



# FOR SALE

## STEWART TOWNHOMES

2800-2912 Stewart Dr  
Waco, TX 76708



936-900-6564



[www.corproptx.com](http://www.corproptx.com)



[info@corproptx.com](mailto:info@corproptx.com)

# HIGHLIGHTS

2800-2912 Stewart Dr, Waco, TX 76708



- ✓ well-maintained 2-bedroom, 2.5-bath townhomes
- ✓ Open-concept living with private balconies and 2-car garages.
- ✓ All appliances included: refrigerator, stove, microwave, washer & dryer.
- ✓ Hardwood flooring, modern finishes, and functional design
- ✓ Quietly tucked off Lake Shore Drive with quick access to downtown Waco, parks, and amenities.
- ✓ Great for long-term rental income or owner occupancy. Ideal for professionals, students, and small families in a growing area.

**Units: 15/16**

**Built: 1984**

An additional non-conforming unit that is complete. Buyers would need to get it passed/approved to official lease it.



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# THE PROPERTY

\$2.9M

LStewart Townhomes at 2800–2912 Stewart Dr, Waco, TX 76708, offer spacious 2-bedroom, 2.5-bath layouts (~1,327 sqft) featuring tall ceilings, sleek granite countertops, and modern finishes including hardwood or vinyl flooring, stainless steel appliances, and LED lighting. Each unit includes in-unit washer/dryer hookups, a private balcony or patio, central air conditioning, and an attached 2-car garage—perfect for both comfort and convenience. The homes are nestled in a serene setting along Lake Shore Drive, backed by a wooded greenbelt with mature trees, offering a quiet, picturesque retreat for residents.

Located in the Cedar Ridge neighborhood, these multi-unit townhomes enjoy a car-dependent but peaceful suburb feel, with a Walk Score of only 6, meaning most errands will require driving. They're close to schools like Cedar Ridge Elementary, Brazos High, and local medical centers such as Providence Health Center and Baylor Scott & White.



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# OUR MARKET

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2800–2912 Stewart Dr, Waco, TX 76708

### **Strong Population Growth:**

As of 2025, Waco's population stands at approximately 147,666, reflecting a 5.07% increase since the 2020 census.

### **Economic Expansion:**

Waco's economy is bolstered by sectors such as manufacturing, education, healthcare, and technology. Major employers include Alco Fastening Systems, Allergan, Cargill Foods, H.E.B. Stores, L-3 Integrated Systems, and Mars Chocolate North America.

### **Affordable Housing Demand:**


The affordable housing crisis in Waco is a multifaceted issue requiring coordinated efforts from government agencies, developers, and the community. Addressing this challenge involves overcoming economic pressures, securing funding, and navigating community concerns to increase the availability of affordable housing options for residents.

### **Investment Potential:**

Waco's central location in Texas, coupled with its diverse economy and affordable housing options, makes it an attractive market for real estate investors.

### **Infrastructure and Development:**

The Waco Downtown Redevelopment Project is a comprehensive 12 to 20-year initiative aimed at transforming over 100 acres along the Brazos River into a vibrant, mixed-use urban area.

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# LOCAL AREA DEMOGRAPHICS

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Waco, Texas, is experiencing steady population growth, with the 2025 estimate reaching approximately 147,666 residents and an annual growth rate near 1%. This upward trend is driving strong demand for multifamily housing, particularly in the affordable and mid-range rental markets as more individuals and families seek well-located, quality housing options.

The city's economy continues to diversify, bolstered by key sectors such as manufacturing, healthcare, education, and logistics.

Significant recent investments. Including new industrial developments and infrastructure upgrades are further positioning Waco as an attractive destination for both residents and real estate investors. Despite a healthy 93% rental occupancy rate, the city still faces a notable shortage of affordable housing. Local governments and nonprofits are actively working to close this gap, though zoning restrictions and community pushback remain ongoing challenges for developers.



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