

451 S Old Temple Rd
Hewitt, TX 76643

Land

Exclusively Offered By:

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Mike Meadows, Broker Associate
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FOR SALE

Kelly Realtors Commercial
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Offering Summary

- Total Land: \pm 23.449 Ac
 - Asking Price: \$1,276,798
 - Zoning: R-1 Single Family City of Hewitt
 - Utilities: Water & Sewer
- *Please confirm with City of Hewitt

Property Highlights

- Subject to platting and survey, this site is development ready
- Located across the street from Warren Park in the City of Hewitt, the property enjoys easy access to Interstate 35
- The property is near newly developing and established residential subdivisions. Gross Yowell Addn. and near Stone Ridge Attn.

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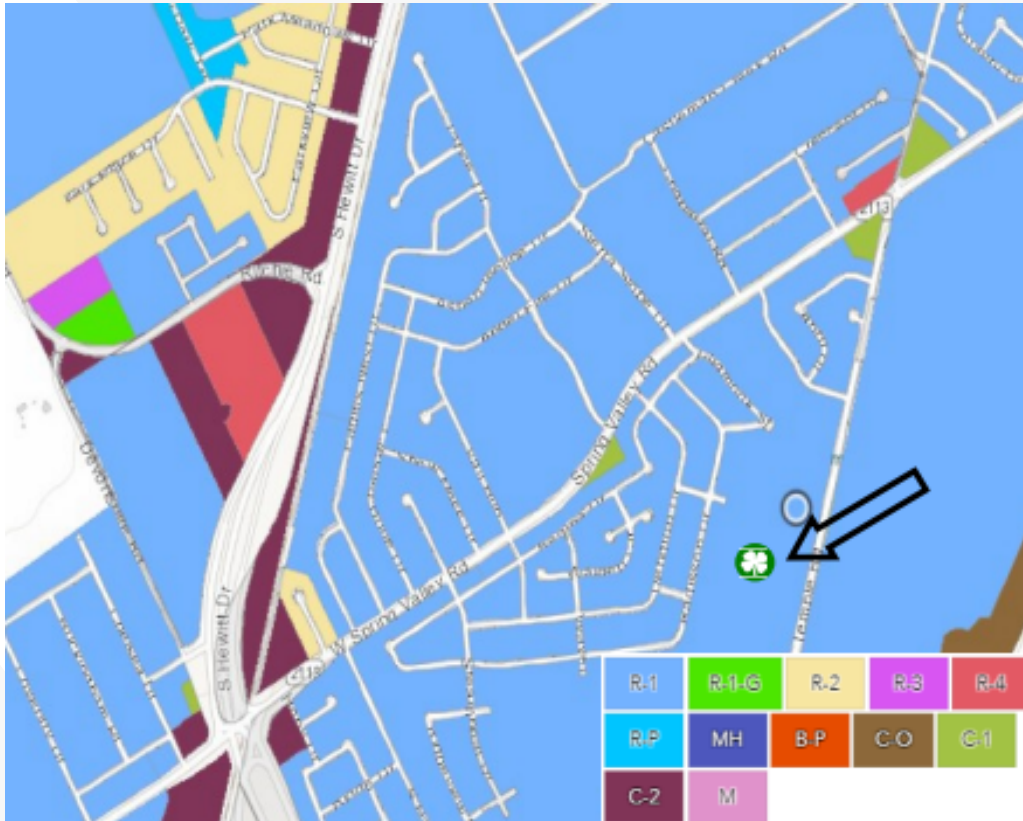


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National Flood Hazard Layer FIRMette



Legend

SEE RED REPORT FOR DETAILED LEGEND AND FIRM MAP FOR THIS PANEL LAYER

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone 1, 2, 3, 4
- With BFE or Depth Zone 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depths less than one foot or with drainage areas of less than one square mile Zone 1
- Future Conditions 1% Annual Chance Flood Hazard Zone 2
- Area with Reduced Flood Risk due to Levee, Sea Wall, Zone 3
- Area with Flood Risk due to Levee Zone 4

OTHER AREAS

- Area of Minimal Flood Hazard Zone 5
- Effective Limits
- Area of Undetermined Flood Hazard Zone 6

GENERAL FEATURES

- Channel, Culvert, or Waterway
- Levee, Dam, or Floodwall

OTHER FEATURES

- Coastal Features with 2% Annual Chance
- Water Surface Elevation
- Coastal Tract
- Base Flood Elevation Line (BFE)
- Line of Study
- Anticline Boundary
- Coastal Tract Boundary
- Profile Boundary
- Hydrographic Feature

DIGITAL DATA AVAILABILITY

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

The site displayed on this 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 (DFM) as it is not valid as described below. The base map shown complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative DFM, with revisions provided by FEMA. This map was updated on 3/13/2022 at 11:18 AM and does not reflect changes or amendments subsequent to this date and time. The DFM, and effective information may change or become superseded by new data over time.

This map image is valid if the use or one of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, compass rose, FEMA panel number, and FEMA effective date. Map images for unapproved and unauthorized use cannot be used for regulatory purposes.

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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.

Kelly Realtors Commercial	0485811		254-741-1500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Leah Cox	509469	lcox@kellyrealtors.com	254-741-1500
Designated Broker of Firm	License No.	Email	Phone
Leah Cox			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Colton William Kelly	717734	ckelly@kellyrealtors.com	817-991-0182
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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