

LAND FOR SALE

4.50 ACRES ON NORTH HIGHWAY 36 BYPASS

125 North Highway 36 Bypass, Gatesville, TX 76528



SALE PRICE:	\$280,000
PRICE PER ACRE:	\$62,222
LOT SIZE:	4.50 Acres
ZONING:	B/C: Business/Commercial
MARKET:	Central Texas
SUB MARKET:	Gatesville, Texas
CROSS STREETS:	Highway 84

PROPERTY OVERVIEW

Harrell & Associates – KW Commercial, Central Texas would like to announce our new listing for sale, 4.50 Acres at 125 North Highway 36 Bypass in Gatesville, Texas.

The property is located in Coryell County on the eastern edge of the town of Gatesville. Gatesville is located in Central Texas and is within 45 minutes of Interstate 35 via Temple or Waco.

This commercial tract is 4.50 acres and is available for purchase. This tract is adjacent to the Ramada Worldwide Hotel of Gatesville. The property has roughly 430' of North Highway 36 Bypass frontage with a property depth range of 450' - 515'. City of Gatesville water and sewer is available at this property.

Additionally, there is another 5.6 acres of land with 490'+/- feet of frontage on North Highway 36 Bypass and another 400' of frontage on Old Osage Road. North Highway 36 Bypass at this location has an average daily traffic count of approximately 7,000 vehicles per

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

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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PROPERTY BREAKDOWN

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ADDITIONAL PHOTOS

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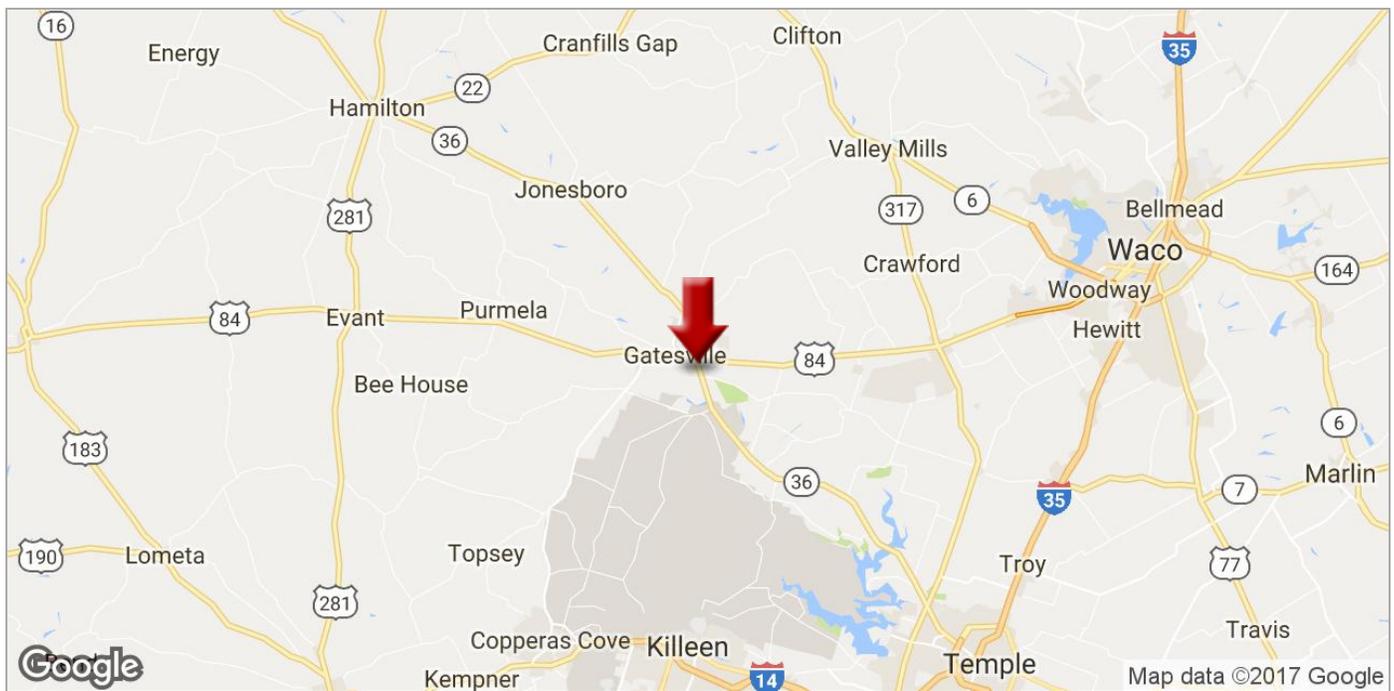
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LOCATION MAPS (LOCAL)

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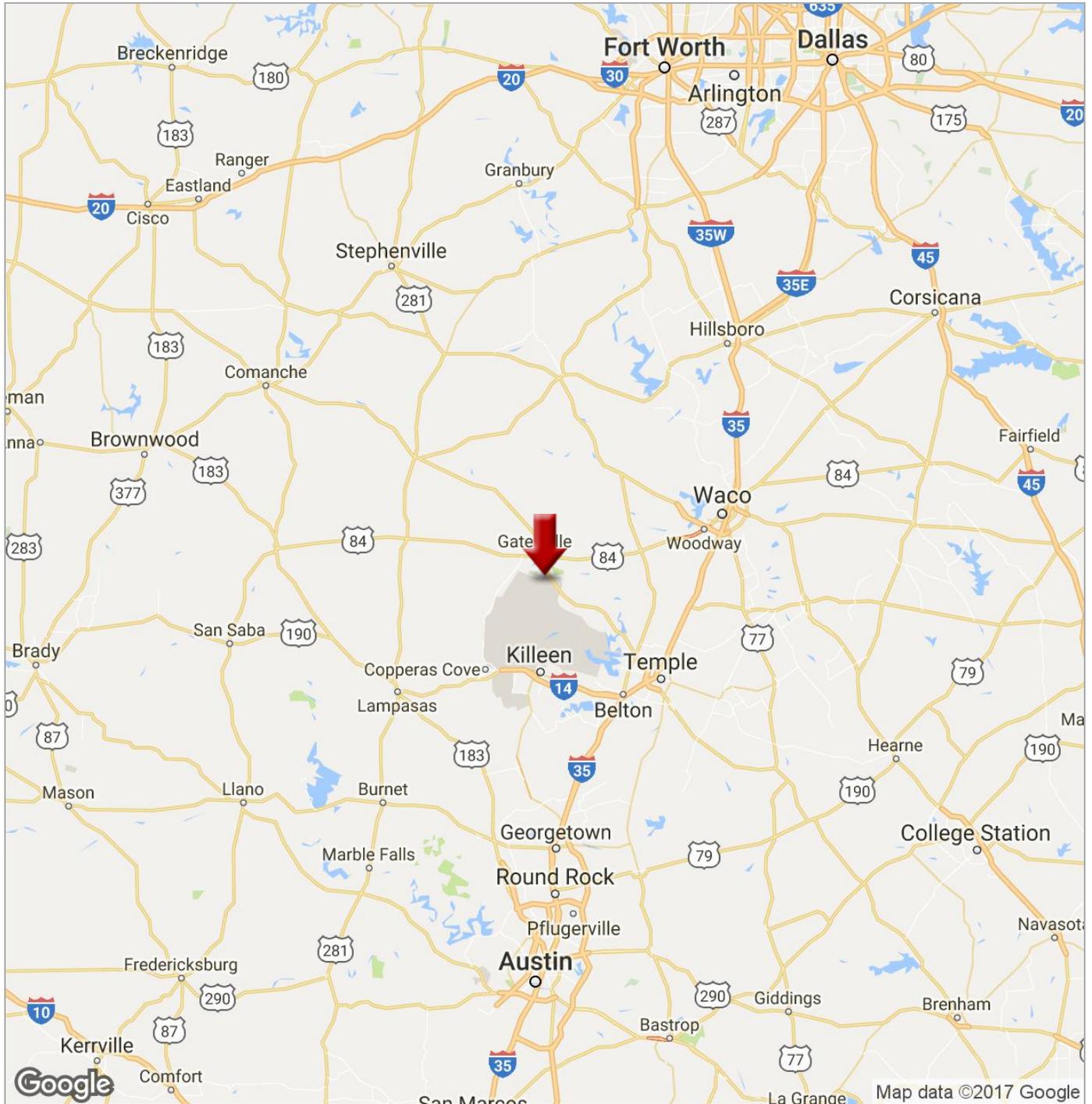
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LOCATION MAP (TEXAS)

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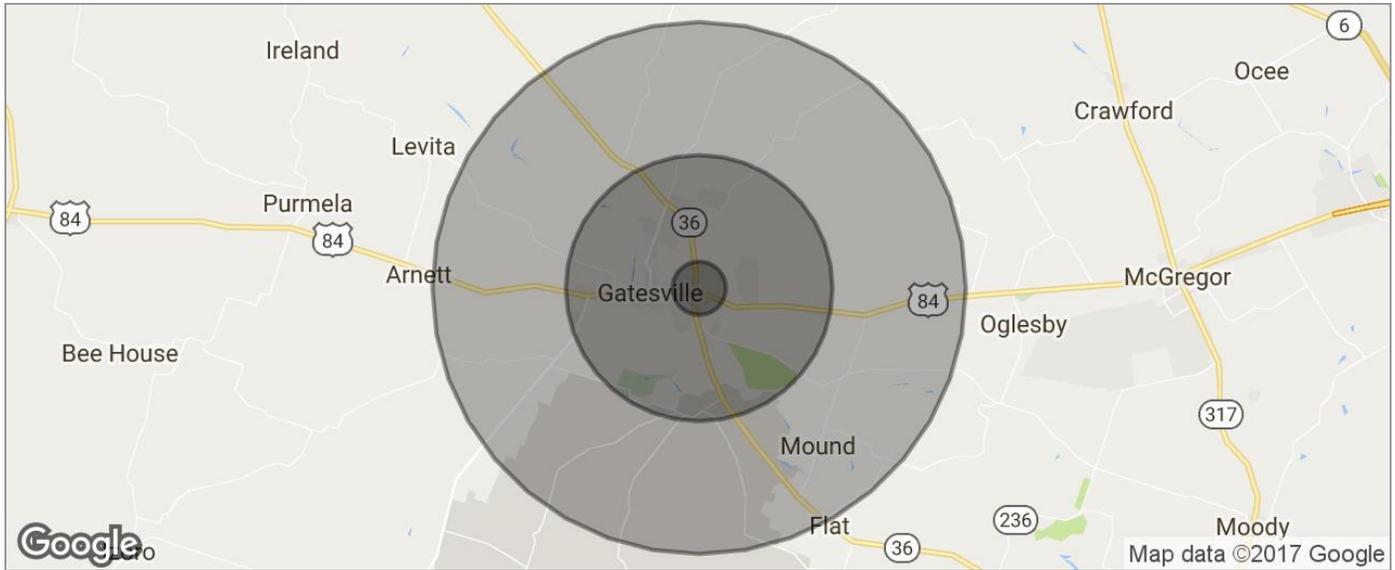
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DEMOGRAPHICS MAP

125 North Highway 36 Bypass, Gatesville, TX 76528



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	478	13,980	23,275
MEDIAN AGE	31.4	35.1	35.0
MEDIAN AGE (MALE)	26.9	33.4	33.6
MEDIAN AGE (FEMALE)	35.2	36.0	35.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	142	3,442	6,561
# OF PERSONS PER HH	3.4	4.1	3.5
AVERAGE HH INCOME	\$53,350	\$56,932	\$58,011
AVERAGE HOUSE VALUE	\$90,740	\$101,175	\$101,522

RACE	1 MILE	5 MILES	10 MILES
% WHITE	86.0%	80.8%	84.9%
% BLACK	7.9%	12.3%	9.1%
% ASIAN	0.8%	0.6%	0.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.9%	1.4%	1.2%
% OTHER	1.7%	2.6%	2.6%

ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	12.1%	16.7%	15.0%

* Demographic data derived from 2010 US Census

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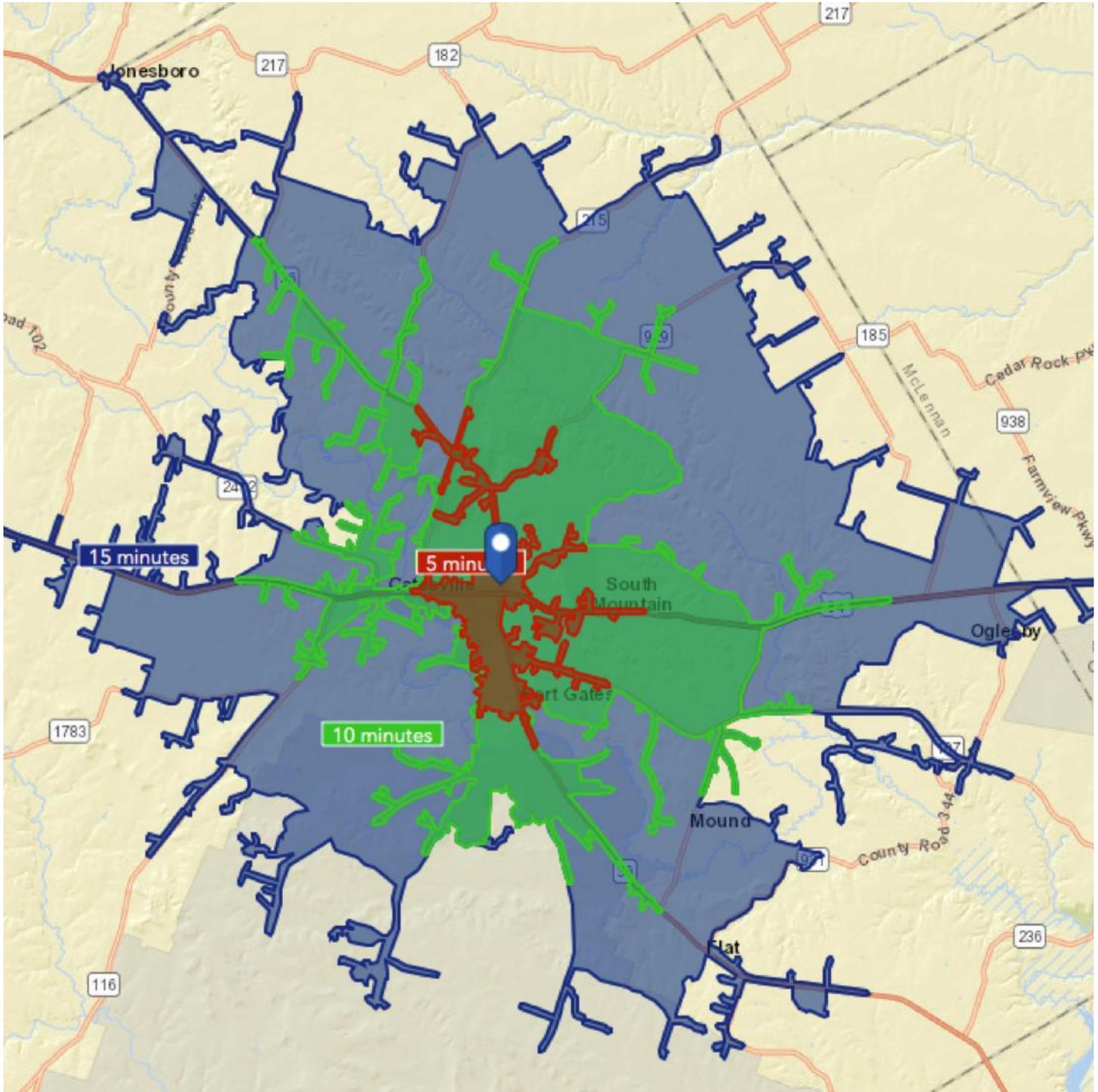
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DRIVE TIME DISTANCE MAP

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TXDOT MAP (2016)

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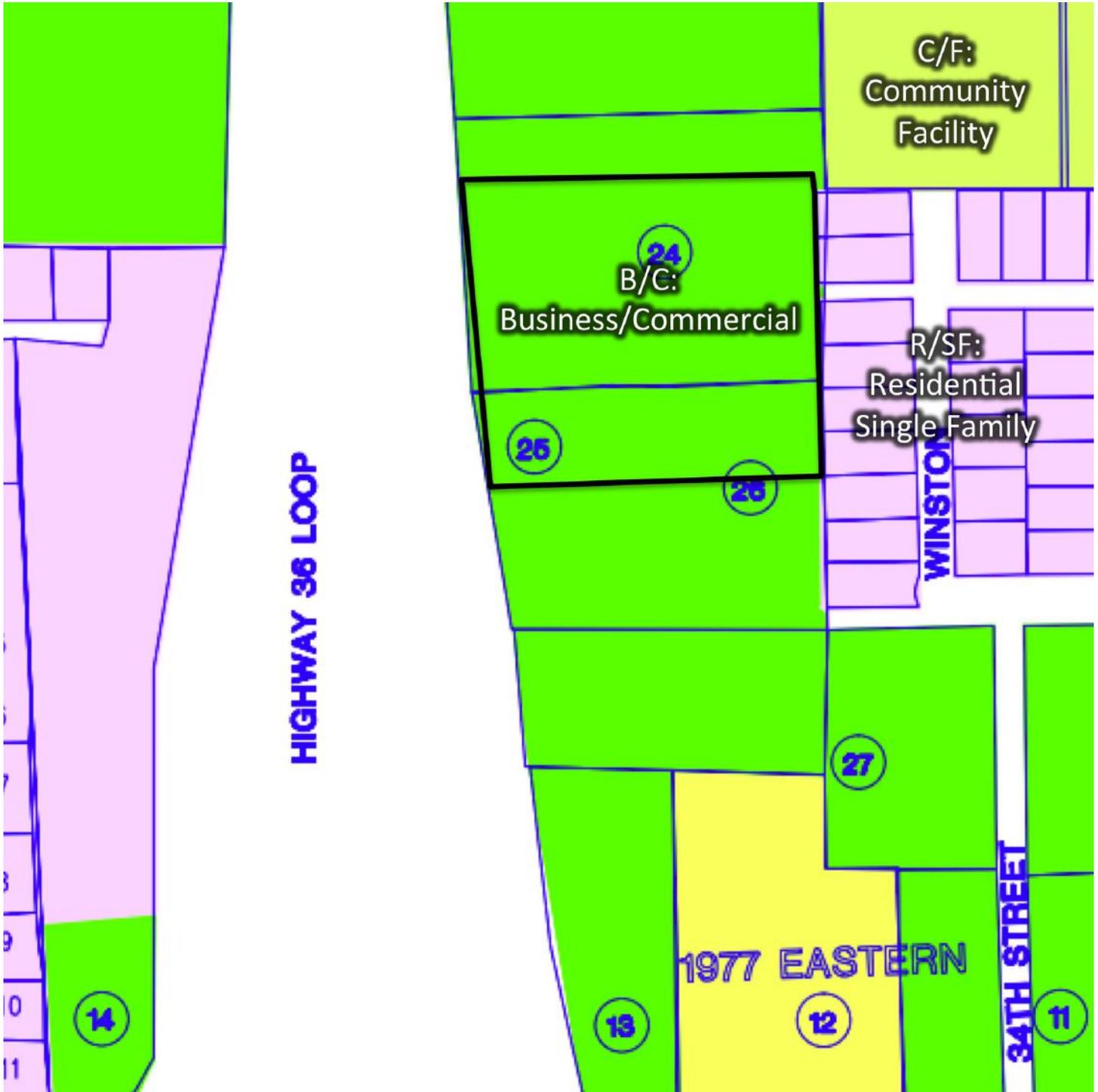
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ZONING MAP

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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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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