



FranklinStreet



**Subject Property**  
**±3.54 AC**

# 1861 CHURCH RD

1861 Church Rd , McGregor, TX 76657  
Special Purpose  
±3.54 Acres

# CONTACT US

## **MARSHALL DURRETT (LEAD)**

Senior Managing Director

TX #464407

737.279.9850

marshall.durrett@franklinst.com

## **LAURA FRETWELL**

Associate Director

TX #754469

737.932.8279

laura.fretwell@franklinst.com

## **JAMES LATIMER**

Senior Associate

TX #830737

512.871.8681

James.latimer@franklinst.com

# CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

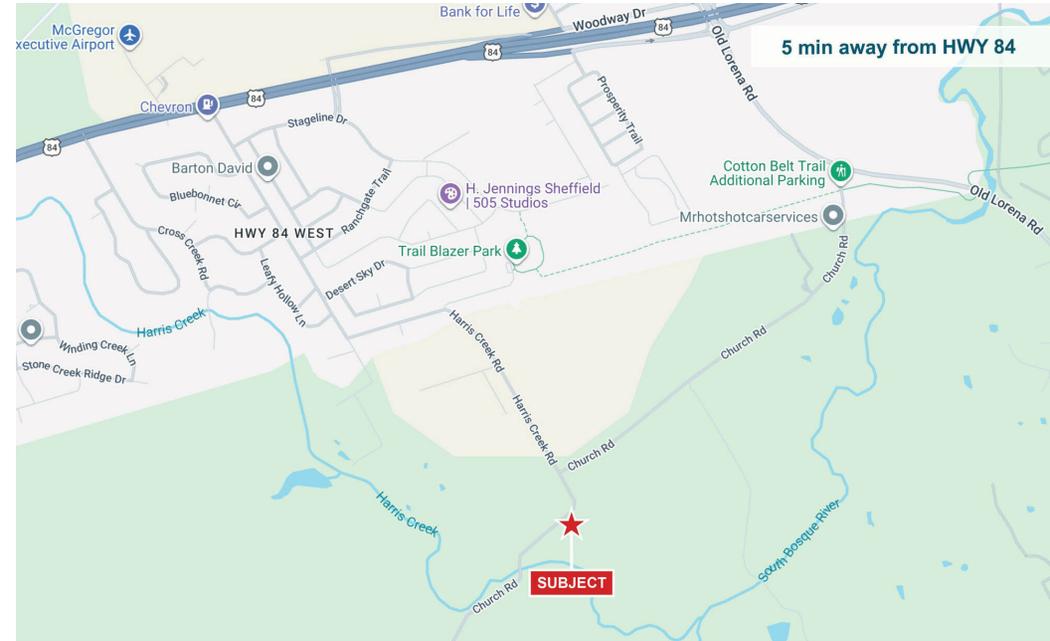
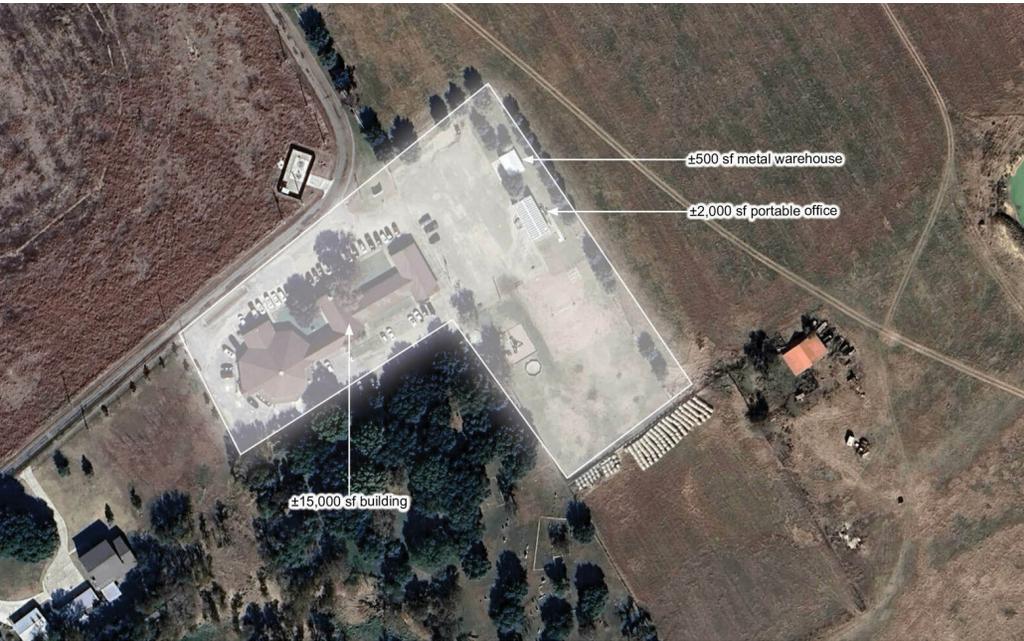
By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

*Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.*

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Franklin Street is pleased to present 1861 Church Road, a unique opportunity in the growing McGregor, Texas submarket featuring an existing religious sanctuary building with flexible use potential. Conveniently located with easy access to Highway 84 and the greater Waco area, the property offers a strong balance of accessibility and rural privacy.

The existing structure provides immediate functionality for office, community, specialty, or owner-user conversion, while the usable acreage and frontage along Church Road offer additional flexibility for a variety of permitted uses. With continued growth throughout the region, this property presents an excellent opportunity for an end user or investor seeking adaptable improvements in a well-positioned Central Texas location.

## PROPERTY HIGHLIGHTS

- Existing building with flexible repurpose potential for office, hospitality, community, or religious use
- Convenient access to Highway 84 and the greater Waco area
- Usable acreage with road frontage along Church Road offering added flexibility

## OFFERING SUMMARY

<b>Address:</b>	1861 Church Rd McGregor, TX 76657
<b>Asking Price:</b>	\$2,950,000 (\$196.66 per main ±15,000 SF Building)
<b>Acreage:</b>	±3.54 Acres
<b>Parcel ID Number:</b>	142189
<b>Legal Description:</b>	WILLINGHAM A (A-897) 1.60 Ac, PITTS I (A-713) 1.94 Ac, TOTAL 3.54 Acres
<b>Zoning:</b>	Waco ETJ
<b>Utilities:</b>	Water, Electric, Septic
<b>Floodplain:</b>	None
<b>Property Improvements:</b>	Improvement #1: Commercial Gross Building Area: 58,391 sqft Improvement #2: Commercial Gross Building Area: 29,762 sqft
<b>AADT Traffic Counts:</b>	Church Rd: 5 Year AADTs 226 (2021), FM 2837: Annual AADTs 5,728 (2024) Hwy 84: Annual AADTs 24,652 (2024)
<b>Survey:</b>	Yes
<b>Entitlements:</b>	None
<b>Broker Commissions:</b>	3% to Buyer's Broker

# AREA AMENITIES

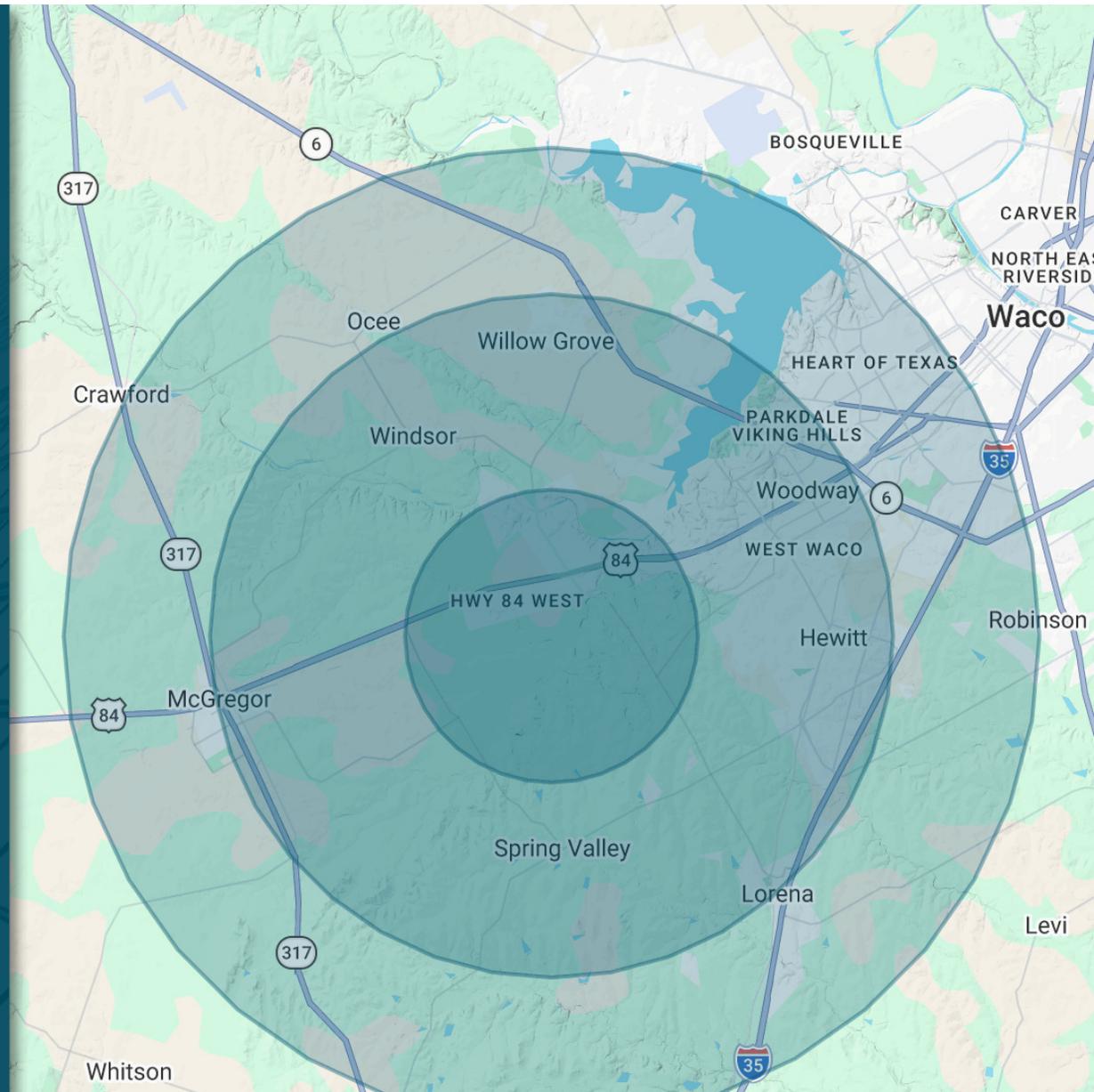


# AREA OVERVIEW

## DEMOGRAPHICS

	3 MILES	7 MILES	10 MILES
<b>POPULATION</b>			
Total population	8,054	59,496	136,443
Median age	41	42	39
Median age (Male)	41	40	38
Median age (Female)	41	43	40
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	2,811	22,107	50,763
# of persons per HH	2.9	2.7	2.7
Average HH income	\$174,204	\$127,901	\$98,452
Average house value	\$522,945	\$354,405	\$277,135

\* Demographic data derived from 2020 ACS - US Census



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Presented By:

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