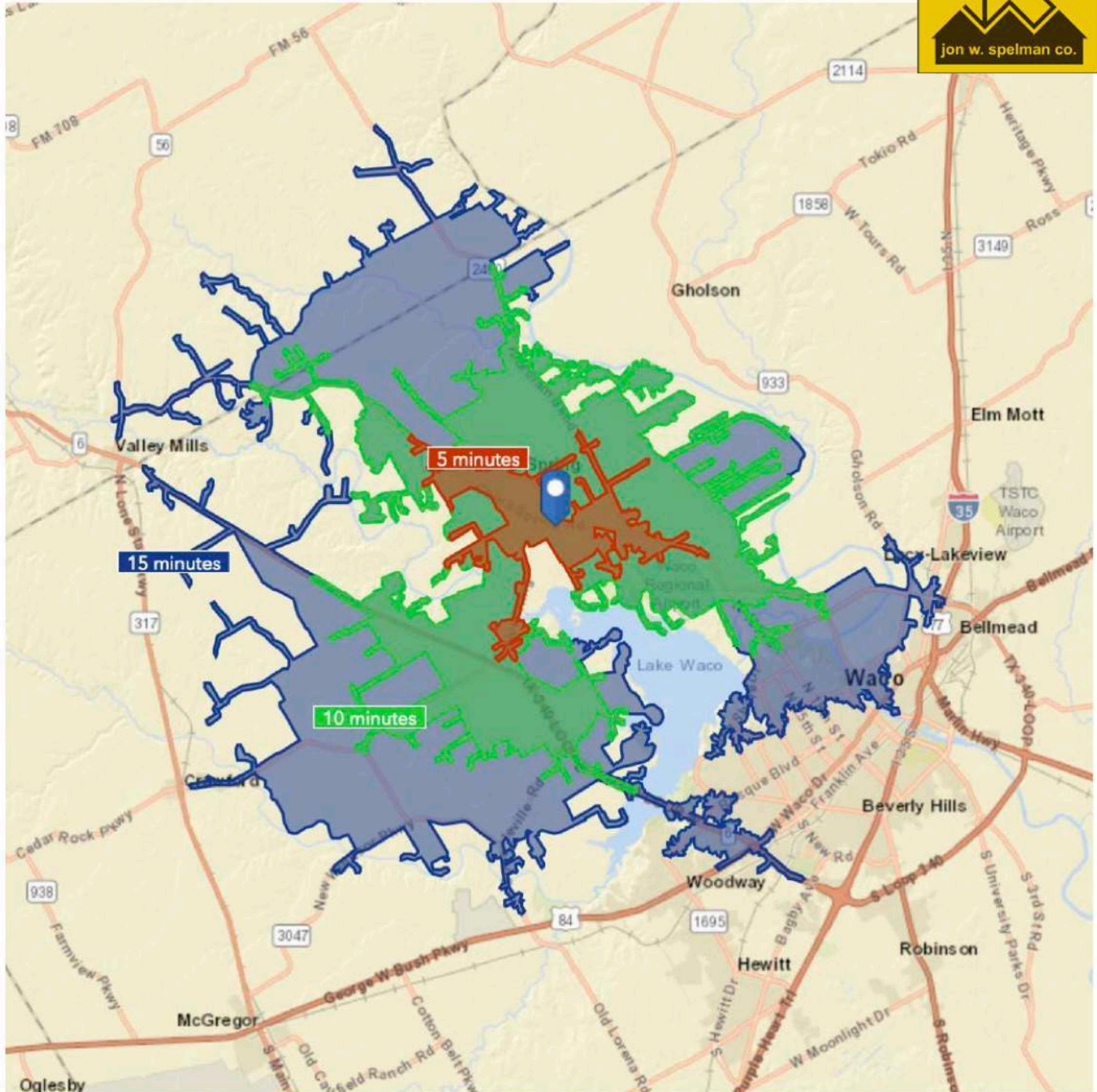
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# DRIVE TIME DISTANCE MAP

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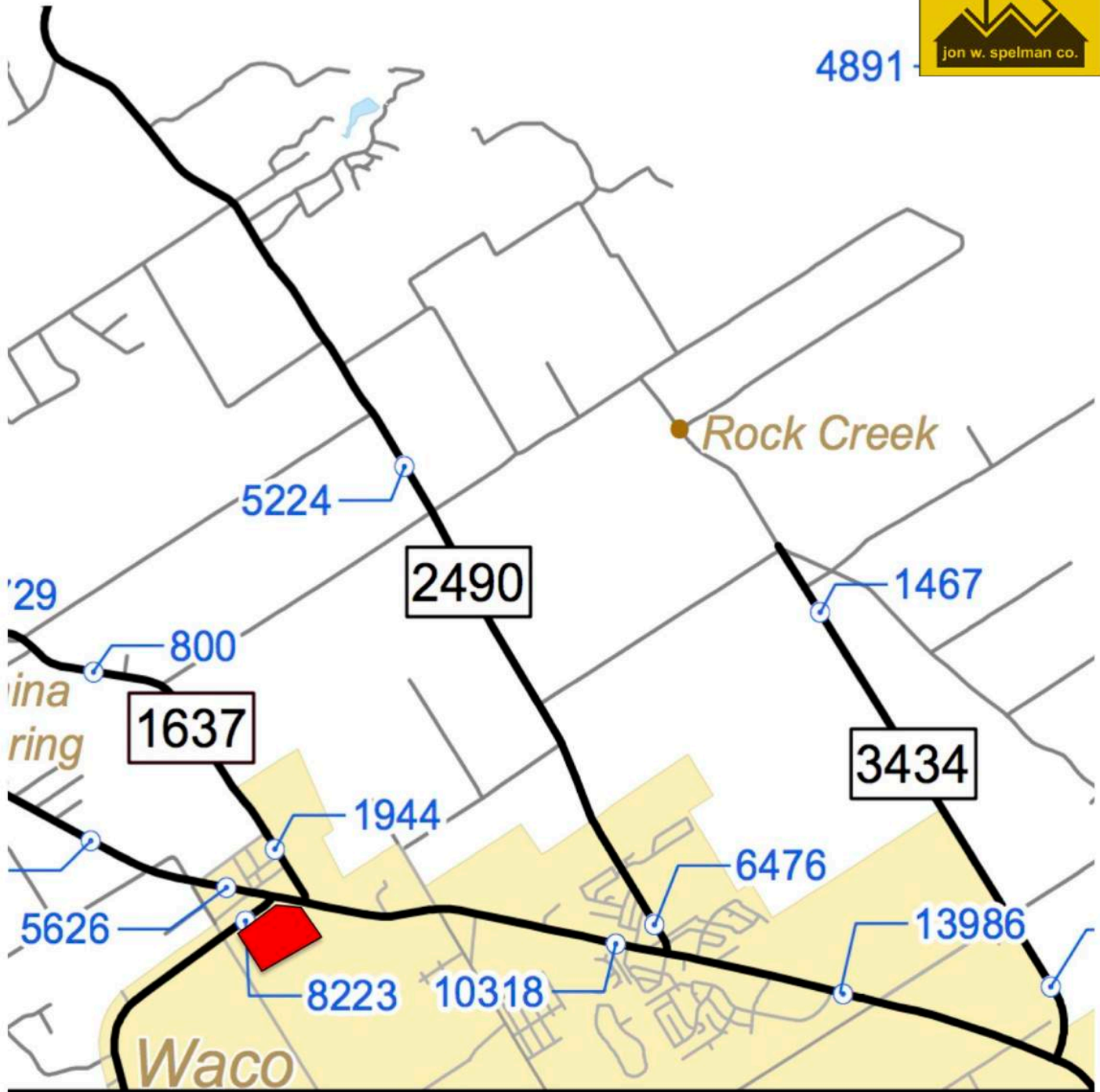
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## TXDOT MAP (2016)

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4891



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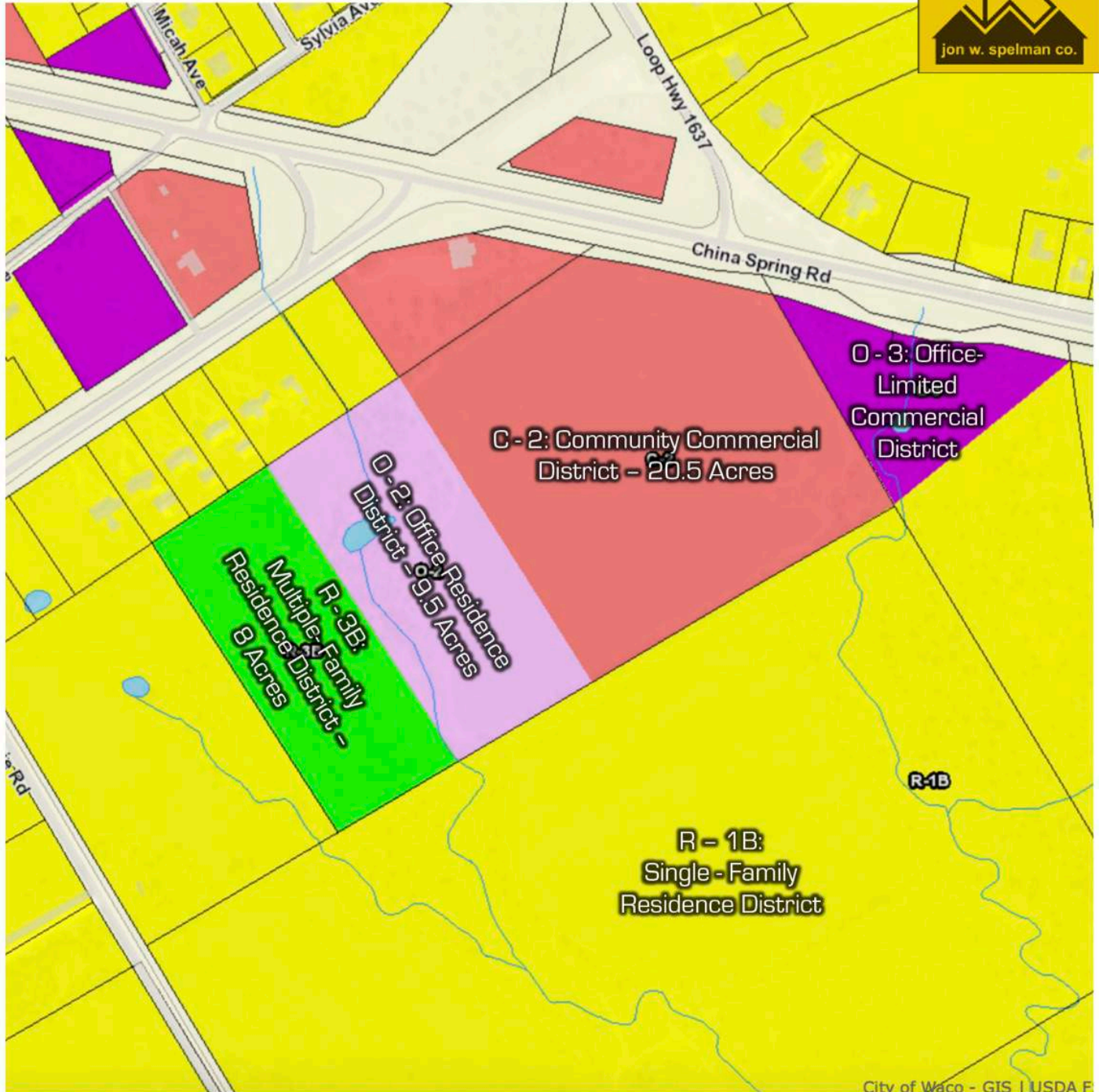
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# ZONING MAP

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# UTILITIES MAP

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# FEMA FLOOD MAP

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# TOPOGRAPHIC MAP

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## 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.*

11-2-2015



### 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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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





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- 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.

Jon W. Spelman Co.	0190159	jspelman@jspelman.com	254-776-2592
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon W. Spelman	0190159	jspelman@jspelman.com	254-776-2592
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date