

615 N Hewitt Dr

Hewitt, TX 76643

THE SITE

- Located along N Hewitt Dr
- 1.75 miles away from #1 performing grocer in the city
- 12,218 Daytime Population within 3 miles

AVAILABLE FOR SUBLEASE

- 0.84 ac.
- 2nd Gen. QSR
- 2,150 SF

RATES

- Please call for pricing

NEARBY RETAILERS



Midway Middle School
1,111 Students

TACO
CASA

ANYTIME
FITNESS

Brookside Apartments
151 Units

For Lease

O'Reilly

N HEWITT DR

1695

23,865 VPD

SITE

PISTON
LUBE
CENTERS

AutoZone

FAMILY
DOLLAR

Rosa's Cafe

PANTHER WAY

Midway ISD
Information Technology Center

DEMOGRAPHICS (2026)



POPULATION ESTIMATE

1 mi	3 mi	5 mi
9,416	41,455	85,911



DAYTIME POPULATION

1 mi	3 mi	5 mi
12,218	52,217	103,668



MED. HOUSEHOLD INCOME

1 mi	3 mi	5 mi
\$86,140	\$103,105	\$90,683



TRAFFIC COUNTS

- 28,496 VPD (N Hewitt Dr)
- 15,351 VPD (US 84)



Lake Forest
Est. 312 Residents
(Planned)

Woodway-Oakdale
Est. 2,548 Residents

Rockford Rd
Est. 885 Residents

Rainbow
Est. 125 Residents

Woodway Elementary
570 Students

H-E-B
plus!
400+ Employees

HOME ABSTRACT
& Title Company
50 Employees

EMSI
824 Employees

VERSALIFT
750 Employees

Wace Bellini
50 Employees

amazon
1,000 Employees

CAPSTONE
144 Employees

U.S. Department
of Veterans Affairs
1,400 Employees

Marshall's **ROSS** **KOHL'S**
Cabela's **SONIC** **belk** **SUBWAY** **Starbucks**
941 Employees

Badger Ranch
Est. 515 Residents

Woodway Dr
Est. 3,480 Residents

Oak Creek
Est. 355 Residents

Walmart
429 Employees

Coca-Cola
869 Employees

Oak Ridge
Est. 308 Residents

Hunters Run
Est. 185 Residents

Tanglewood
Est. 1,125 Residents
(Planned)

Western Ridge Estates
Est. 1,680 Residents

Midway High School
2,440 Students

Woodgate Intermediate
699 Students

Midway Middle School
1,314 Students

Fossil Ridge
Est. 418 Residents

Chapel Ridge
Est. 1,933 Residents

Hewitt Elementary
500 Students

N Hewitt Dr
Est. 4,890 Residents

Arrowhead Estates
Est. 1,335 Residents

STURDI STEEL
110 Employees

Davis Steel Services
249 Employees

TFE
99 Employees

Baylor Scott & White
HEALTH
1,338 Employees

20min
SPACEX
590 Employees

64,828 VPD

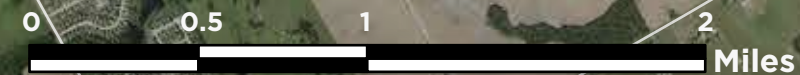
SITE

615 N Hewitt Dr

Subdivisions & Employment Centers in a 3.5 Mi Radius

37,546 Total Employees

48,499 Residents | 20,164 Households





Target, H-E-B, dd's DISCOUNTS, ALDI, Starbucks, Dunkin', Sonic Drive-Ins, Wendy's, McDonald's, Taco Bell, Jack-in-the-Bowl, Firehouse Subs, Subway, and others.

JCPenney, Burlington, Dillard's, Dick's Sporting Goods, Olive Garden, Red Lobster, and others.

Walmart, Academy Sports + Outdoors, Cheddar's Casual Cafe, Popeyes, Five Guys, and others.

H-E-B, Starbucks, and others.

Baylor University
20,600+ Students
3,500+ Employees
15 min | 9.5 mi from Site

Freddy's, Wingstop, Sonic Drive-Ins, Wendy's, McAlister's Deli, Taco Bell, Burger King, and others.

Marshalls, Ross Dress for Less, Kohl's, Cabela's, Belk, and others.



Western Ridge Estates
Est. 1,680 Residents

Midway High School
2,730 Students

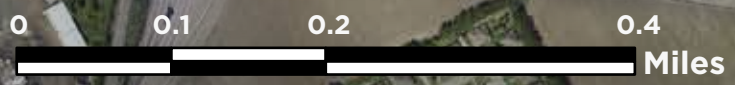
Woodgate
Intermediate School
699 Students

Midway Middle School
1,111 Students

N Hewitt Dr
Est. 4,890 Residents

SITE

23,865 VPD





Midway Middle School
1,111 Students

Brookside Apartments
151 Units

New Era Apartments
180 Units

TACO
A CASA

ANYTIME
FITNESS

O'Reilly

WELCOME TO
FINISH LINE
CAR WASH

N HEWITT DR

23,865 VPD

SITE

Midway ISD
Information Technology Center

AutoZone

FAMILY DOLLAR
my family, my family dollar

Rosa's Café

PISTON
LUBE
CENTERS



Rosa's Cafe

Brookside Apartments
151 Units

PANTHER WAY

PISTON
LUBE
CENTERS

SITE

N HEWITT DR

O'Reilly

New Era Apartments
180 Units

Midway ISD
Information Technology Center

23,865 VPD





Monument Sign

SITE
2,150 SF

N HEWITT DR 23,865 VPD

Midway ISD
Information Technology Center

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 counteroffer 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.

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Sales Agent/Associate’s Name	License Number	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date	Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov	