LAND FOR SALE

3.16 ACRES OFF U.S. HIGHWAY 84

8012 Old McGregor Road, Woodway, TX 76712



OFFERING SUMMARY

SALE PRICE:	$1,125,000
LOT SIZE:	3.16 Acres
PRICE / SF:	$8.17

PROPERTY OVERVIEW

H&A Commercial Team - KW Commercial would like to present this commercial real estate property for sale!

PROPERTY HIGHLIGHTS

- 3.16 Acres
- Zoned: Woodway - Single Family Residential
- Old McGregor Road Frontage: ± 140’
- U.S. Highway 84 Frontage: ± 280’
- Property Depth: ± 610’ - ± 630’
- Easily Accessible
- Excellent Visibility
- U.S. Highway 84: 64,900+ Vehicles/Day (TxDOT: 2019)
- 2020 Taxes: $5,927.03

KW COMMERCIAL
3701 West Waco Drive
Waco, TX 76710

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LAND FOR SALE

PROPERTY BREAKDOWN

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LAND FOR SALE

AERIAL PHOTOS

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ADDITIONAL PHOTOS

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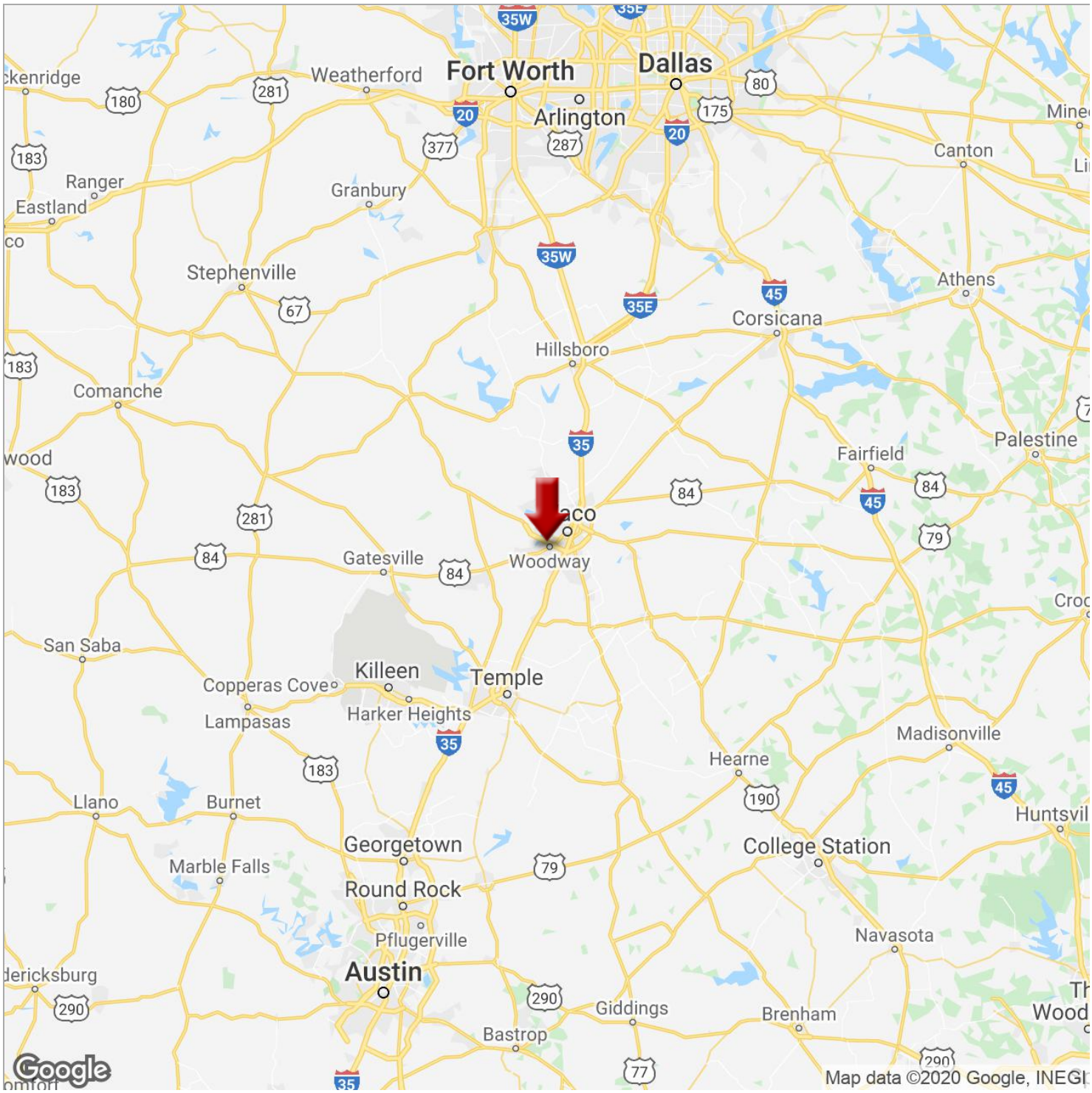
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LOCATION MAP (TEXAS)

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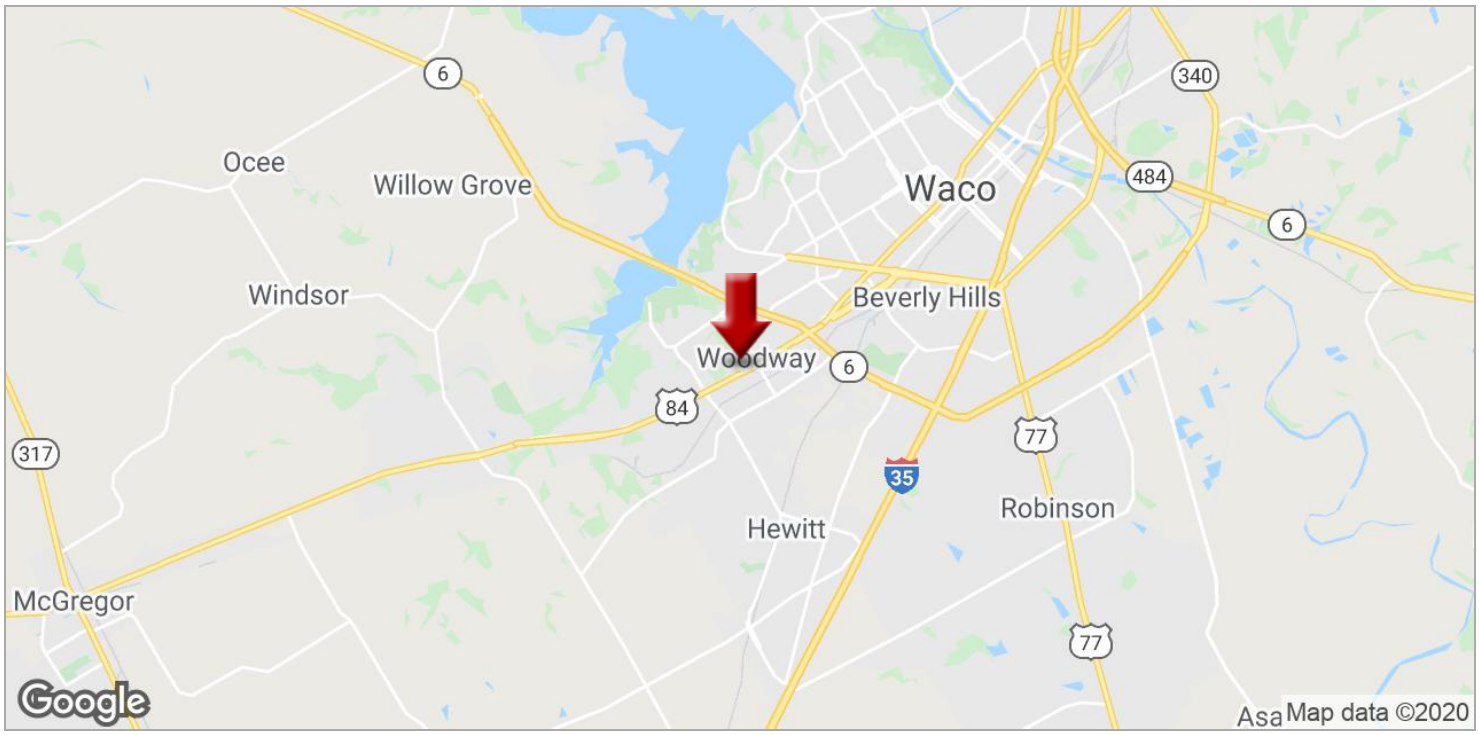
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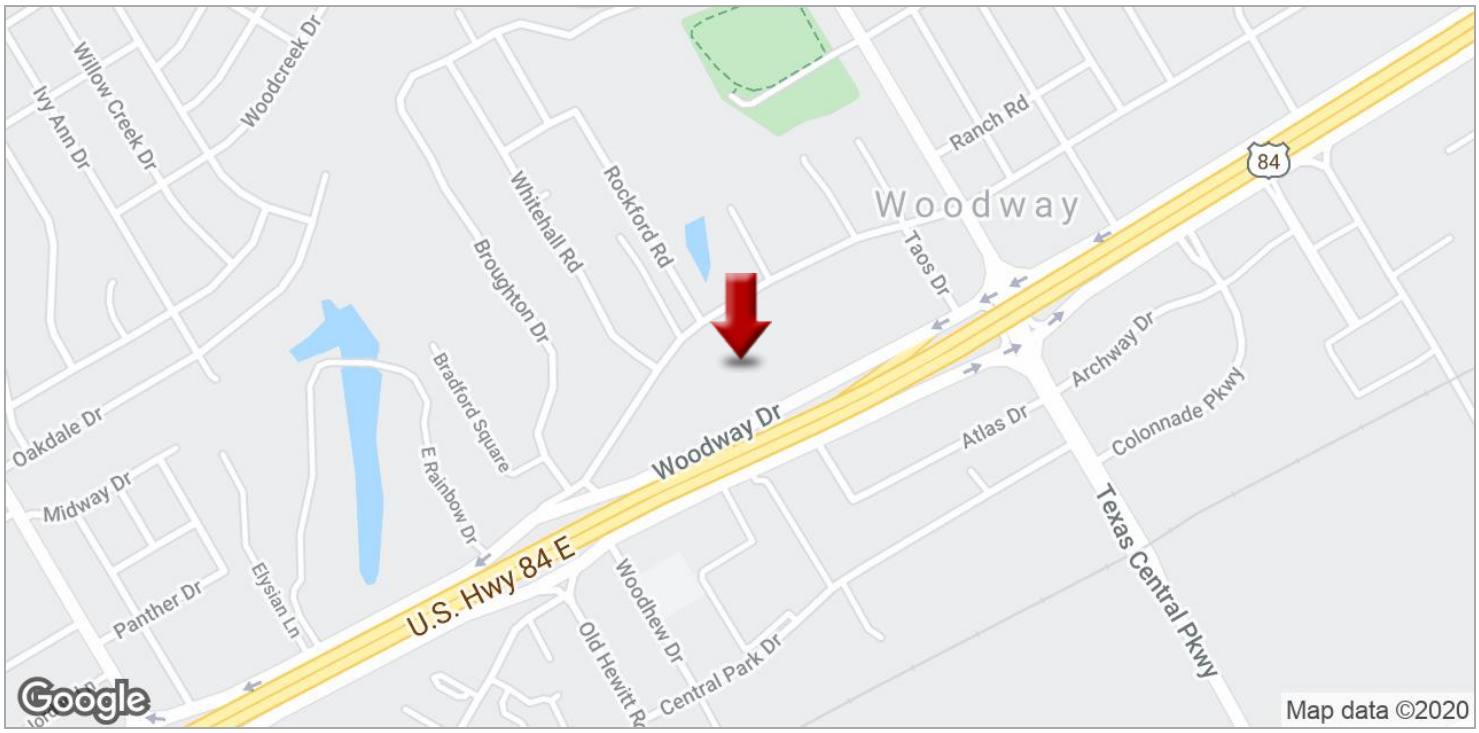
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LOCATION MAPS (LOCAL)

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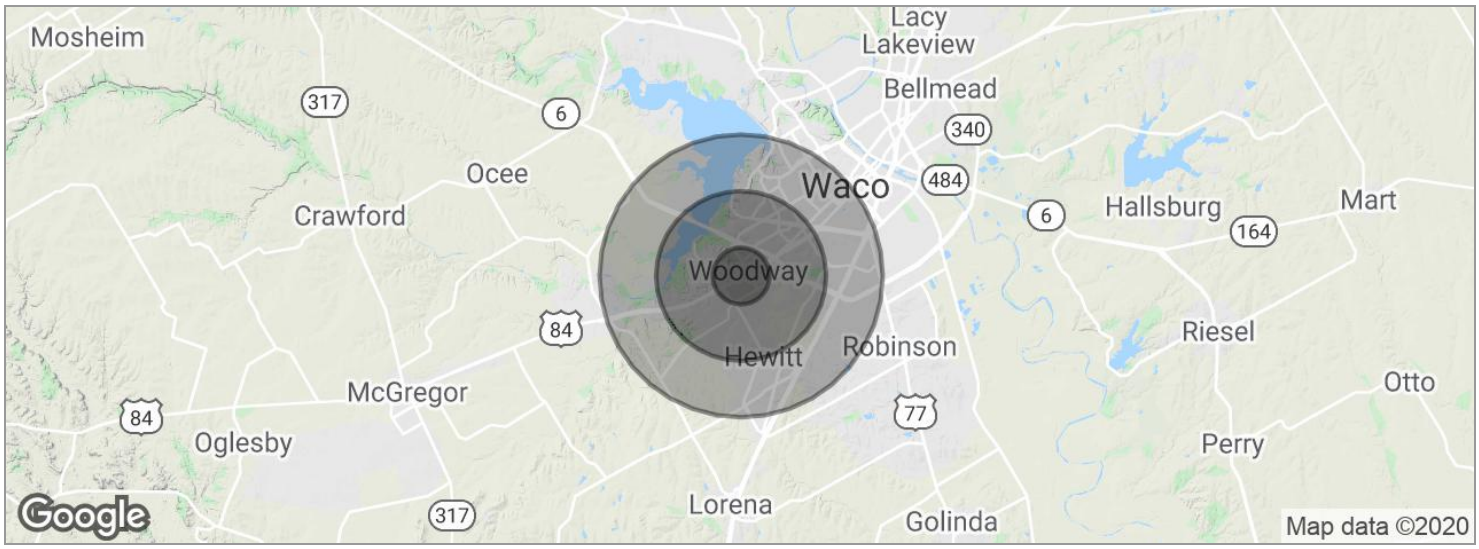
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,238	39,085	95,253
Median age	48.7	38.4	36.3
Median age (male)	46.3	37.2	35.4
Median age (Female)	50.8	39.9	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,578	15,452	36,422
# of persons per HH	2.7	2.5	2.6
Average HH income	$68,063	$63,523	$59,674
Average house value	$170,418	$175,545	$160,665

** Demographic data derived from 2010 US Census*

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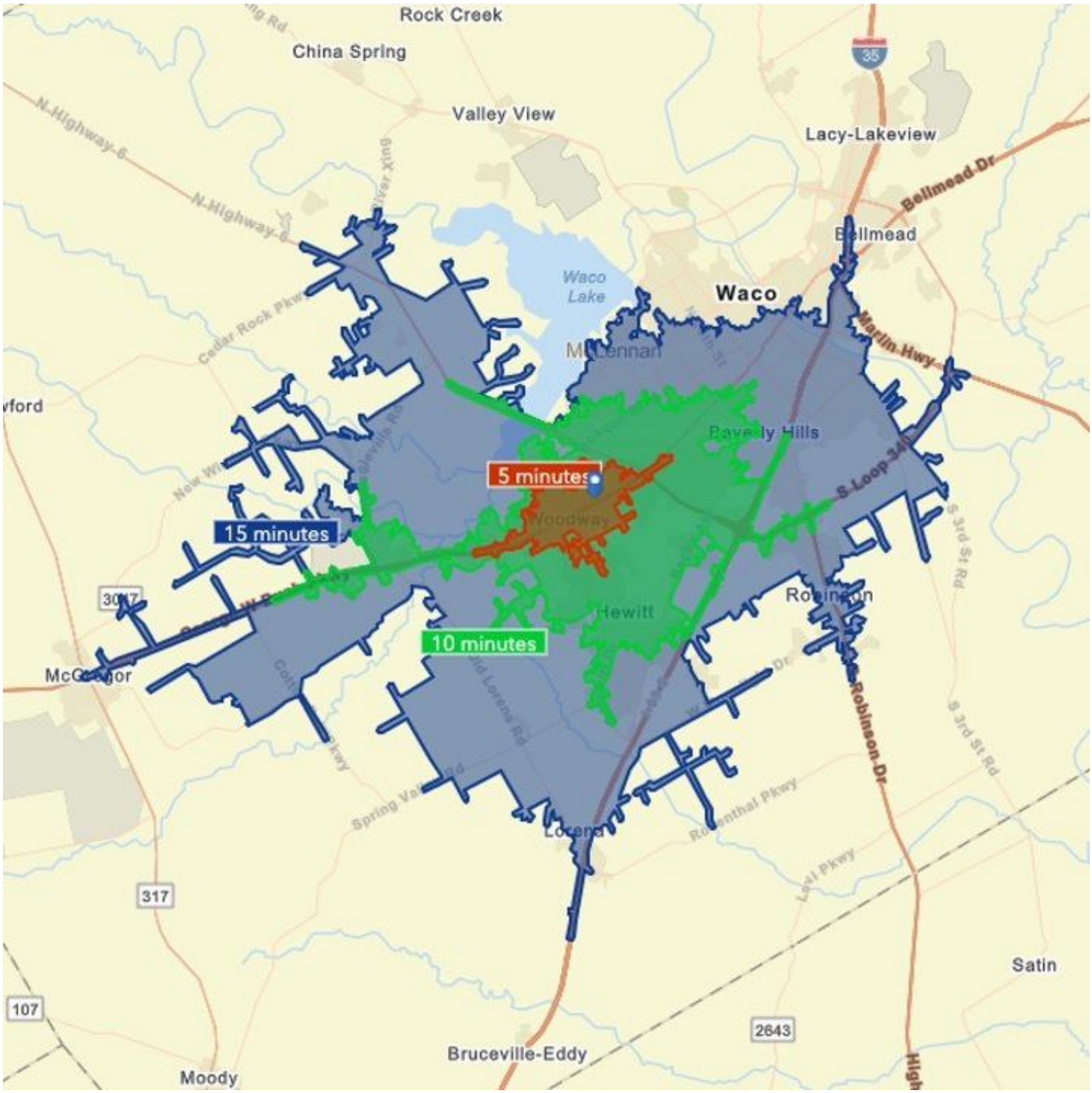
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DRIVE TIME DISTANCE MAP

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TXDOT MAP (2019)

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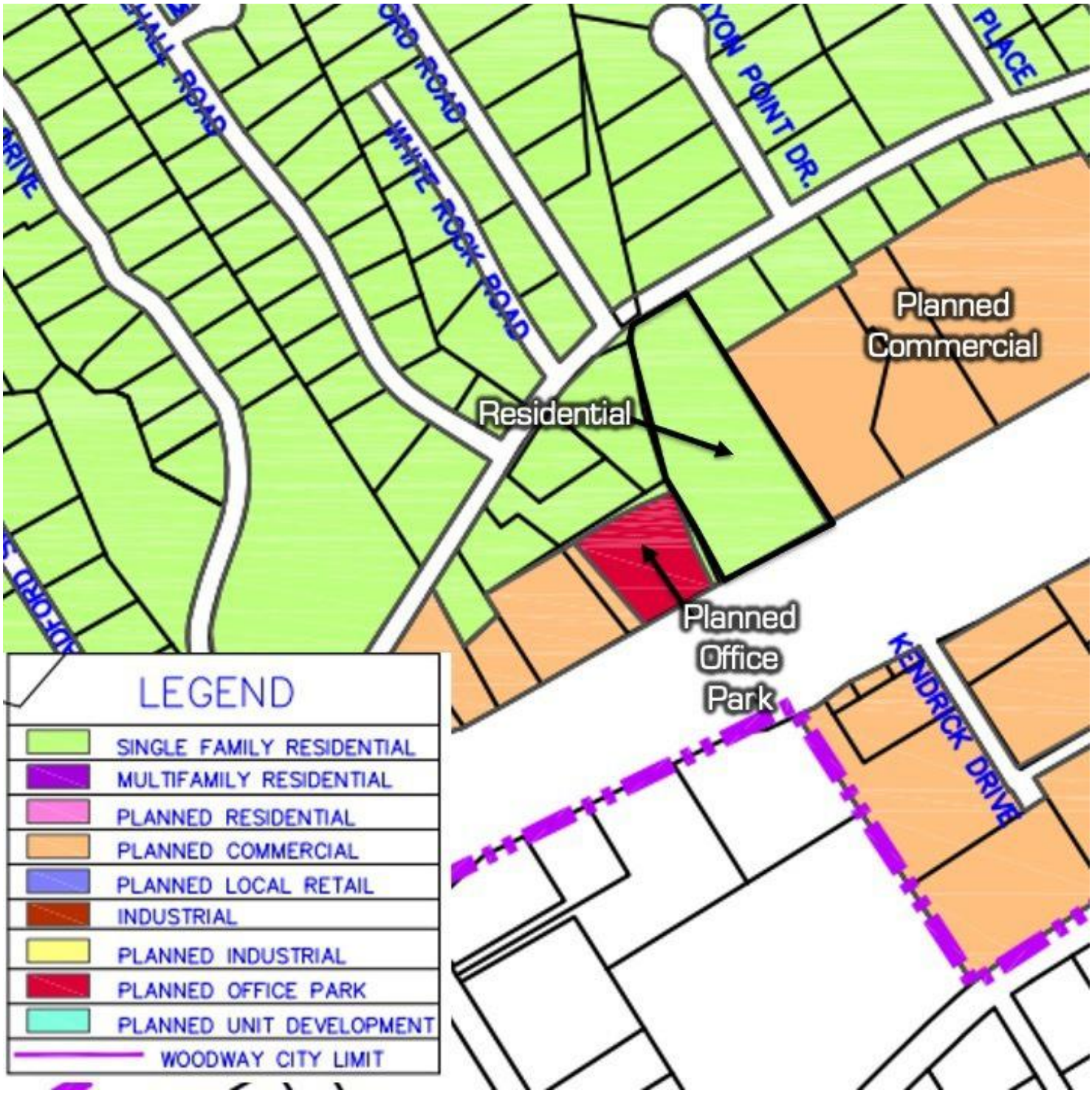
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LAND FOR SALE

ZONING MAP

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LAND FOR SALE

FEMA FLOOD 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.

EQUAL HOUSING OPPORTUNITY

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.

Global Realty Partners LLC KW Commercial	9003002	klrw552@kw.com	(254) 751-7900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Amanda LaRue	543380	alarue@kw.com	(254) 315-0138
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