

PAD SITE FOR SALE

# 2700 NEW ROAD

WACO, TX 76711

LAND FOR SALE



*Presented by:*

**WILL MORRIS**

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**CHARTER REAL ESTATE**  
DEVELOPMENT • BROKERAGE • MANAGEMENT • CONSTRUCTION • INVESTMENTS

**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

**Sale Price:** \$581,526

**Price / Acre:** \$653,400

**Lot Size:** 0.89 Acres

**Zoning:** C-2 Commercial

**Market:** Waco, TX MSA

**PROPERTY OVERVIEW**

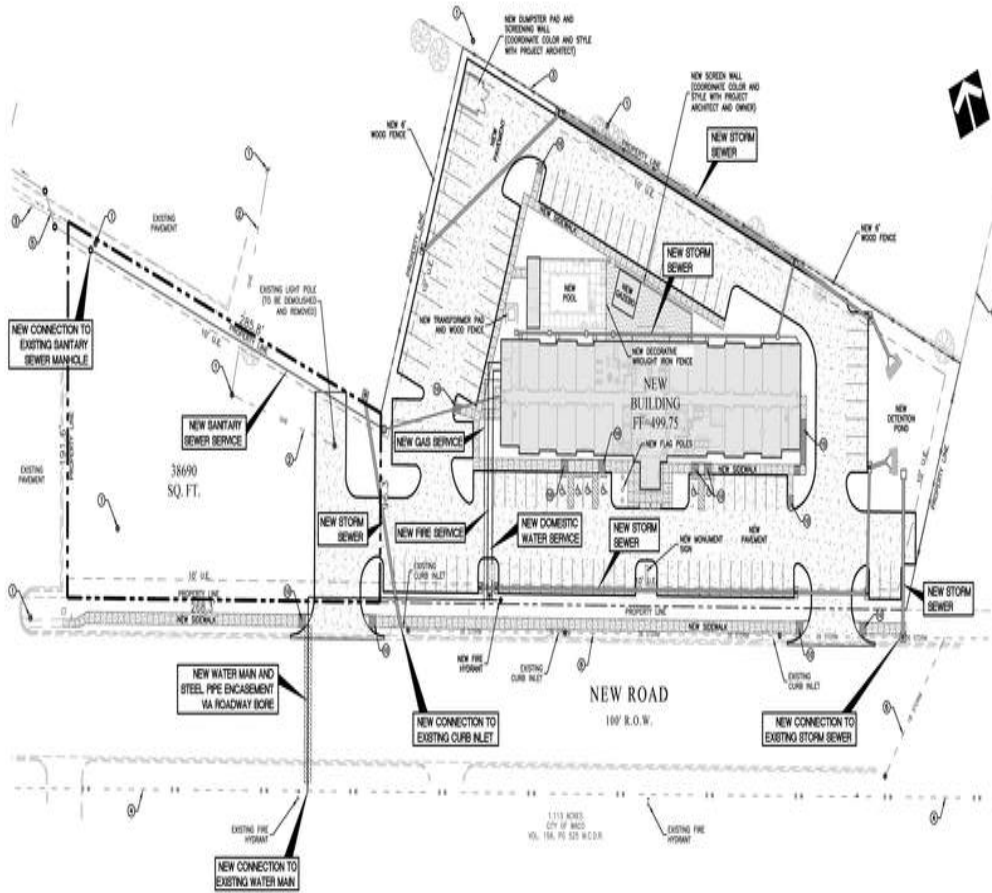
38,690 square feet located on New Road just off Interstate 35 in Waco, directly opposite the freeway from a 143-acre master-planned mixed/use development including Top Golf, Cinemark, and family entertainment retailers. Close to University High School, Baylor, and visible from I-35 with a traffic count of 113k vpd.

**LOCATION OVERVIEW**

Located at the Northeast Corner of Interstate 35 & New Road in Waco, Texas



SITE PLAN



**LEGEND**

	NEW REINFORCED CONCRETE PAVEMENT SECTION (PER NOTED NOTES)
	NEW CONCRETE SIDEWALK (PER PROJECT DETAILS)
	NEW CONCRETE CURB AND GUTTER (PER PROJECT DETAILS)
	NEW CONCRETE WHEELSTOP (PER PROJECT DETAILS)

- KEYED NOTES**
1. CAUTION: EXISTING POWER POLE/LAMP POLE
  2. CAUTION: OVERHEAD ELECTRIC
  3. EXISTING TREES
  4. EXISTING WATER MAIN/FACILITY
  5. EXISTING SANITARY SEWER
  6. NEW SANITARY SEWER SERVICE (REFER TO SANITARY SEWER PLAN AND PROFILE SHEET FOR CONSTRUCTION)
  7. NEW DOMESTIC WATER SERVICE (REFER TO UTILITY SHEET FOR CONSTRUCTION)
  8. NEW SPOKE SEWER (REFER TO UTILITY SHEET FOR CONSTRUCTION)
  9. FURNISH AND INSTALL LANDSCAPING SEEDING PLAN (PER THE DRAWINGS)
  10. NEW GAS SERVICE

- NOTES**
1. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE LOCATION OF EXISTING UTILITIES, INCLUDING EXISTING TELEPHONE, CABLE, AND OTHER.
  2. EXISTING UTILITIES WERE LOCATED BY FIELD RESEARCH/CONSTRUCTION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS AND COORDINATE UTILITY REPAIRS AND RELOCATION WITH OWNER AND APPROPRIATE UTILITY COMPANIES.
  3. CONTRACTOR SHALL COORDINATE NEW GAS, ELECTRIC, AND TELECOMMUNICATION SERVICE WITH APPLICABLE UTILITY PROVIDER.



**Revisions**

Date	Revisions

DRAWING STATUS: [ ] PREPARED [ ] CHECKED [ ] REVISIONS [ ] APPROVED [ ] PLOTTED [ ] PRINTED [ ] FILED [ ]

**CANDLEWOOD SUITES**  
 NEW SITE DEVELOPMENT  
 2700 NEW ROAD  
 WACO, TEXAS

04-25-18  
  
**CLARK & FULLER**  
 CIVIL ENGINEERS ARCHITECTS AND PLANNERS

**OVERALL SITE PLAN**  
 Project No.: 18-114-000  
 Date: 11-13-18  
 Drawing No.: 001  
 Scale: 1"=40'

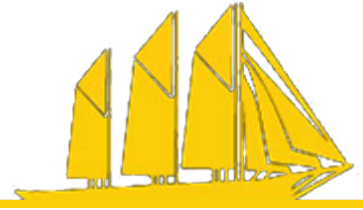
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LAND FOR SALE

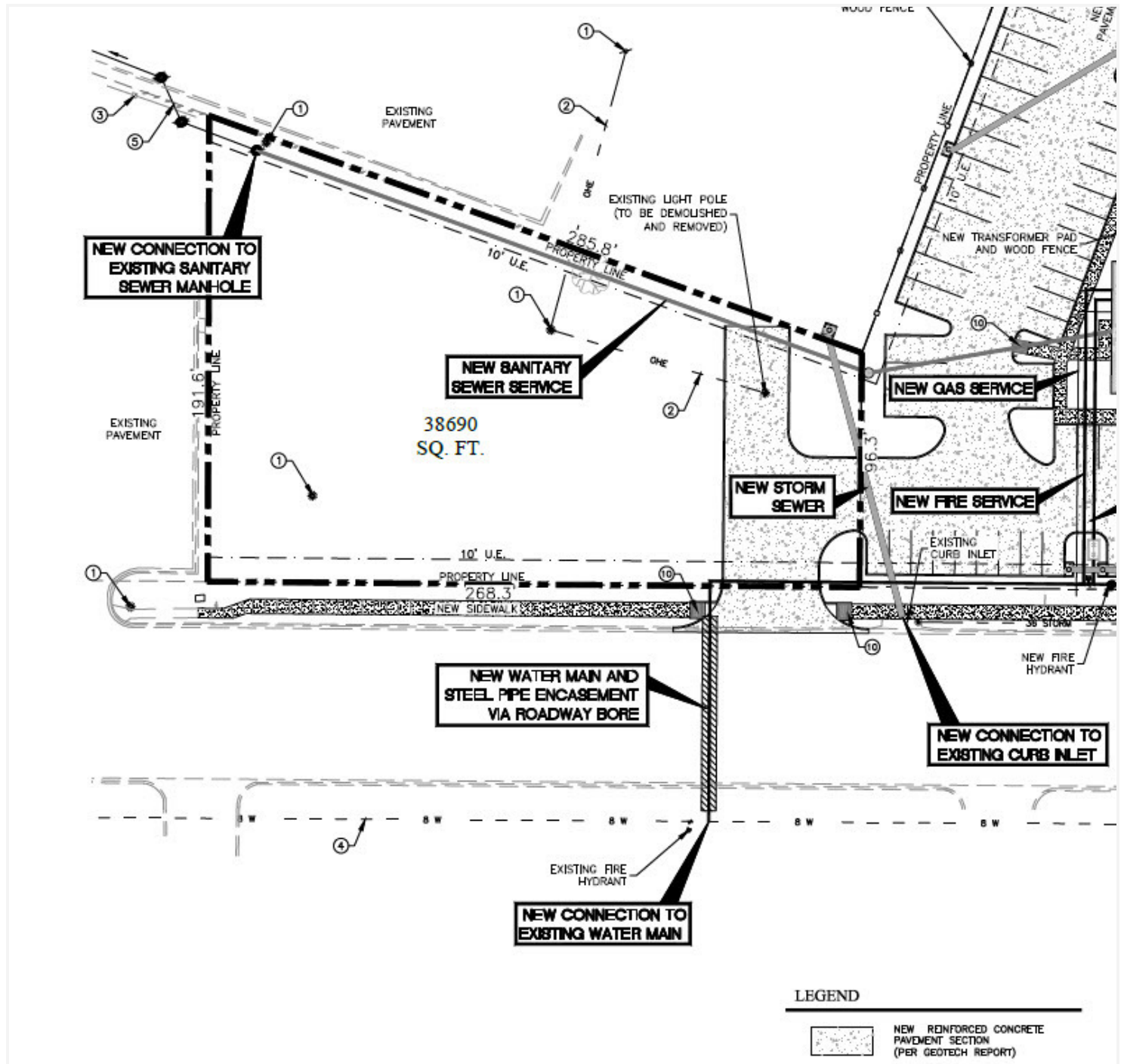
2700 NEW ROAD, WACO, TX 76711

RETAILER MAP



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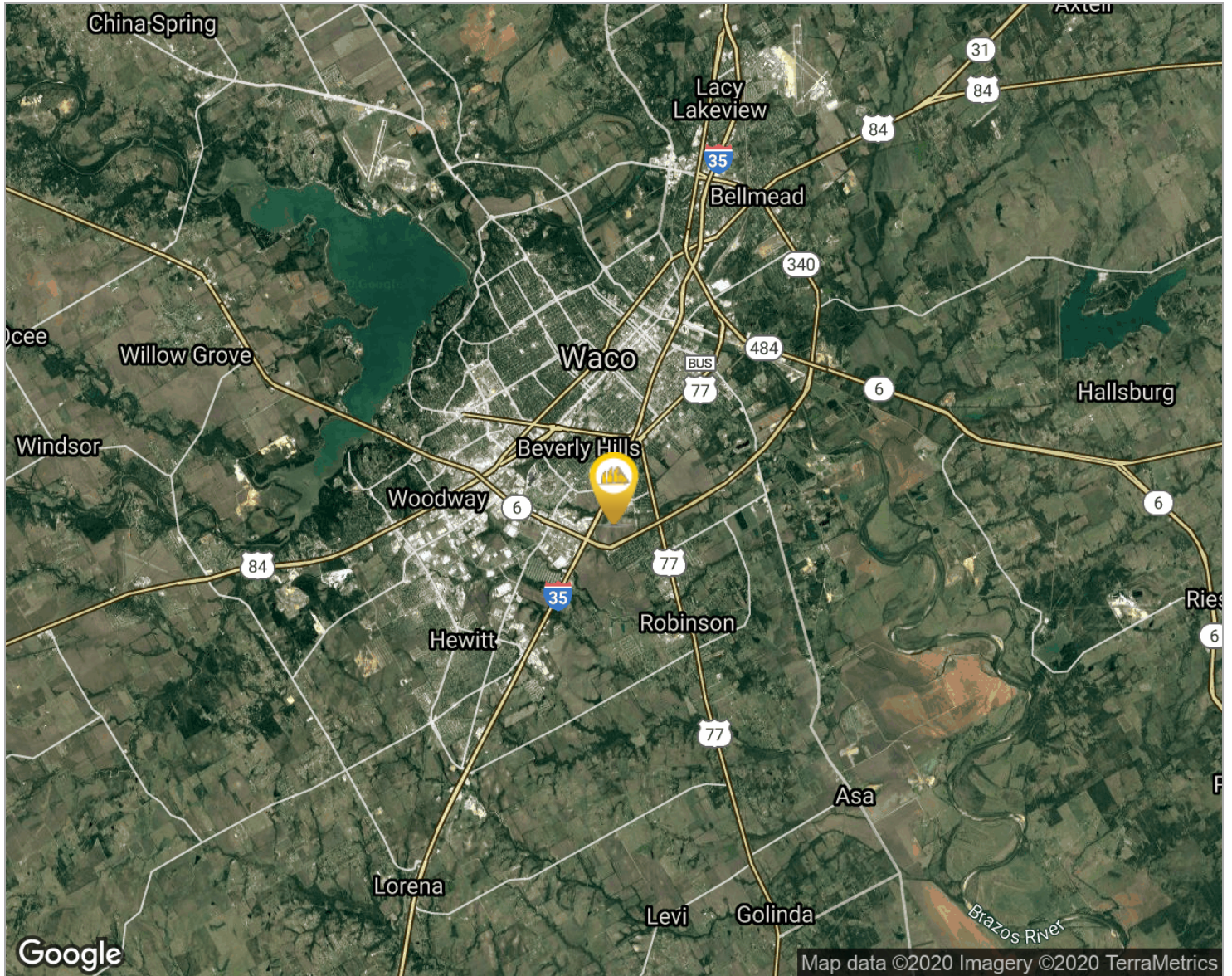




LAND FOR SALE

2700 NEW ROAD , WACO, TX 76711

LOCATION MAPS



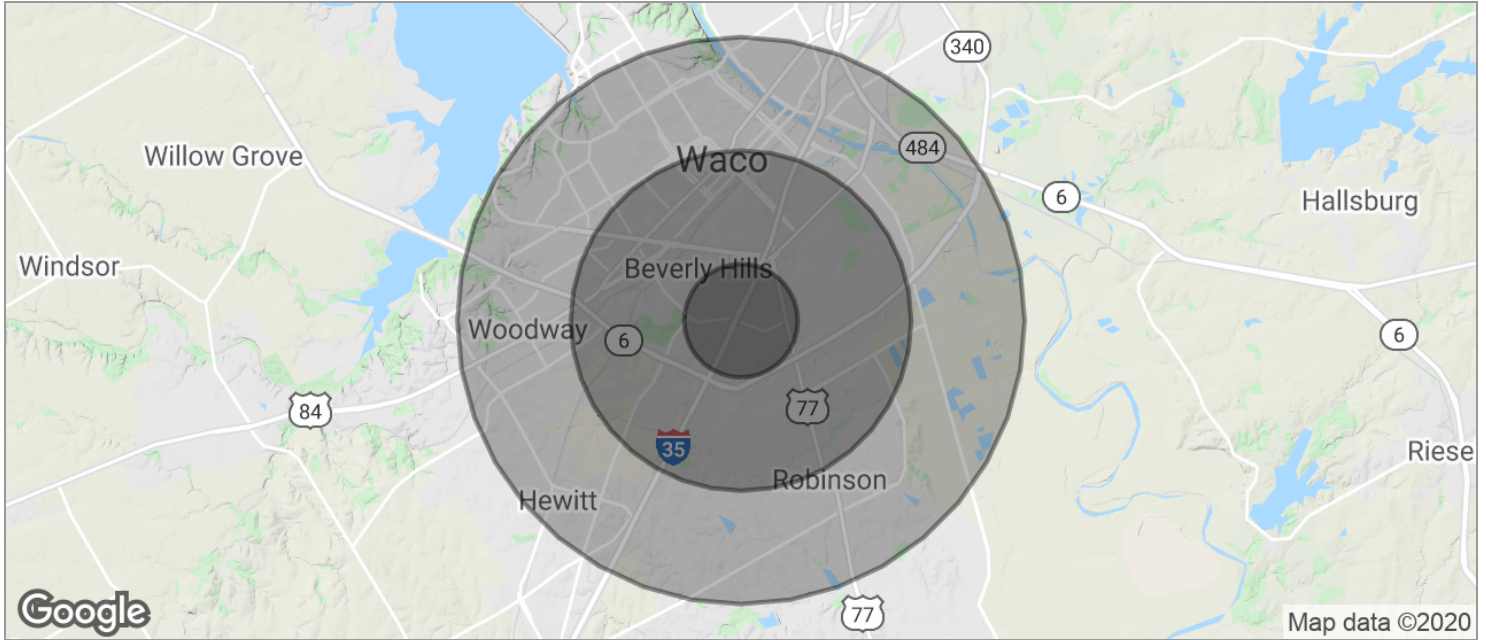
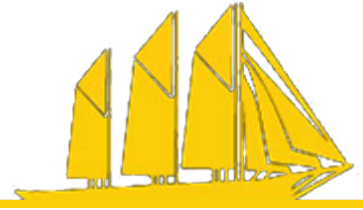
LOCATION DESCRIPTION

Located at the Northeast Corner of Interstate 35 & New Road in Waco, Texas

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DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	4,381	46,581	116,362
MEDIAN AGE	32.3	29.6	30.1
MEDIAN AGE (MALE)	31.0	29.4	29.5
MEDIAN AGE (FEMALE)	34.3	30.0	30.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	1,651	16,944	40,596
# OF PERSONS PER HH	2.7	2.7	2.9
AVERAGE HH INCOME	\$39,392	\$38,740	\$42,282
AVERAGE HOUSE VALUE	\$62,748	\$69,729	\$102,278
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	70.9%	73.5%	69.7%
% BLACK	17.7%	14.7%	19.4%
% ASIAN	0.7%	1.5%	1.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.8%	0.5%
% OTHER	9.2%	8.1%	6.6%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	42.7%	41.2%	32.9%

\* Demographic data derived from 2010 US Census



## Information About Brokerage Services

Texas law requires all real estate licensees 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.

<b>Charter Real Estate Brokerage, LLC</b>	<b>600873</b>	<b>info@charterres.com</b>	<b>(254)778-6675</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Bert Hunter</b>	<b>174944</b>	<b>bert@bhvaquero.com</b>	<b>(254)933-8035</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Will Morris</b>	<b>453401</b>	<b>will@charterres.com</b>	<b>(254)778-6675</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Bernadette Canales</b>	<b>658608</b>	<b>bernadette@charterres.com</b>	<b>(254)778-6675</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TAR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date