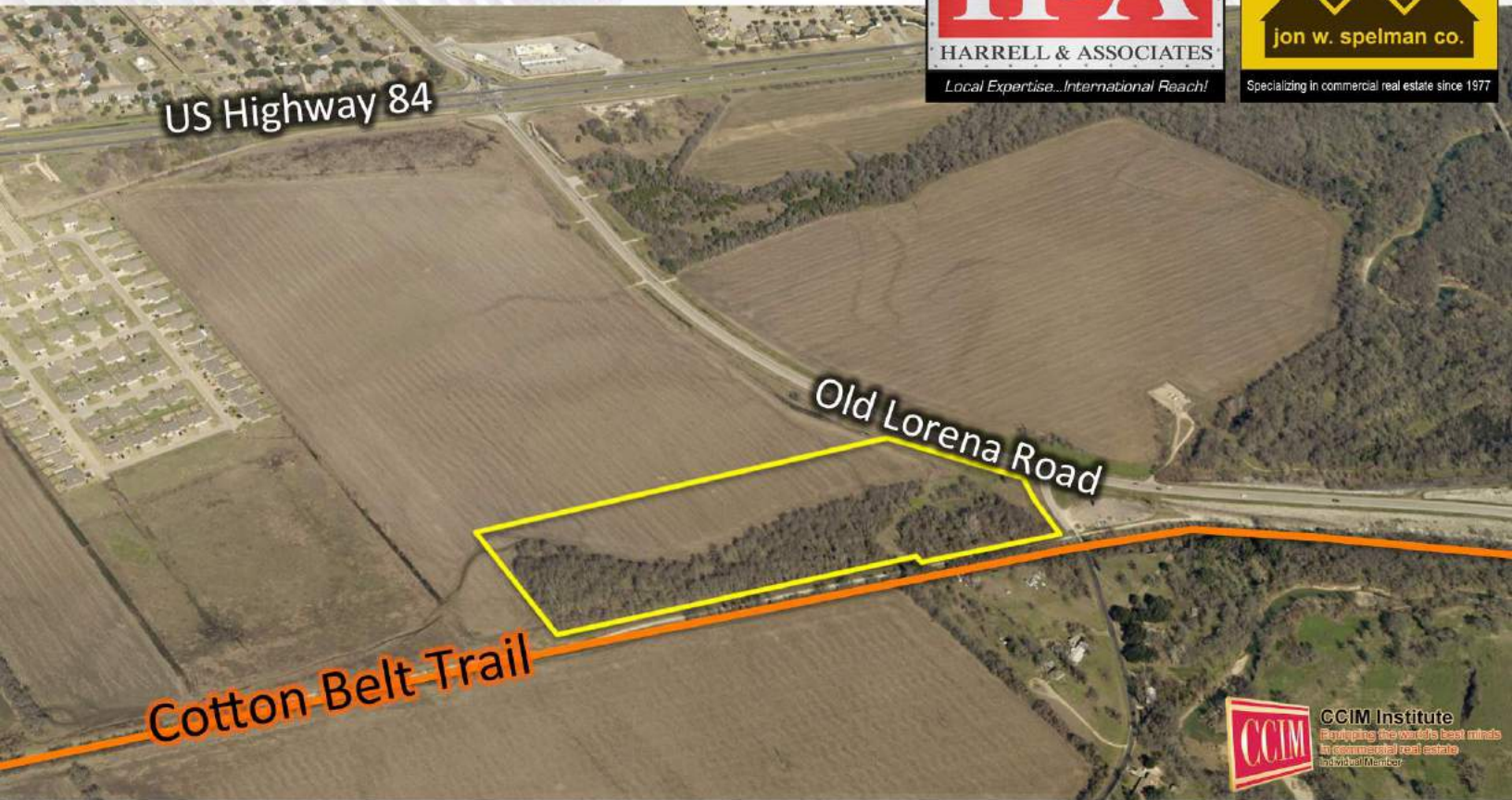
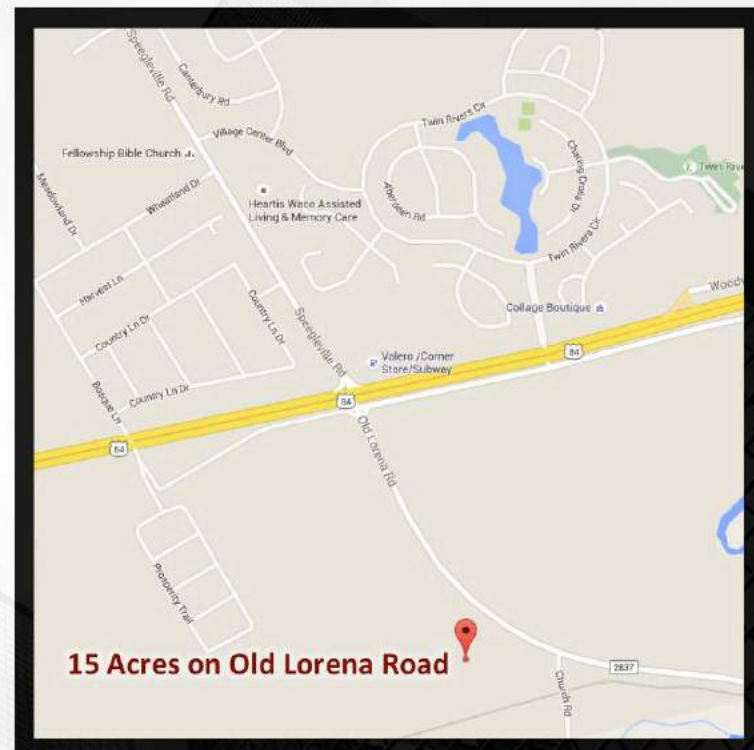


15 Acres on Old Lorena Road – Waco, Texas 76712



**Technology Based, Internet Driven! - For Complete Information, Please Visit: [BradHarrellCCIM.com](http://BradHarrellCCIM.com)**

- Land: 15 Acres +/- with Additional Land Available For Purchase
- Zoned: R-1B: Single-Family Residence
- Located in the Wealthiest Per Capita Income Zone in McLennan County
- Borders the 2.5 Mile Cotton Belt Hike & Bike Trail
- Bear Ridge Public Golf Course, Lake Waco & McGregor Executive Airport are all located nearby.
- Less than 10 minutes from Providence & Hillcrest Hospitals
- Water, Sewer & Electricity Available



**\$1,865,000**

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15 Acres on Old Lorena Road – Waco, Texas 76712



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# Photos

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Proposed Apartment Complex Site

Proposed Retail Shopping Complex:  
Wal-Mart/HEB/Target

Old Lorena Road

US Highway 84



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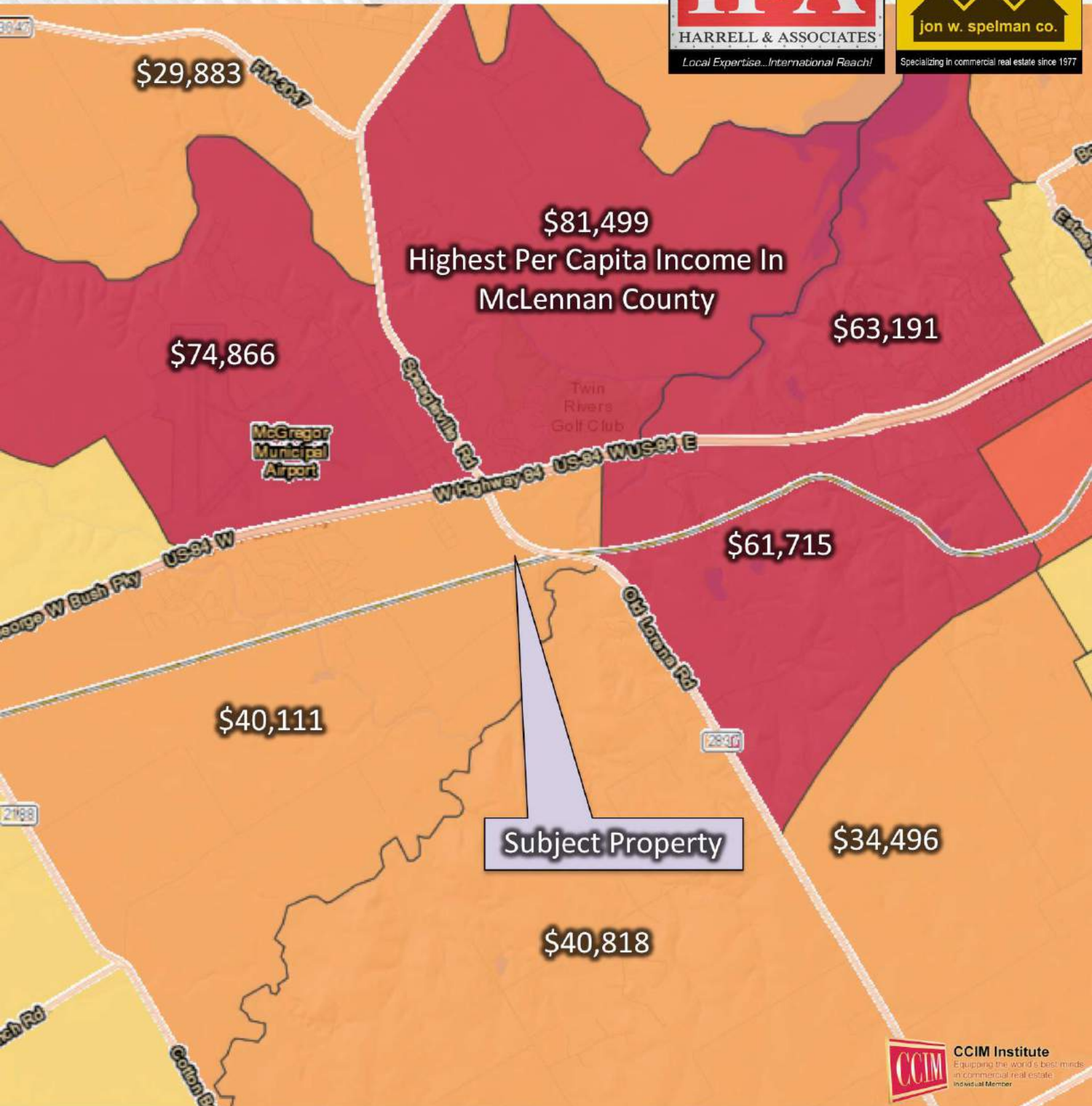
## Virtual Proposed Site Plan

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15 Acres on Old Lorena Road – Waco, Texas 76712



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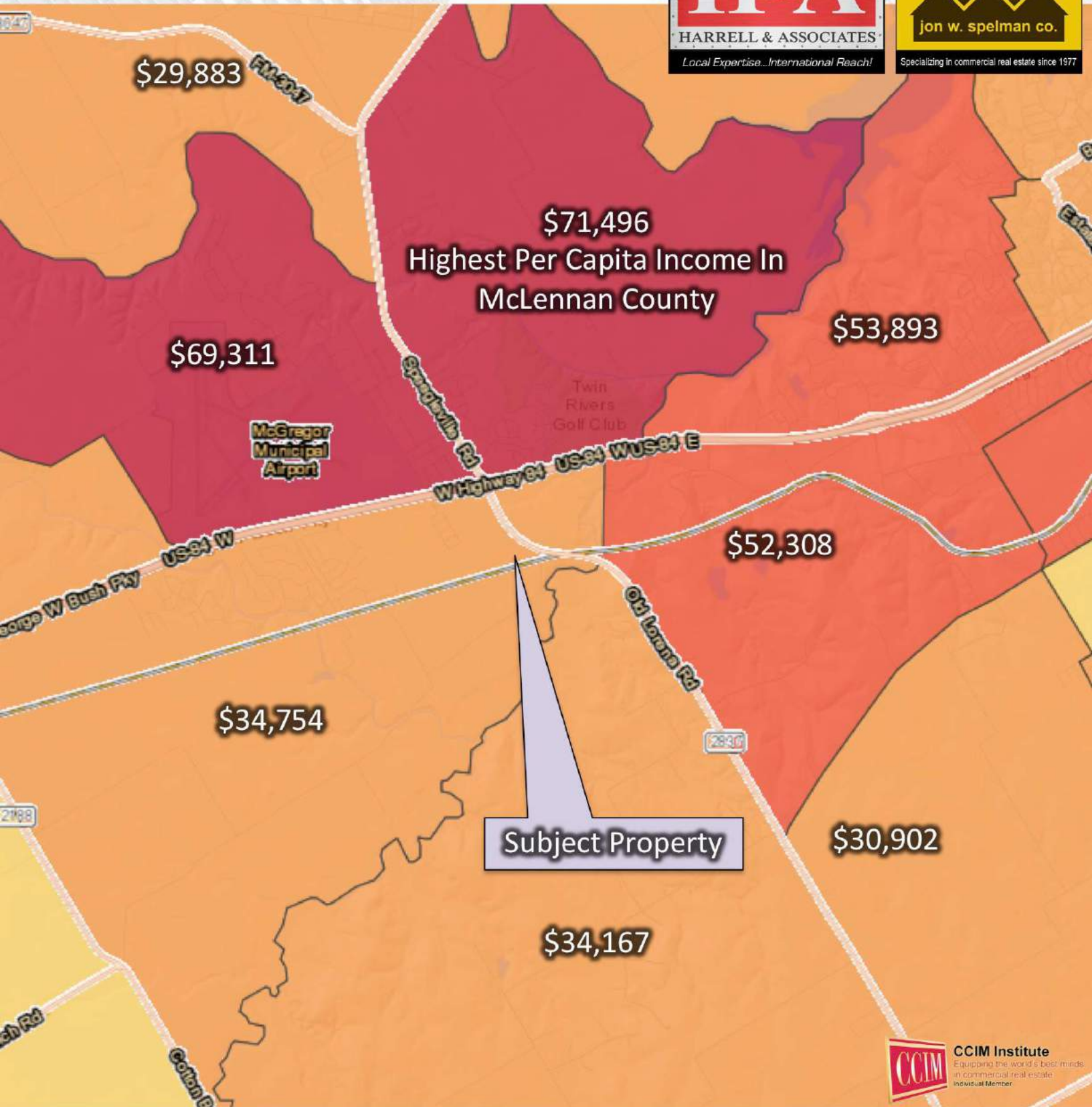
## Estimated 2020 Per Capita Income

**Brad Harrell, CCIM**  
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15 Acres on Old Lorena Road – Waco, Texas 76712



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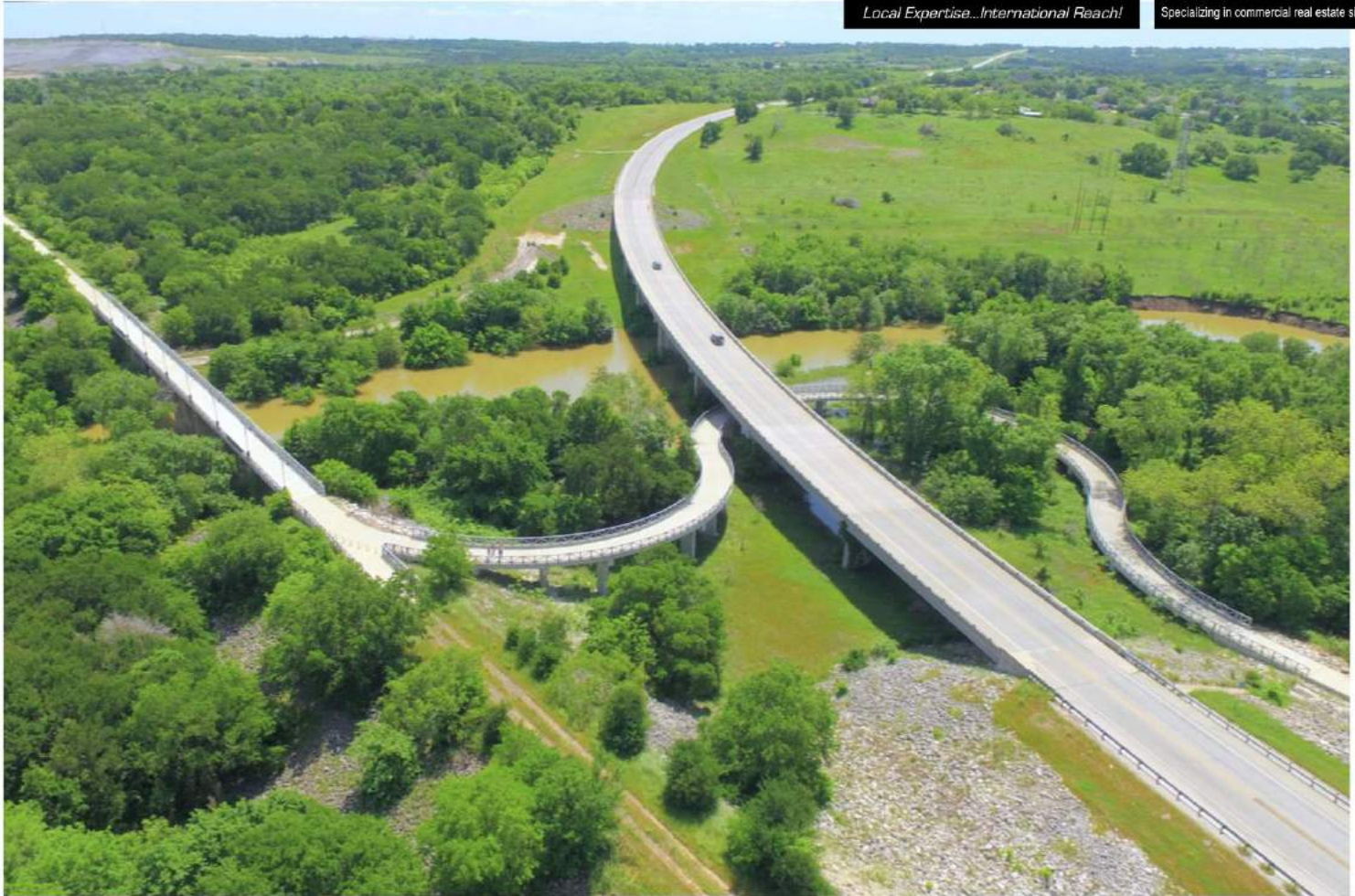
## 2015 Per Capita Income

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15 Acres on Old Lorena Road – Waco, Texas 76712



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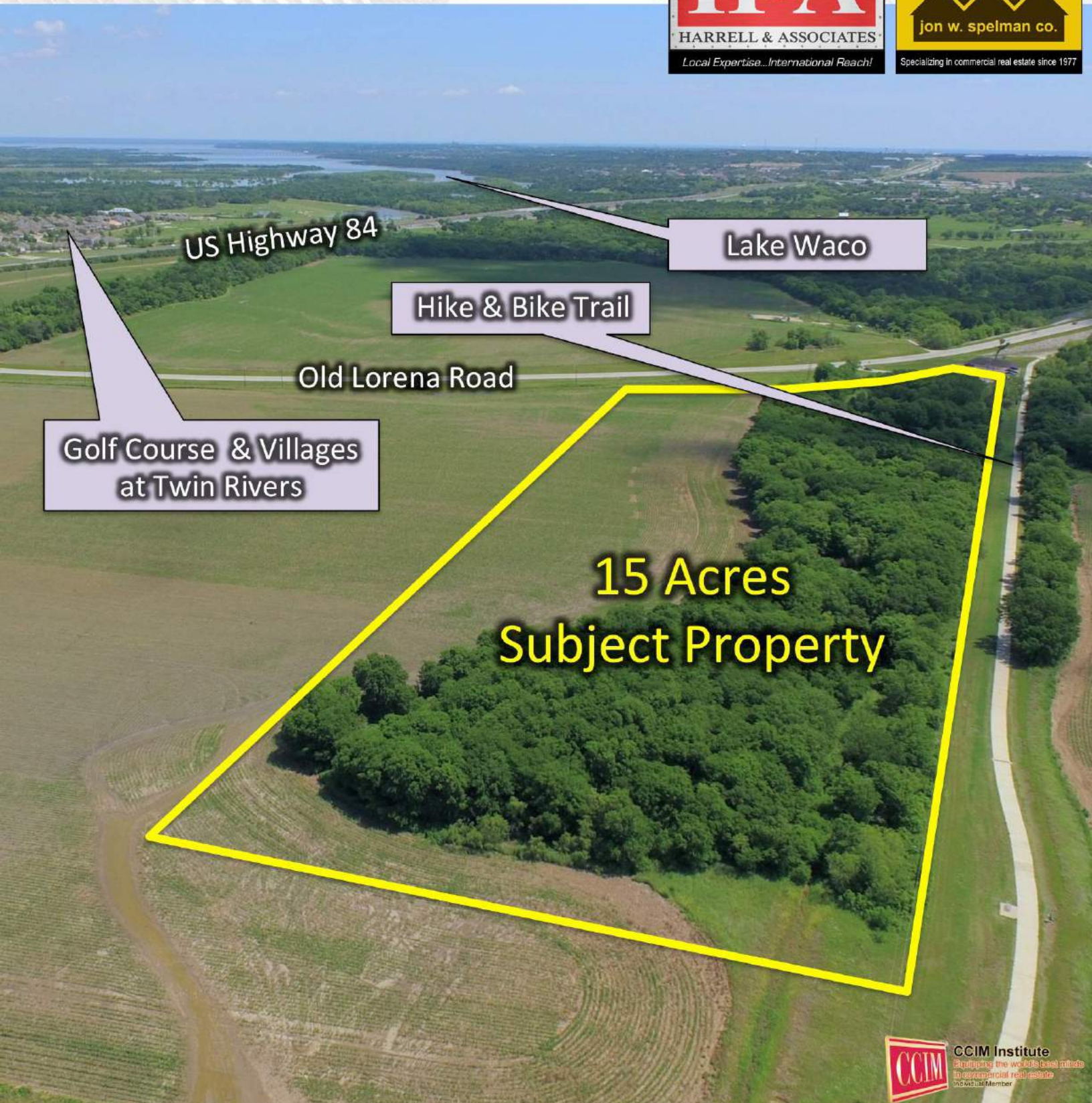
## Cotton Belt Hike & Bike Trail

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15 Acres on Old Lorena Road – Waco, Texas 76712



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# Nearby Features

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15 Acres on Old Lorena Road – Waco, Texas 76712



Subject Property

Hike & Bike Trail

Old Lorena Road



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## Nearby Features

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## 15 Acres on Old Lorena Road – Waco, Texas 76712



Buckingham Estates  
Lots: 90+  
Developed: 2003  
Average Price: \$250,000

Twin Rivers  
Lots: 670+  
Developed: 2001  
Average Price: \$255,000

Hidden Valley  
Lots: 250+  
Developed: 1995  
Average Price: \$460,000

Meadowland Estates  
Lots: 180+  
Developed: 1979  
Average Price: \$190,000

Sunwest Village  
Lots: 300+  
Developed: 1998  
Average Price: \$240,000

Stone Creek Ranch  
Lots: 150+  
Developed: 1995  
Average Price: \$240,000

Harris Creek  
Lots: 145+  
Developed: 1972  
Average Price: \$210,000



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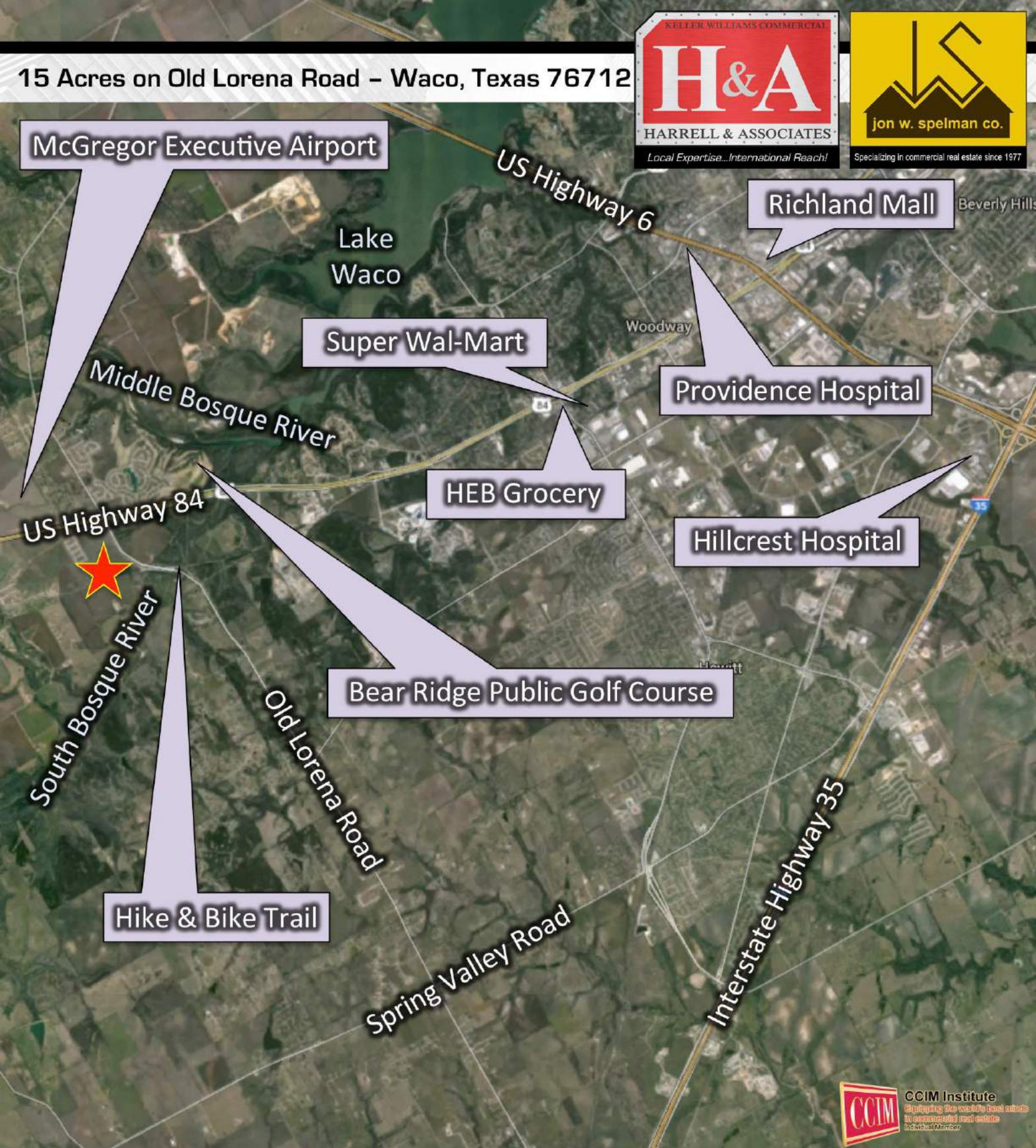
# Area Subdivisions

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15 Acres on Old Lorena Road – Waco, Texas 76712



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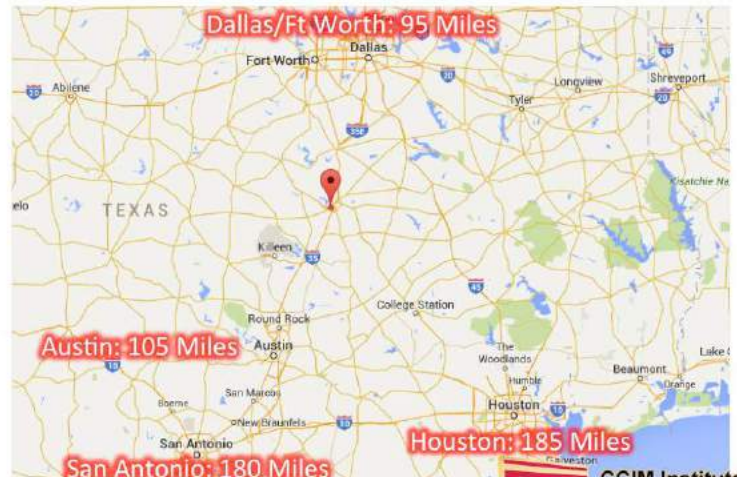
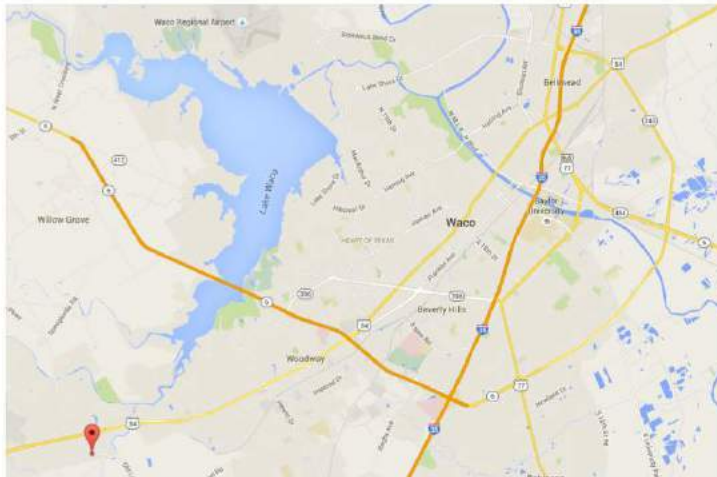
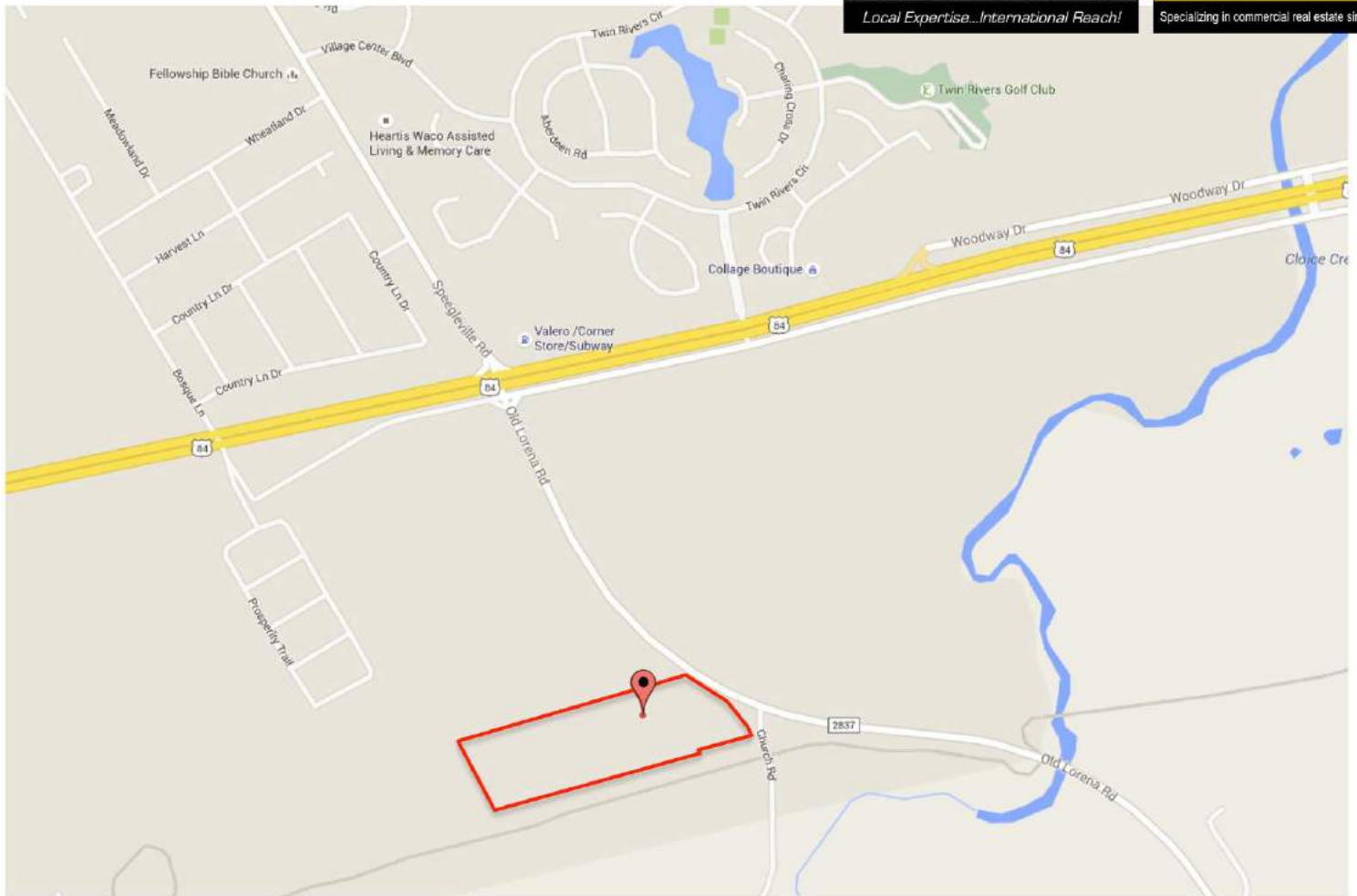
## Nearby Features & Amenities

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# 15 Acres on Old Lorena Road – Waco, Texas 76712



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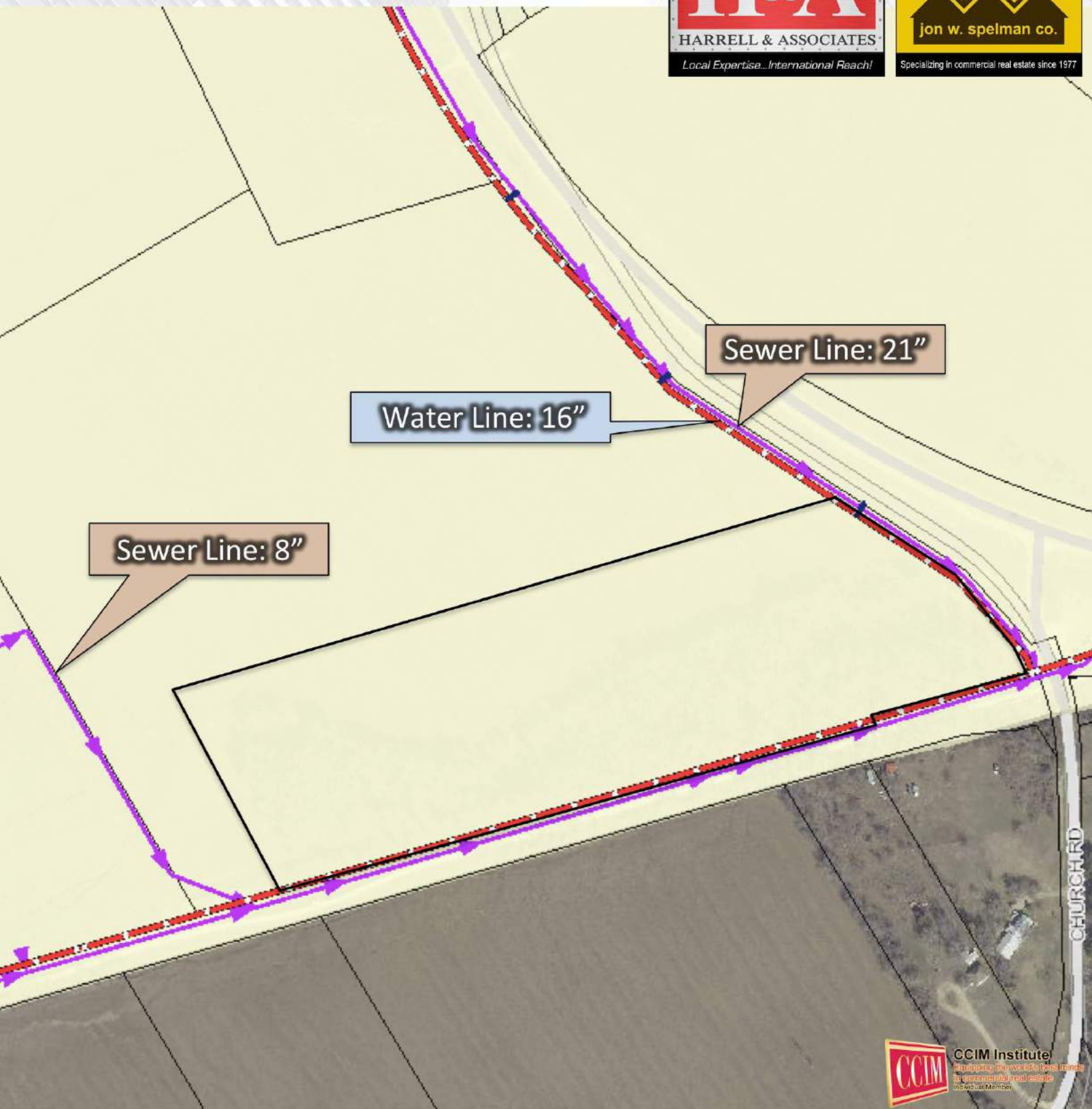
## Location Maps

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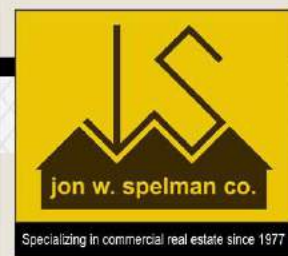
# Utilities

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## 15 Acres on Old Lorena Road – Waco, Texas 76712



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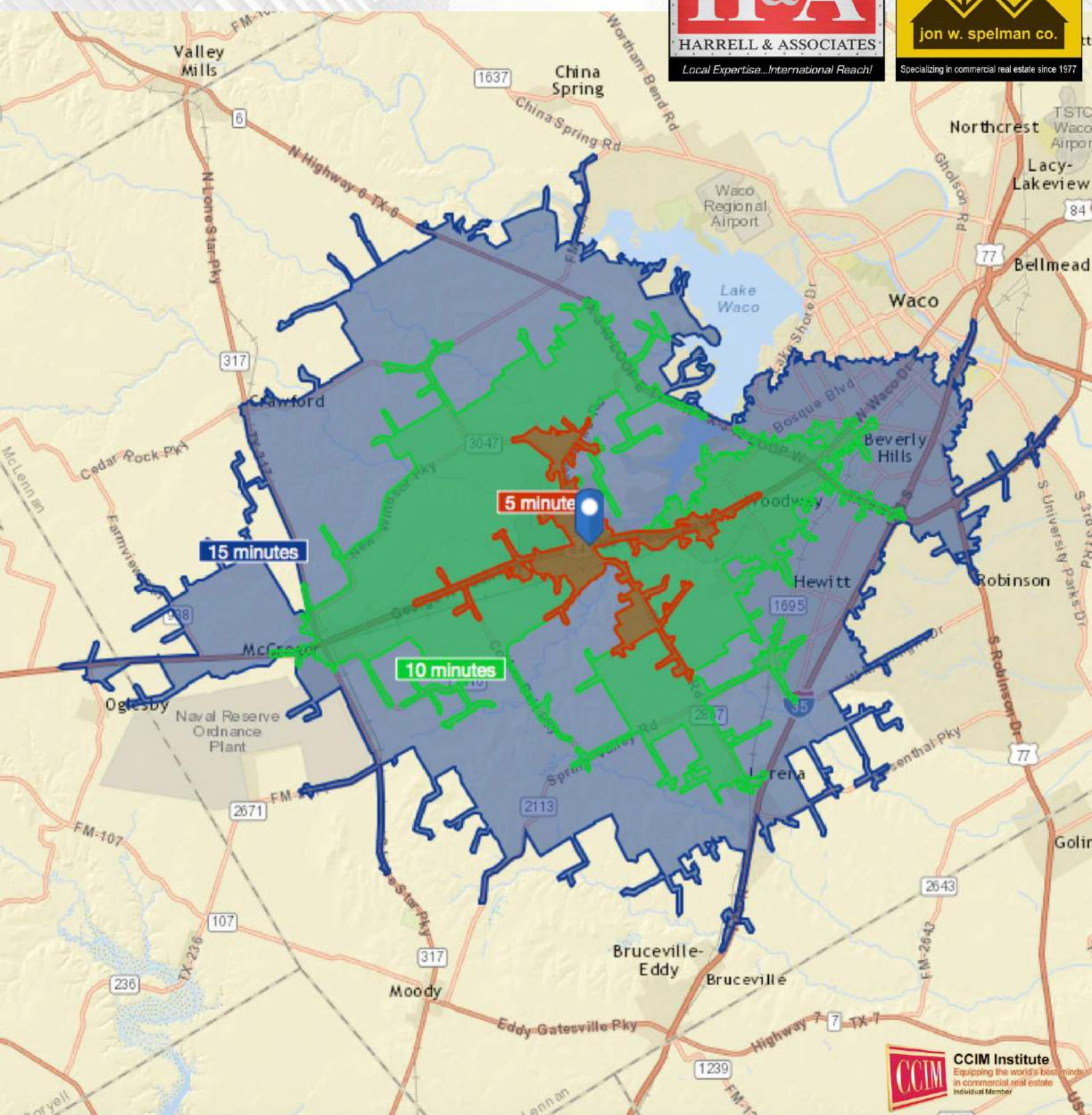
## 2015 TxDOT Traffic Map (Vehicles/Day)

**Brad Harrell, CCIM**  
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## 15 Acres on Old Lorena Road – Waco, Texas 76712



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## Drive Time Distance Map

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C-2: Community  
Commercial District

R-1B: Single-Family  
Residence District

R-2: Two-Family  
And Attached  
Single-Family  
Residence District

CHURCH RD



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# Zoning

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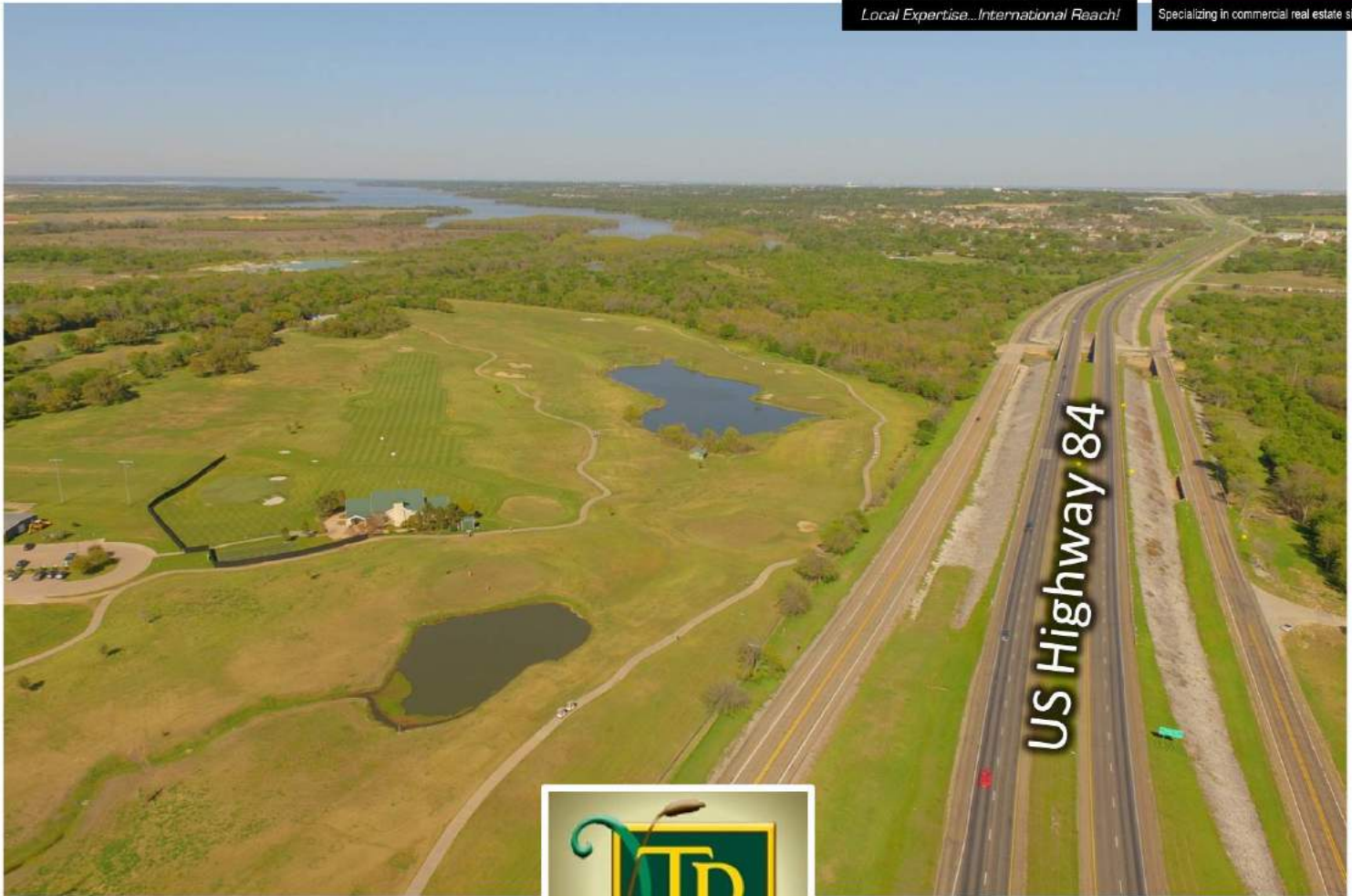
## US Highway 84 & Old Lorena Road Intersection

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# Village at Twin Rivers

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15 Acres on Old Lorena Road – Waco, Texas 76712



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# McGregor Executive Airport

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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.*

### 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.

Keller Williams Realty - Waco	9003002	klrw553@kw.com	(254) 751-7900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Al Rincon	525285	klrw553@kw.com	(254) 751-7900
Designated Broker of Firm	License No.	Email	Phone
Donna Hazlewood	618403	donnah1@kw.com	(254) 716-3642
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Harrell	363789	info@bradharrellccim.com	(254) 870-0050
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date