



H. BLAND CROMWELL CCIM, SIOR

IH-35 & HIGHWAY 6 DEVELOPMENT LAND

256.24 +/- Acres

AVAILABLE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

Cromwell Commercial Group is honored to exclusively offer rare development land on IH-35 in Waco. The tract consists of approximately 256.24 +/- acres on the northeast corner of Interstate 35 and Highway 6 (Loop 340). The property is ideal for a mixed-use development at what is considered the fastest growing corridor in Waco. The intersection primarily consists of retail and commercial developments, including Cinemark, Top Golf, Central Texas Marketplace, a regional power center on the northwest corner, Legends Crossing, a mixed-use development anchored by Baylor Scott & White Medical Center on the southwest corner, and Waco Industrial Foundation land on the southeast corner.

PROPERTY HIGHLIGHTS

PROPERTY

IH-35 Development Land

LOCATION

Northeast Corner of IH-35 & Hwy 6

MARKET

Waco, Texas

ZONING

C-2 | O-1 | O-2

LOT SIZE

256.24 +/- Acres

FRONTAGE

4,700 SF on Interstate 35 Frontage
5,100 SF on SH 6/Loop 340 Frontage

CURB-CUTS

8 curb-cuts in place



SUBJECT PROPERTY



BOUNDARY LINES ARE APPROXIMATE



Zoning - Permitted Uses

- C-2: Any commercial uses such as office, restaurants, financial institutions, retail and other commercial uses
- O-1: Traditional office uses
- O-2: Duplexes, Townhouses, and multi-family dwellings



POSSIBLE SITE PLAN WITH ROADS

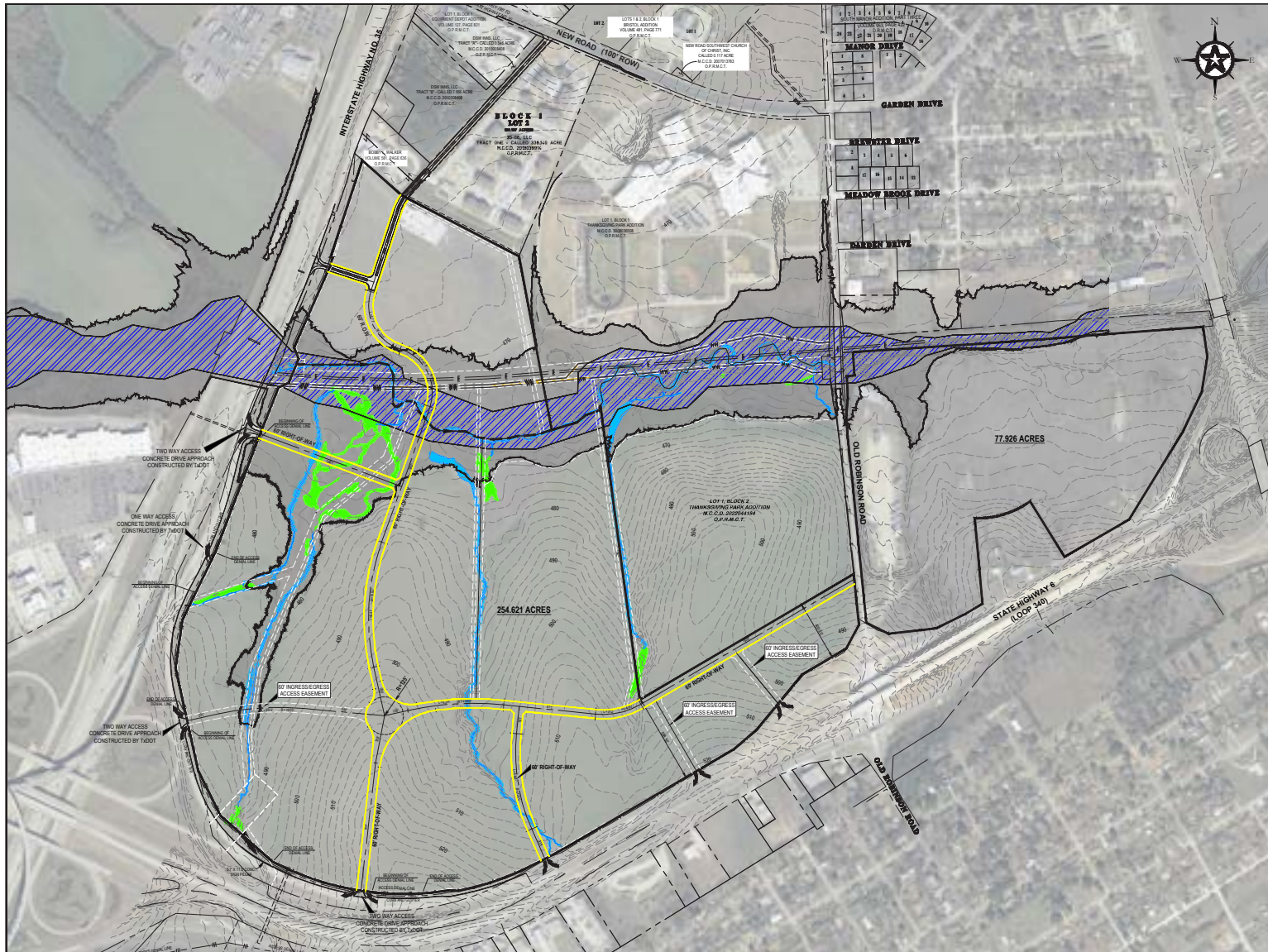


PHOTO GALLERY





UNIVERSITY HIGH SCHOOL

AVAILABLE
256.24 +/- ACRES

WACO INDUSTRIAL
FOUNDATION LAND

BAYLOR SCOTT &
WHITE

**CENTRAL TEXAS
MARKETPLACE**

BEST BUY **Office DEPOT** **ULTA**
Cabela's **OLD NAVY** **WORLD MARKET**
belk **KOHL'S** **petco**

LEGENDS CROSSING

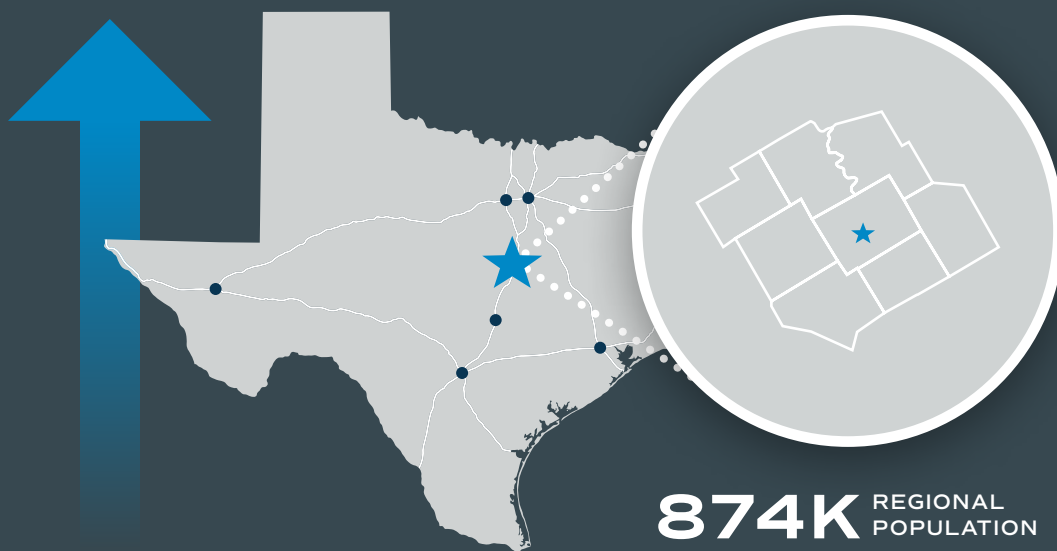
Clay's **PECHANGA**
SALOONS **FISH CITY GRILL**

 [Click to view property](#)

BOUNDARY LINES ARE APPROXIMATE



H. Bland Cromwell CCIM, SIOR
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REGIONAL HIGHLIGHTS

TRAVEL

2021 Direct Impact

Travel Spending

\$100 million

Tax Receipts by Travel Spending

\$100 million

Earnings

\$100 million

Employment

5,800 jobs

TOURISM

Magnolia Market

Waco's #1 tourist draw

2022 Visits

621 thousand visits

EDUCATION

Colleges/Universities

5 in/near Waco

Baylor University

20,709 enrolled 08/22

13th largest university in Texas

COST OF LIVING

Groceries

92.4

Transport

72.3

Utilities

97.2

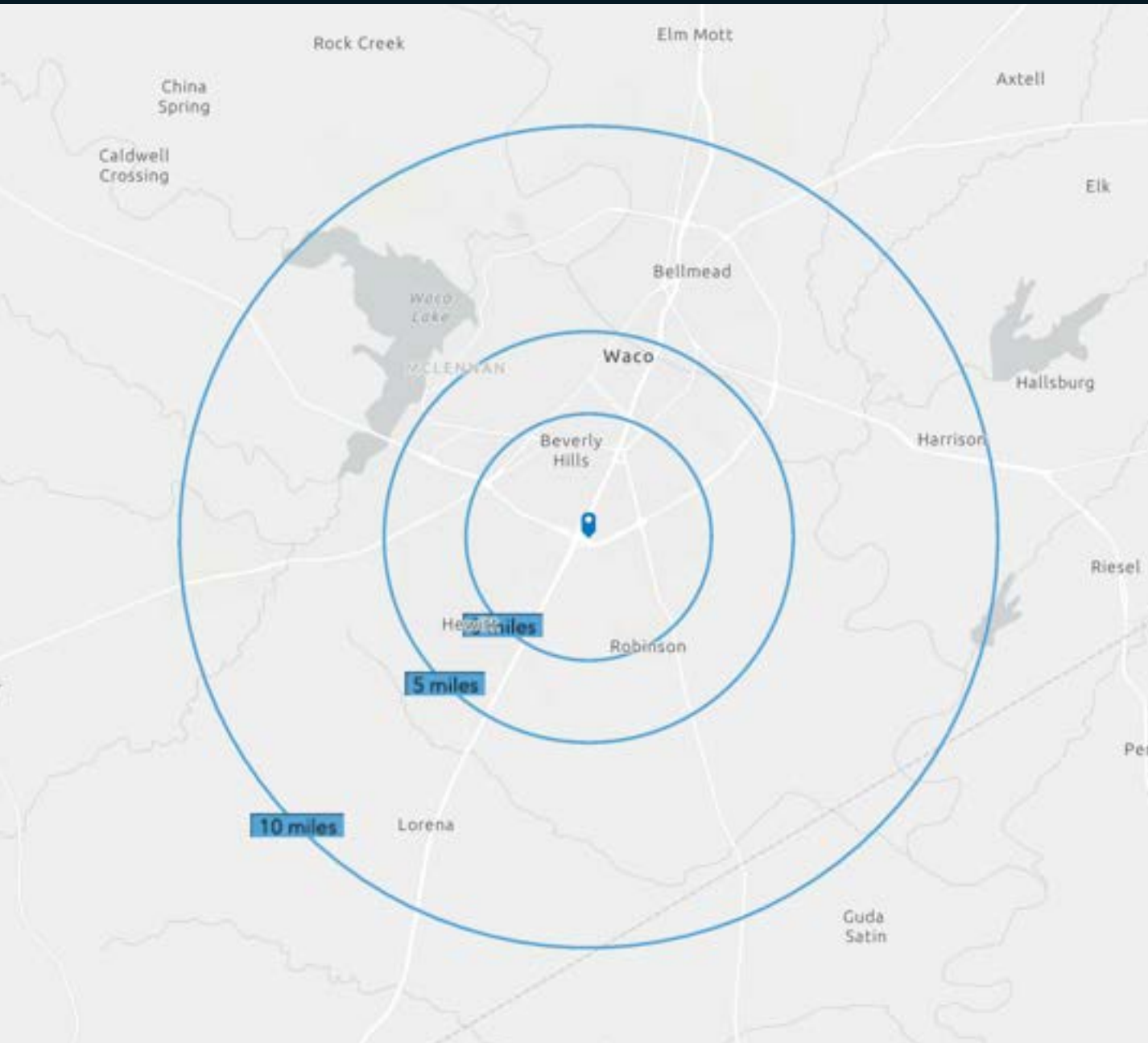
Healthcare

101

"Earning...\$35,000 in Waco [is] equivalent [to]

\$44,132 in Dallas or \$45,652 in Austin.





DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	25,077	112,908	180,274
2020 Population	30,003	125,090	199,117
2024 Population	31,659	128,932	205,998



Median Age
34

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	8,940	41,703	67,039
2020 Households	11,113	46,788	74,529
2024 Households	11,874	48,614	77,735

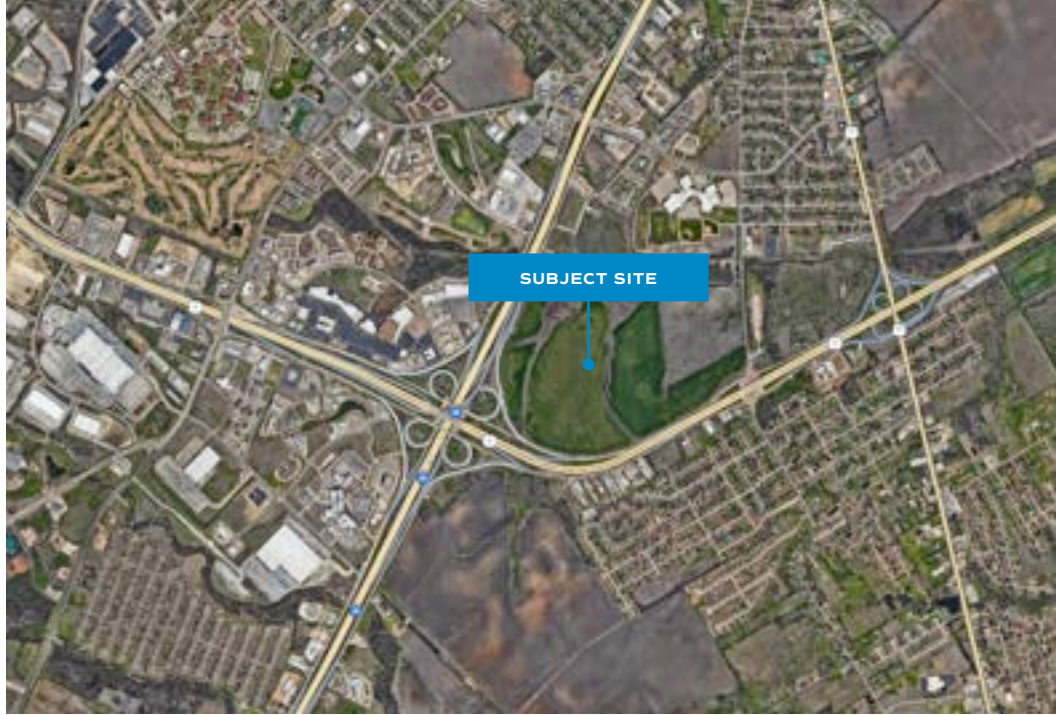
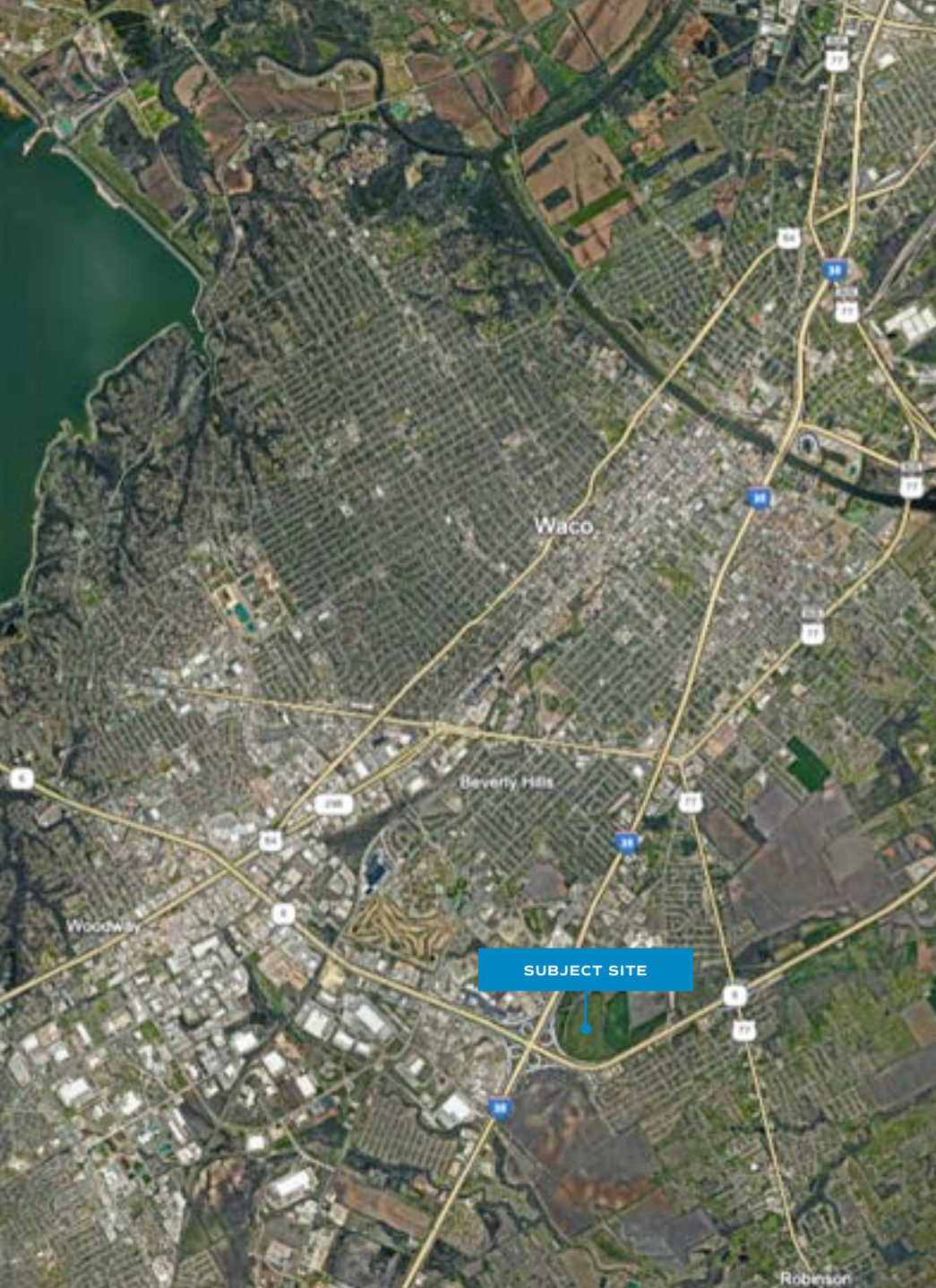
MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2024 Income	\$62,415	\$57,693	\$60,264

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	\$80,832	\$80,036	\$86,790





CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
H. Bland Cromwell, CCIM, SIOR	206780	bland@cromwellcommercialgroup.com	254-313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date