

FOR SALE

H-E-B
plus!

COMFORT
SUITES

SAM'S
CLUB

Dallas / Ft. Worth

INTERSTATE
35

Austin

US Hwy 84 / East Waco Dr
Approx. 17,450 AADT

~ 1.04 Acre Lot

~ 4,500 SF
Bldg

Boundary lines are approximate

901 E Johnson St. | Waco, TX 76705

BRAD WETZEL

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Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Kelly, Realtors, its agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. We include projections, opinions, or assumptions estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

 **KELLYCOMMERCIAL**
REAL ESTATE

Property Summary - For Sale

ADDRESS: 901 E Johnson St., Waco - 76705

SALE PRICE: \$399,000

BUILDING SIZE: ~4,500 SF (Plans)

LOT SIZE: ~1.04 Acres (MCAD)

UTILITIES: City of Waco

ZONING: [C-3 General Commercial](#)*

RENOVATED: 2023-2024

CURRENT USE: Vacant



Property Highlights

- At the intersection of 3 major highways
- Exterior, Interior & Site Rehab
- E Waco Dr frontage (~200 ft)
- High Visibility Location
- Approx. 17,450 Vehicles/Day
- Ample Parking & Yard Space

*Click link to view zoning information, permitted and special uses.

Description



Located at **901 E Johnson St in Waco, TX**, this property offers endless potential for a new owner. Featuring a spacious building size of approximately 4,500 SF (as per plans) and a generous lot size of approximately 1.04 acres (MCAD), this property is perfectly suited for a variety of uses. The property is currently vacant, making it a blank canvas for your vision, ideas and the ability to adapt to your business operations.

Located at the intersection of three major highways (**IH-35, US Hwy 84/ Waco Dr, US Hwy 77**), the location provides quick and easy access to major transportation corridors and major markets. This property offers high visibility with approximately **200 feet of frontage on E Waco Drive**. And with an average daily traffic count of approximately 17,450 vehicles, your business will benefit from maximum exposure.

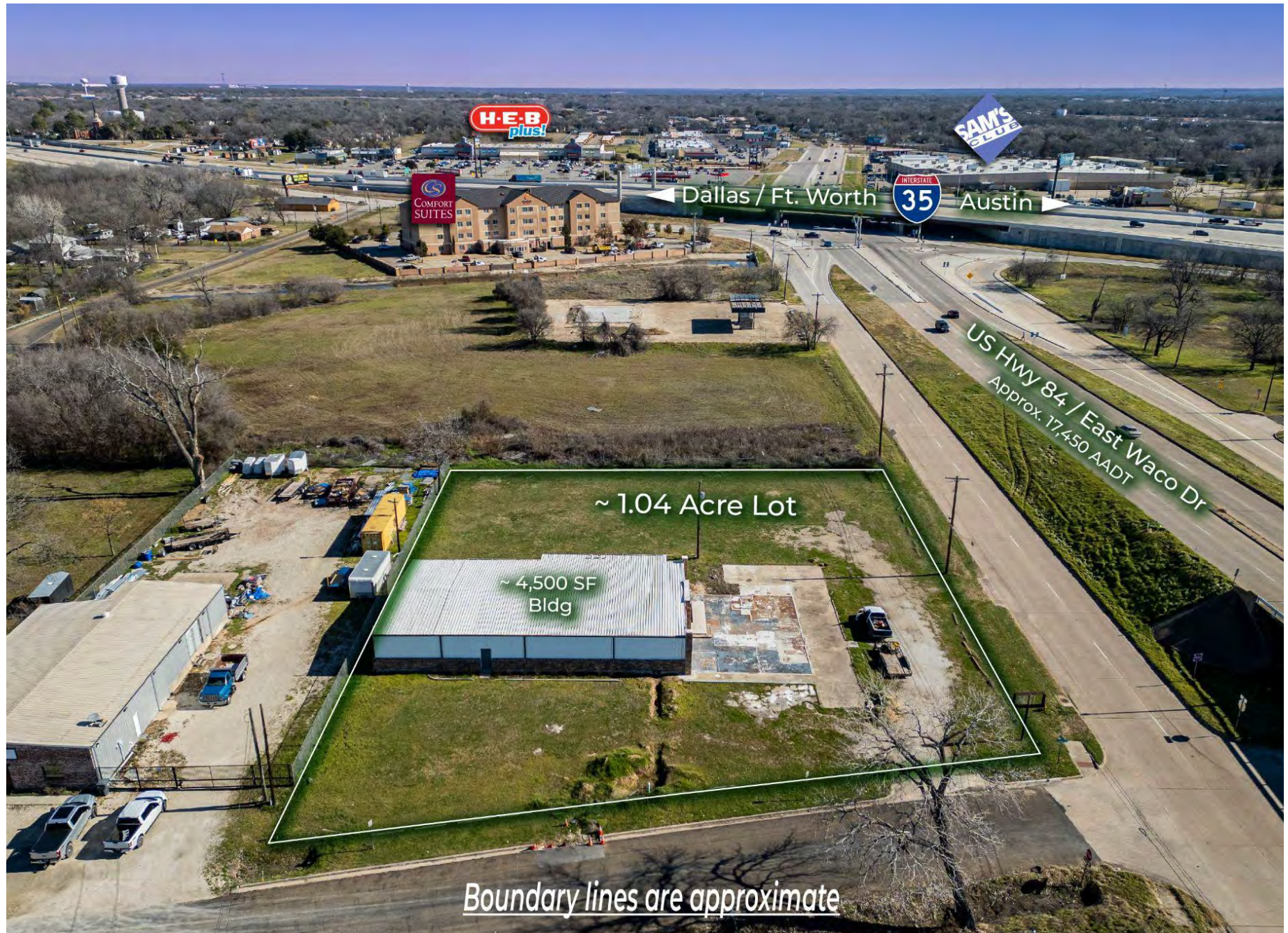
Some rehab work has been started on keys areas of the building and site ensuring that the exterior, interior, and site are all ready for the next owner/user to put their finishing touches on the property. The lot size is large enough for ample parking and yard space, providing convenience and flexibility for both customers and staff. With **city utilities and C-3 General Commercial zoning**, this property offers a multitude of permitted uses. The C-3 general commercial district is intended to provide for a wide variety of business uses in locations with a high degree of accessibility to major transportation corridors (City of Waco Zoning).

Whether you're considering retail, office space, or a service-oriented business, this property is a prime opportunity to establish your business in the thriving Waco market.

Contact Brad Wetzel at **254-709-9703** or email **bradwetzelre@gmail.com** for more information and to set up a tour.

Disclaimer: All information provided is deemed reliable, but is not guaranteed and should be independently verified. Investments, projections, and future performance may vary.

Aerial Views



Aerial Views



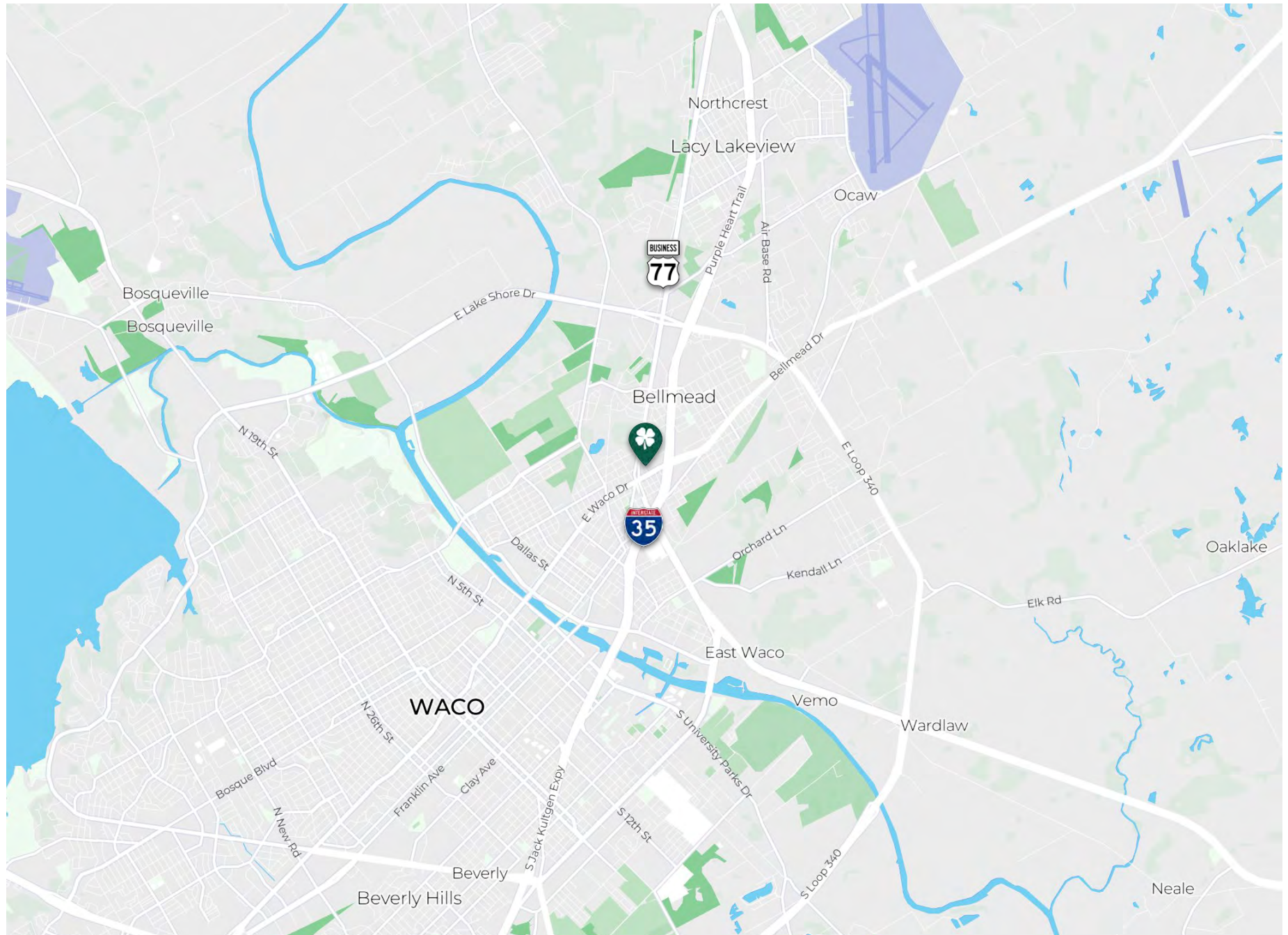
Building Exterior



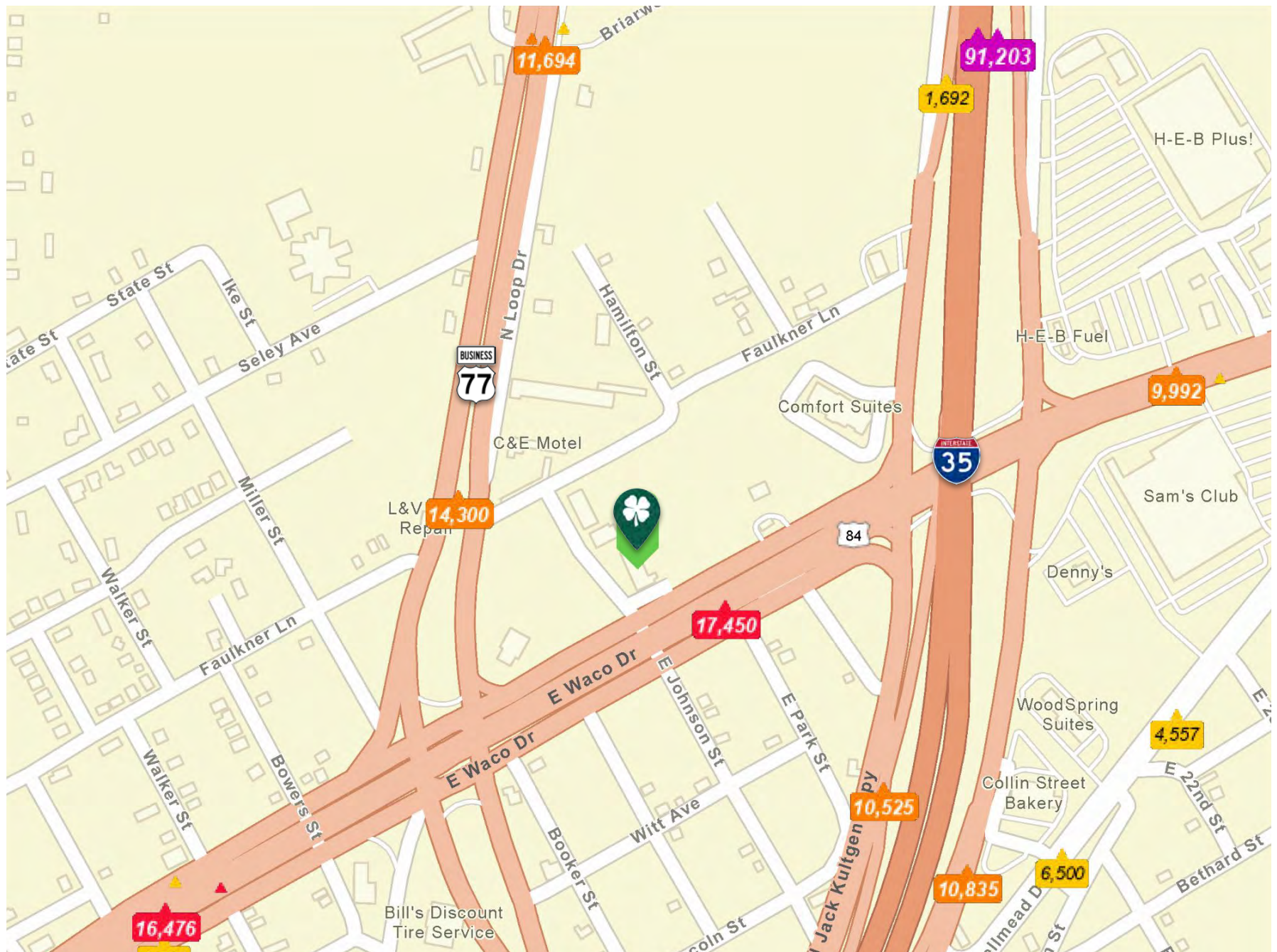
Building Interior



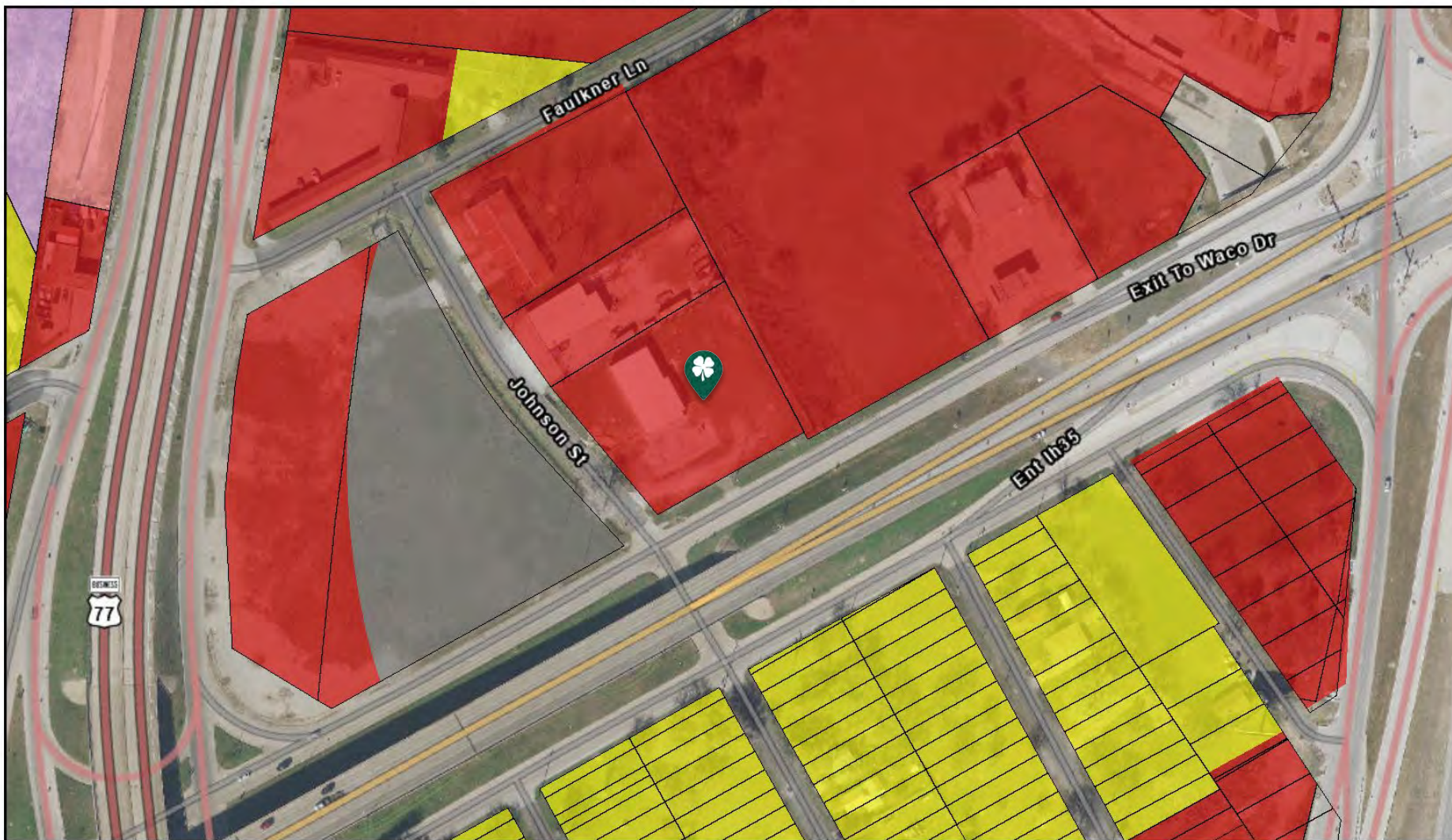
Local Map



Traffic Counts



Zoning Map - City of Waco



2/9/2024, 4:06:23 PM

Zoning

R-1B SINGLE-FAMILY RESIDENCE 6.22 u/a

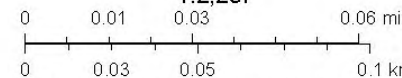
O-2 OFFICE-RESIDENCE 40 u/a

C-2 COMMUNITY COMMERCIAL 25.03 u/a

C-3 GENERAL COMMERCIAL

M-2 LIGHT INDUSTRIAL

1:2,257



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, © OpenStreetMap, Microsoft,

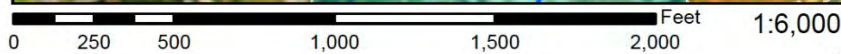
ArcGIS Web AppBuilder

Flood Map

National Flood Hazard Layer FIRMette



97°76'W 31°35'17"N



97°6'29"W 31°34'46"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway

- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D

- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

- OTHER FEATURES**
 - 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
 - 17.5 Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature

- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/27/2024 at 1:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Waco Overview



Waco is a city that offers convenience, located just 90 minutes from both Austin and Dallas and only 185 miles from Houston and San Antonio. Additionally, Waco is situated within three hours of 85% of the Texas population. The city boasts a strong workforce, with five local colleges and universities, 75,000 students within a 60-minute drive, and advanced education high school programs. With a population of over 140,000, it is the 22nd largest city in the state and has a growing job market, ranked second in Texas and seventh nationally in job growth.

Waco offers great opportunities for professional development and workforce training with five higher education institutions including Baylor University, Texas Tech at Waco, Tarleton State University, McLennan Community College and Texas State Technical College.

Historically, Waco's economic base has depended largely on crops and livestock. However, in recent years, it has grown its manufacturing, aerospace, and service industries. Waco has a diverse economy, with major employers in industries such as healthcare, education, manufacturing, and retail. The city is also known for its vibrant arts and culture scene, with many theaters, music venues, and art galleries.

Waco and McLennan County have collaborated to offer a variety of economic development incentive programs and has experienced significant growth in recent years, particularly in the downtown area, which has undergone extensive redevelopment. The city and county have invested heavily in new infrastructure to support the growing population and to prepare for future growth.

Waco has become an appealing place to live attracting transplants nationwide due to its rich diversity, abundant natural resources, convenient location, and low cost of living. The community has the resources businesses need to thrive including an adequate water supply, available land, broadband and fiber optic services, and transportation infrastructure including ground, air, and rail.

The city has thriving tourism industry, which includes popular attractions like the Magnolia Market at the Silos, the Dr. Pepper Museum, The Texas Sports Hall of Fame, the Texas Ranger Hall of Fame and Museum, Cameron Park Zoo, and more. As a top-ranked Texas travel destination, Waco attracted 1.7 million tourists in 2021, experiencing over 45% tourism growth, with over 1 million hotel rooms booked annually and the second-ranked hotel occupancy rate in Texas.

Source: City of Waco- Economic Development



BRAD WETZEL

INVESTMENT SALES/LEASING

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EXCLUSIVELY LISTED



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