

LAND FOR SALE

11.141 ACRES OF COMMERCIAL DEVELOPMENT LAND

North Interstate 35, Waco, TX 76705



SALE PRICE: \$1,187,923

PRICE PER ACRE: \$106,633.15

LOT SIZE: 11.14 Acres

ZONING: Lacy Lakeview ETJ

MARKET: Central Texas

SUB MARKET: I35 Corridor

PROPERTY OVERVIEW

H&A Commercial Team – KW Commercial, Central Texas would like to announce our newest listing 11.141 Acres of Commercial Development Land on North IH-35 in Waco, Texas.

PROPERTY FEATURES

- 11.141 Acres (485301.96 SqFt)
- Zoned: Lacy Lakeview ETJ
- IH 35 Frontage: 980'
- Property Depth: 330'-805'
- Excellent Visibility
- Easy Access to IH 35 On & Off Ramps
- North IH 35: 71,000 Vehicles/Day (TxDOT: 2016)
- 2017 Taxes: \$27.20

HARRELL & ASSOCIATES

3701 W. Waco Dr.
Waco, TX 76710

JON W. SPELMAN COMMERCIAL
6600 Sanger Ave., Suite 4
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GERRY DUNLAP

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LAND FOR SALE

PROPERTY BREAKDOWN

North Interstate 35, Waco, TX 76705



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ADDITIONAL PHOTOS

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ABOUT WACO, TEXAS

North Interstate 35, Waco, TX 76705



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 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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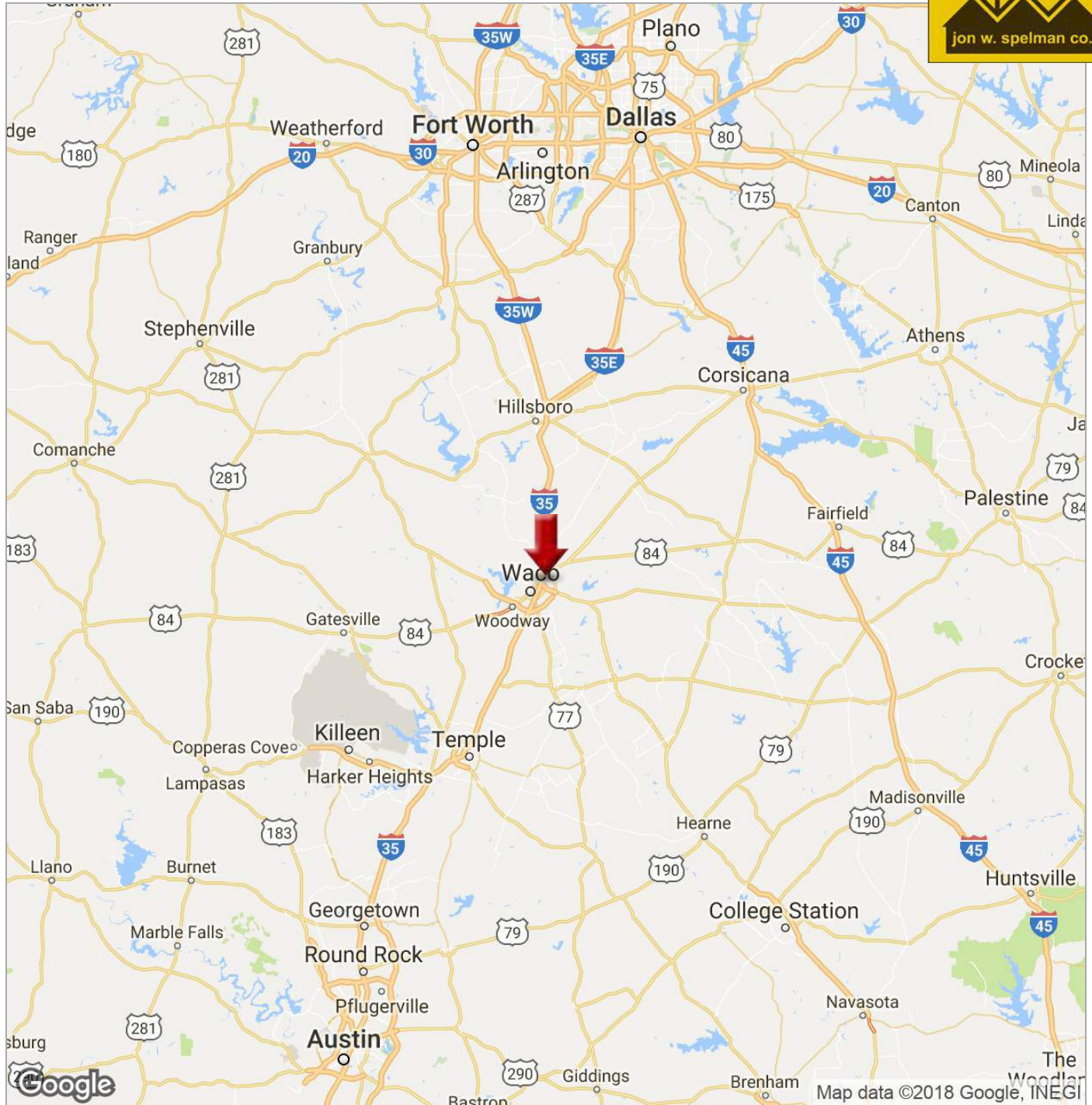
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LAND FOR SALE

LOCATION MAP (TEXAS)

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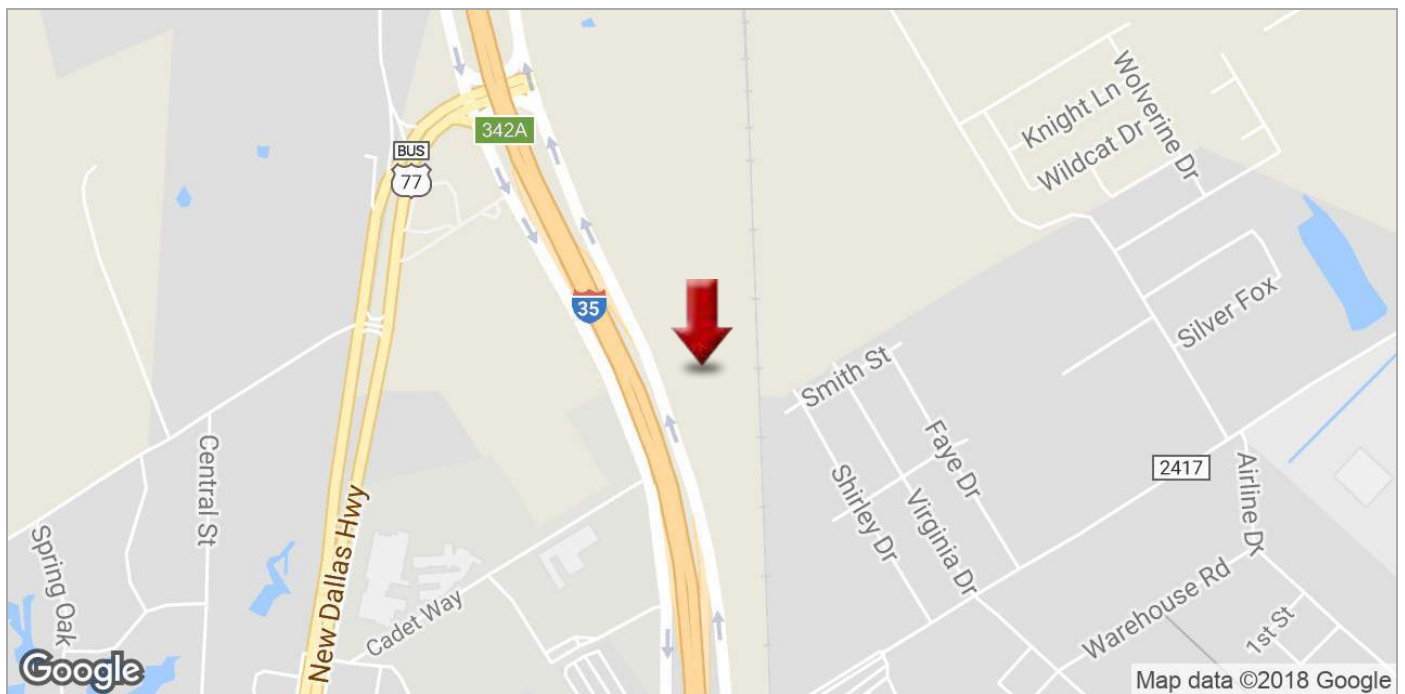
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LAND FOR SALE

LOCATION MAPS (LOCAL)

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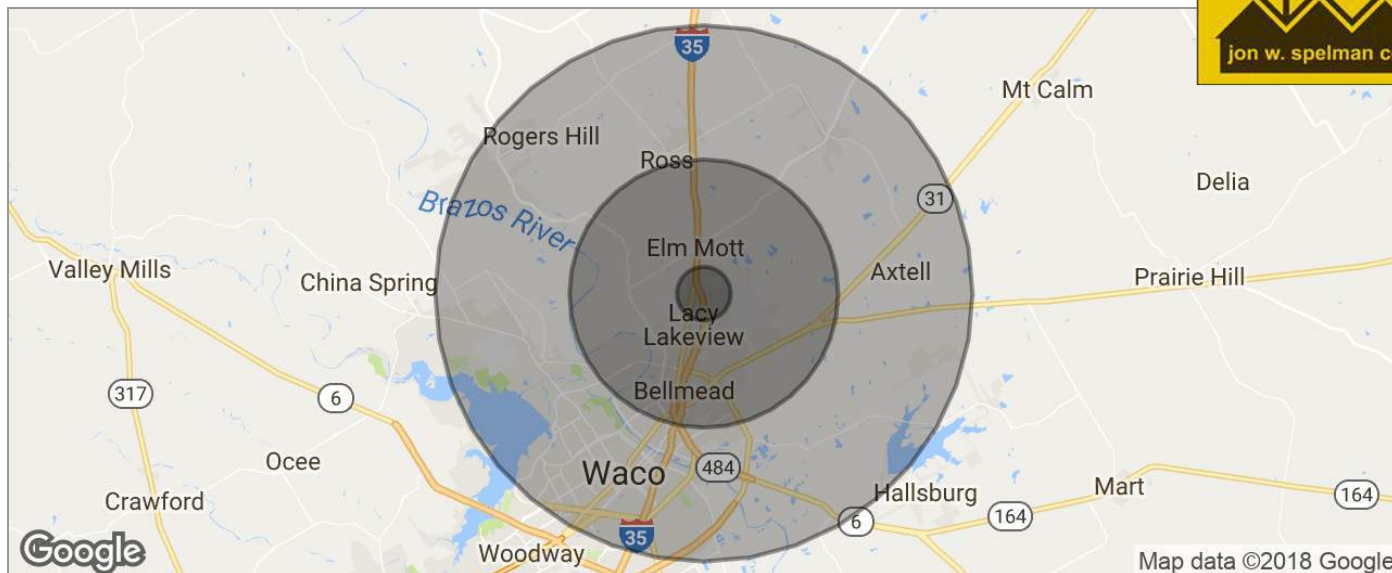
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DEMOGRAPHICS MAP

North Interstate 35, Waco, TX 76705



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,764	36,083	154,629
MEDIAN AGE	29.0	31.9	31.3
MEDIAN AGE (MALE)	26.7	28.4	29.8
MEDIAN AGE (FEMALE)	33.0	35.4	32.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	961	13,241	55,238
# OF PERSONS PER HH	2.9	2.7	2.8
AVERAGE HH INCOME	\$41,872	\$41,132	\$41,890
AVERAGE HOUSE VALUE	\$95,951	\$82,545	\$106,030
RACE	1 MILE	5 MILES	10 MILES
% WHITE	74.3%	63.1%	69.8%
% BLACK	18.6%	29.6%	20.7%
% ASIAN	0.2%	0.2%	1.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.5%	0.6%	0.6%
% OTHER	3.5%	4.5%	6.2%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	24.5%	20.7%	29.7%

* Demographic data derived from 2010 US Census

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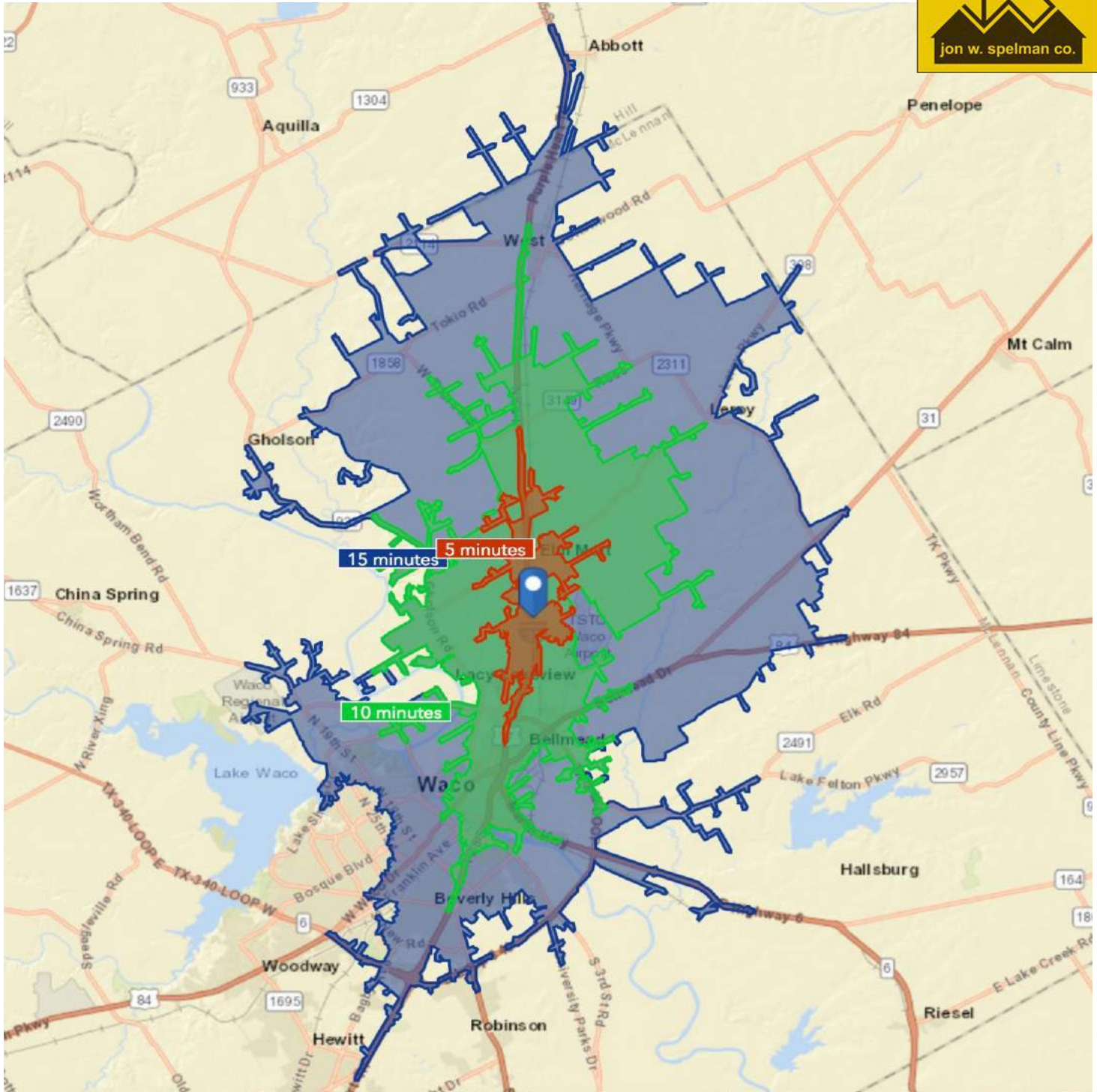
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DRIVE TIME DISTANCE MAP

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TXDOT MAP (2016)

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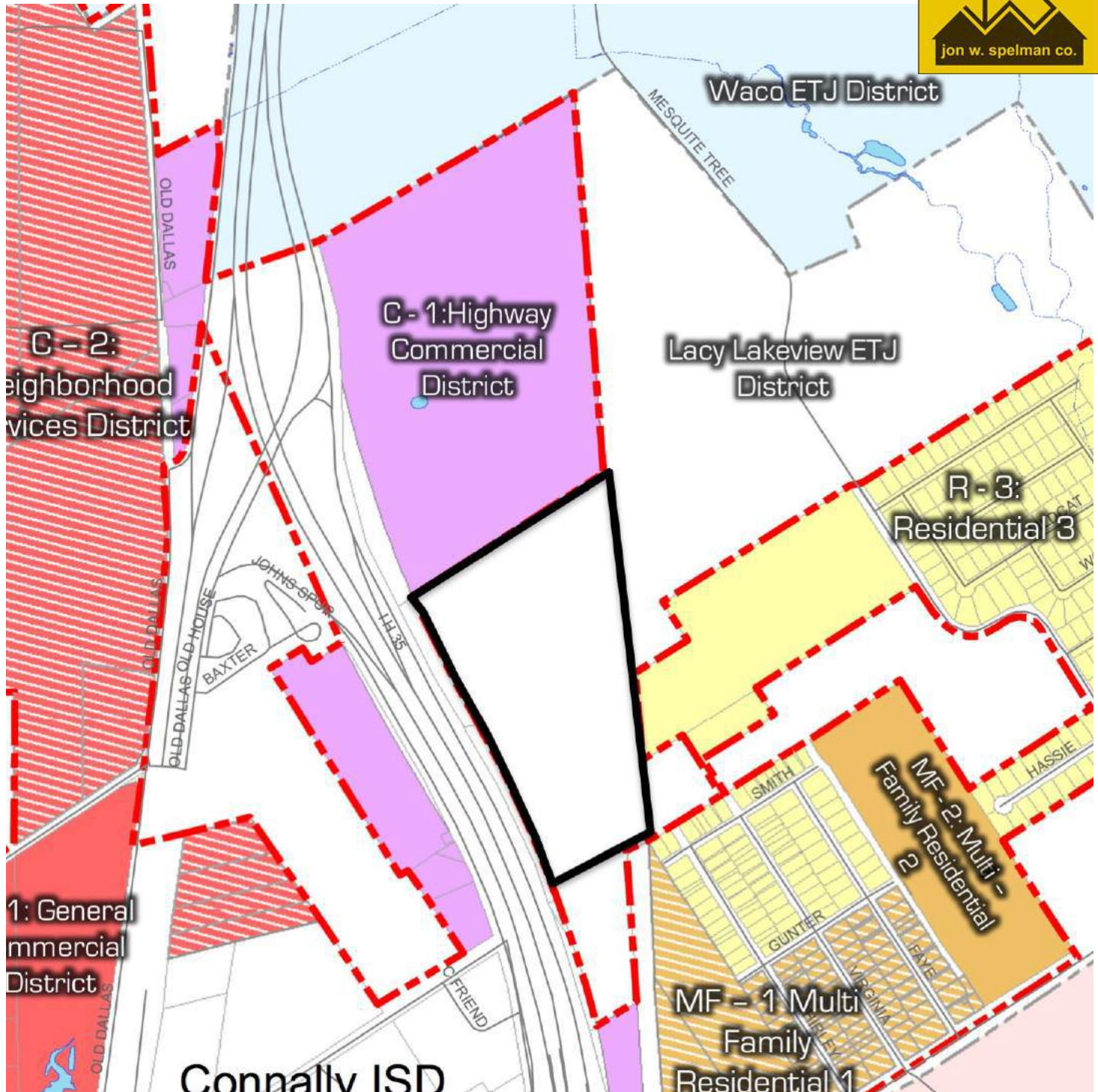
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LAND FOR SALE

ZONING MAP

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ACCESSIBILITY MAP

North Interstate 35, Waco, TX 76705



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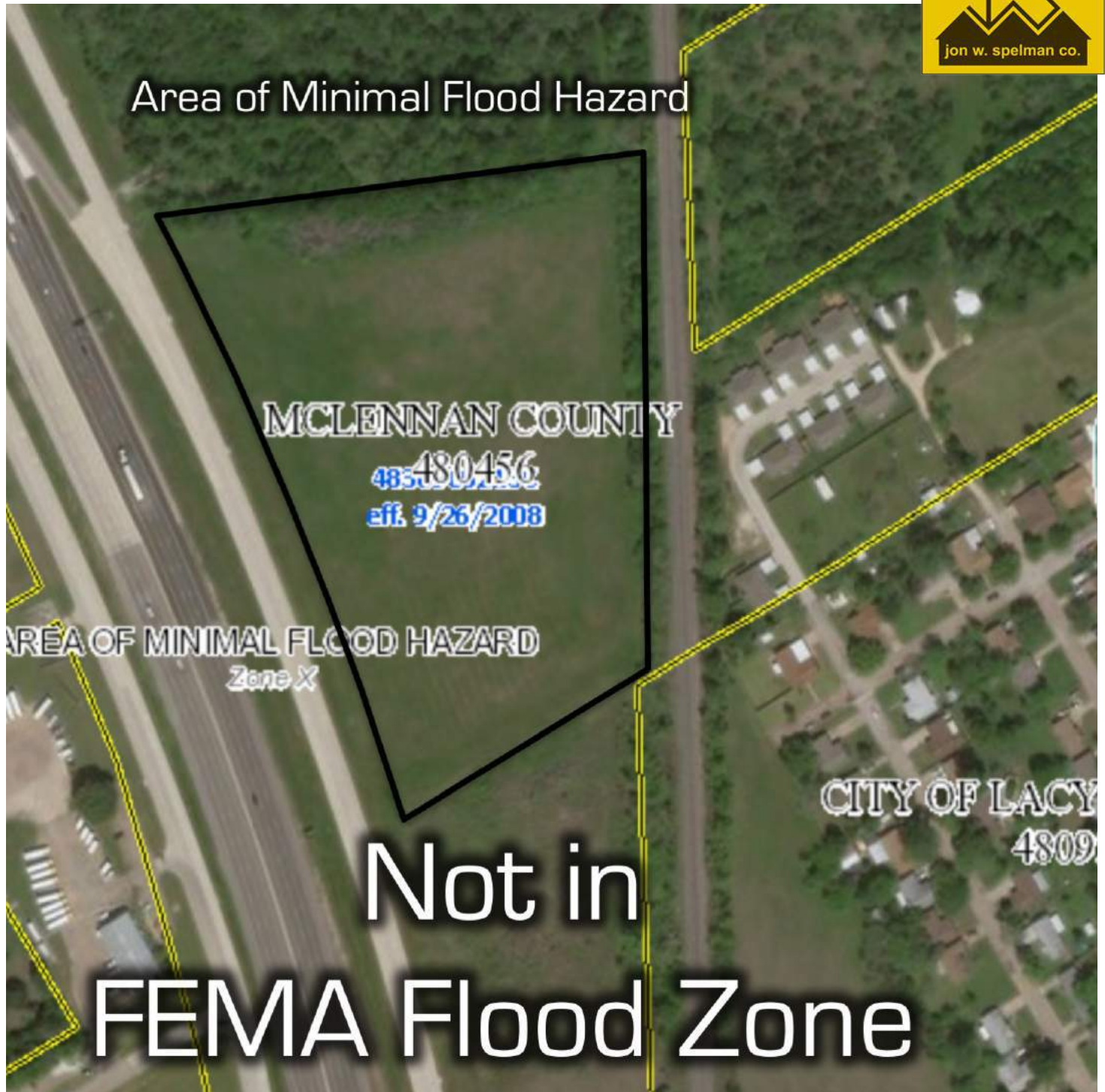
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LAND FOR SALE

FEMA FLOOD MAP

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Elevation Source: TX Stratmap, 2011

MCAD#: 111987 - FLOWERS, TOM Acres: 11.131
Elevation Contours

0 50 100 200 300 400
 Feet

1519

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1"=100'

Called 1.315 Acres
State of Texas
MCC# 2008037805

Called 19.74 Acres
Pantoo Hunt, LLC
MCC# 2011012407

Point of Beginning

N 80°20'08" E 727.80'

SAMUEL BURTON SURVEY, A-77

11.131 ACRES

Called 1.305 Acres
State of Texas
MCC# 2008037805

Called 4.725 Acres
Wish D. Vo and wife
Thanh H. P. Do
MCC# 2008035401

Called 0.172 Acres
State of Texas
MCC# 2010013055

Table 1: LINE, BEARING, DISTANCE

LINE	BEARING	DISTANCE
1	N 27°51'47" W	54.58'

NOTES:

- In accordance with Chapters 212 and 232 of the Texas Local Government Code, "The owner of a tract of land ... who divides the tract in two or more parts ... must have a plat of the subdivision prepared." Subdividing property by make and bounds may be in violation of state, city, or county platting ordinances.
- The above denial line shown hereon is graphically depicted as 5' wide for clarity, but actually has no specified width.
- Underground utilities shown on this plat are approximate locations based upon observed existing markers and reference information. Contact all utilities and underground facility owners for exact locations.

DESCRIPTION

STATE OF TEXAS
COUNTY OF MCLENNAN

BEING all that tract of land in McLennan County, Texas, out of the Samuel Burton Survey, Abstract Number 77, and being part of that called 12.448 acres of land described in a deed to Thomas M. Flowers, recorded in Volume 1263, Page 171 of the Deed Records of McLennan County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found in the West line of the Missouri, Kansas & Texas Railroad, at the Northwest corner of said 12.448 acres;

THENCE South 03 degrees 45 minutes 21 seconds East, 728.28 feet to a 1/2 inch steel rod found in the West line of the Missouri, Kansas & Texas Railroad, at the Southeast corner of said 12.448 acres;

THENCE South 57 degrees 58 minutes 30 seconds West, 148.20 feet to a 1/2 inch steel rod found in the South line of said 12.448 acres;

THENCE South 80 degrees 19 minutes 12 seconds West, 251.13 feet to an aluminum highway monument found at the intersection of the East line of Interstate Highway 35, and the South line of said 12.448 acres, in a non-tangent curve to the left;

THENCE Northwestely 923.00 feet along said curve to the left having a radius of 8062.01 feet and a central angle of A degrees 43 minutes 15 seconds to the beginning of the tract.

NOTES:

- 1) In accordance with Chapters 212 and 232 of the Texas Local Government Code, "The owner of a tract of land who divides the tract in two or more parts ... must have a plat of the subdivision prepared." Subdividing property by means and methods not in violation of state, city, or county planning ordinances.
- 2) The owner denied this shown herein is graphically depicted as 8' wide for clarity, but actually has no specified width.
- 3) Underground utilities shown on this plot are approximate locations based upon observed existing markers and reference information. Control of utilities and underground facility owners for exact locations.

DESCRIPTION

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COUNTY OF MCLENNAN

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BEGINNING at a 1/2 inch steel rod found in the West line of the Missouri, Kansas & Texas Railroad, at the Northeast corner of said 12.448 acres;

THENCE South 03 degree 46 minutes 21 seconds East, 798.28 feet to a 1/2 inch steel rod found in the West line of the Missouri, Kansas & Texas Railroad, of the Southeast corner of said 12.48 acres;

THENCE South 57 degree 58 minutes 30 seconds West, 146.20 feet to a 1/2 inch steel rod set at a band in the South line of said 12.449 acres;

THENCE South 60 degrees 19 minutes 12 seconds West, 231.15 feet to an aluminum highway monument found at the intersection of the East line of Interstate Highway 55, and the South line of said 12.449 acres, in a non-tangential curve to the left;

THENCE Northwesternly 923.00 feet along said curve to the left having a radius of 806.01 feet and a central angle of 8 degrees 43 minutes 56 seconds (Chord bears North 26 degrees 05 minutes 23 seconds West, 922.89 feet), to a 1/2 inch steel rod set at a band in the East line of Interstate Highway 35;

THENCE North 27 degrees 51 minutes 47 seconds West, 54.58 feet to a 3/8 inch steel rod found at the intersection of the East line of Interstate Highway 35, and the North line of said T2.449 corner;

THENCE North 80 degrees 20 minutes 06 seconds East, 727.80 feet to the Point of Beginning, containing 11.31 acres of land.

Bearings based on Grid North, State Plane Coordinate System, NAD83, Tarsa Central Zone.

The plot as shown hereon was prepared from an as-the-ground survey performed under my supervision on September 30, 2013; there are no reliable assessments, encroachments or protrusions except as shown hereon. Subject property shown hereon appears to be located in flood zone "X", area of minimal flooding, per F.I.R.M. panel number 48306C0215C, effective dates September 26, 2008. This surveyor makes no guarantee as to the accuracy of the above flood zone information. The local F.E.M.A. agent should be contacted for verification.

October 4, 2013

PRELIMINARY. THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT.

Harold Alexander Taylor
R.P.L.S. No. 8176

BOUNDARY SURVEY

11.131 ACRES
SAMUEL BURTON SURVEY, A-77
MCLENNAN COUNTY, TEXAS

G. F. No. 20132147
Address: H 35 North

PREPARED FOR:

Tom Flowers

Drawn By: hoi
Yankee Job No: 4349

Vannoy & Assoc., Inc.
Surveyors-Planners-G.I.S.

Survivors—Planners—G.I.S.

111 Boque Blvd., Suite 101
Fico, Texas 75710, (254) 751-1934

7777 Registration Number 10118800



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.

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



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.

Global Realty Partners LLC			
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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

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