



TBD HCR 1248

Whitney, TX



Subject
Property

188± Acres

- Ag-Exempt
- Located approximately an hour south of DFW and north of Waco
- Ideal investment for future development or immediate investment



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Property

Overview

Address: TBD HCR 1248, Whitney, TX

County: Hill County

Acres: 188±

Improvements: N/A

Frontage: ±

Terrain: Level, Open Pasture, Some Trees

Utilities: Close Proximity

Access: County Road 1248











Local

Demographics





**TBD Hcr 1248,
Whitney, TX**

Lake Whitney

Wildcat Stadium

Whitney Middle School

WHITNEY
QUICK PACK & SHIP
Whitney High School

Brookshires
Chicken EXPRESS
DOLLAR GENERAL
SONIC

SUBWAY
WHITNEY FAMILY EYECARE
A MEMBER OF Vision Source
McDonald's
Simple Simons Pizza
First Security State Bank

ANYTIME FITNESS

DOLLAR GENERAL

PRESCRIPTION PHARMACY

TEXACO

4M PARTS WAREHOUSE
Auto Parts

McCown Valley Park

Whitney City Park

ACE Hardware

Exxon

CITIZENS STATE BANK

Whitney Veterans Memorial Park

POLARIS

FAMILY DOLLAR

the yes way

Whitney Intermediate School

Whitney Elementary School

Brookshire Brothers

Lake Whitney State Park

ALLSUP'S

Chevron

Park Headquarters

WIN
Texas great Country Cafe & Pie Partry

Gulf



COUNTY RD 1248

BUCKSHOT

 Floodplain

FM 923

DEMOGRAPHIC SUMMARY

421-499 HCR-1248, Whitney, Texas, 76692

Ring of 1 mile

KEY FACTS

114

Population



39

Households

48.8

Median Age

\$51,445

Median Disposable Income

EDUCATION

12%

No High School Diploma



42%

High School Graduate



36%

Some College



9%

Bachelor's/Grad/Prof Degree

INCOME



\$58,085

Median Household Income



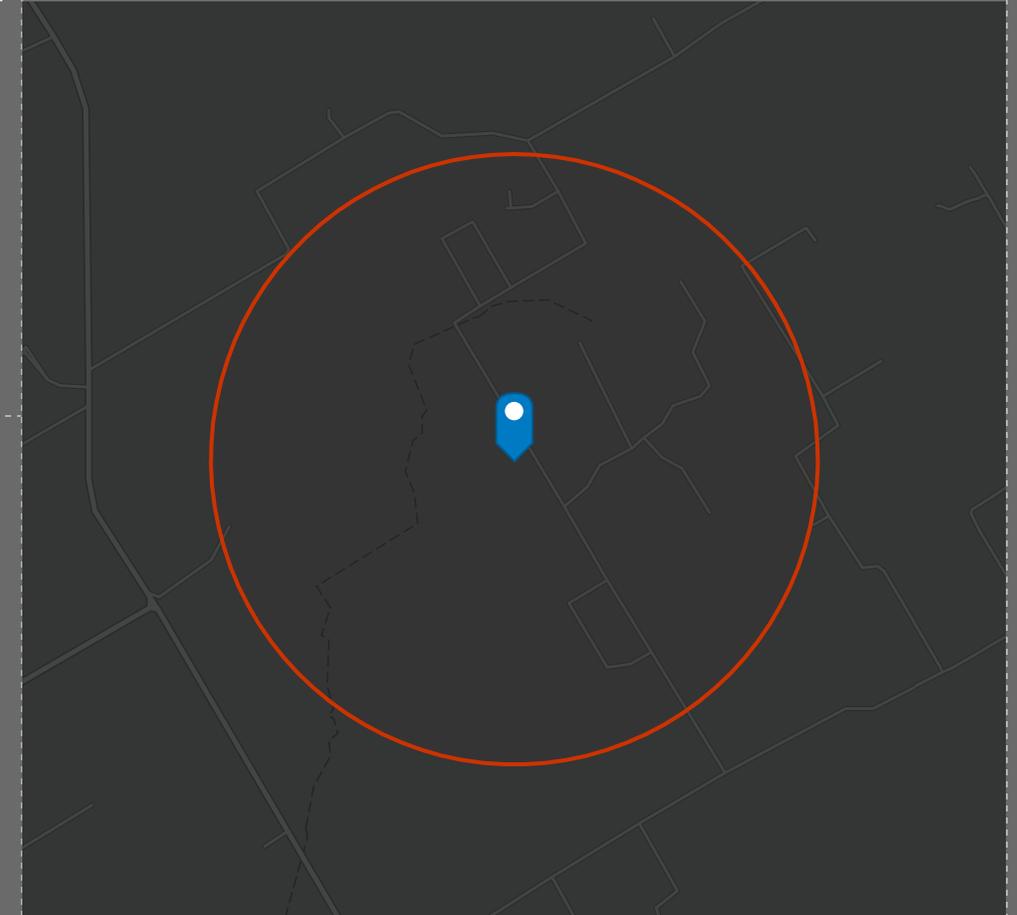
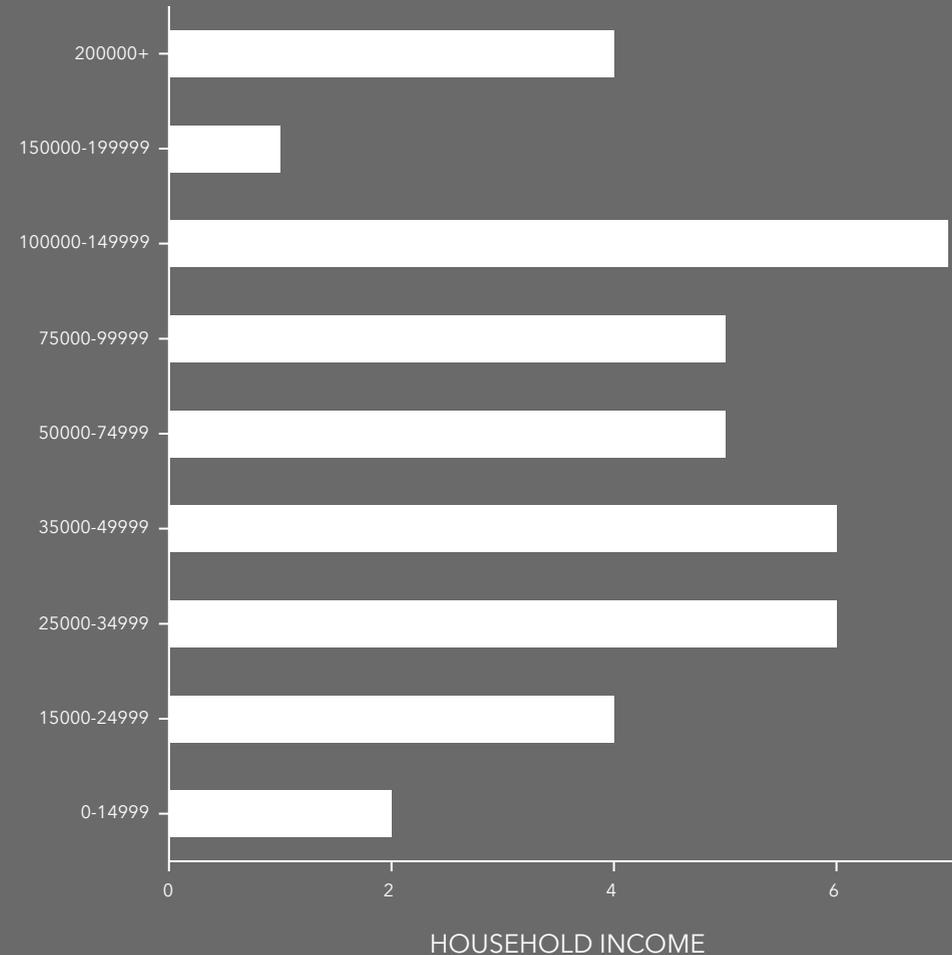
\$36,151

Per Capita Income



\$215,961

Median Net Worth



EMPLOYMENT



59%

White Collar



37%

Blue Collar



18%

Services

10.9%

Unemployment Rate

DEMOGRAPHIC SUMMARY

421-499 HCR-1248, Whitney, Texas, 76692

Ring of 3 miles



KEY FACTS

3,748

Population



1,584

Households

48.4

Median Age

\$44,666

Median Disposable Income

EDUCATION

15%

No High School Diploma



40%

High School Graduate



31%

Some College



14%

Bachelor's/Grad/Prof Degree

INCOME



\$51,740

Median Household Income



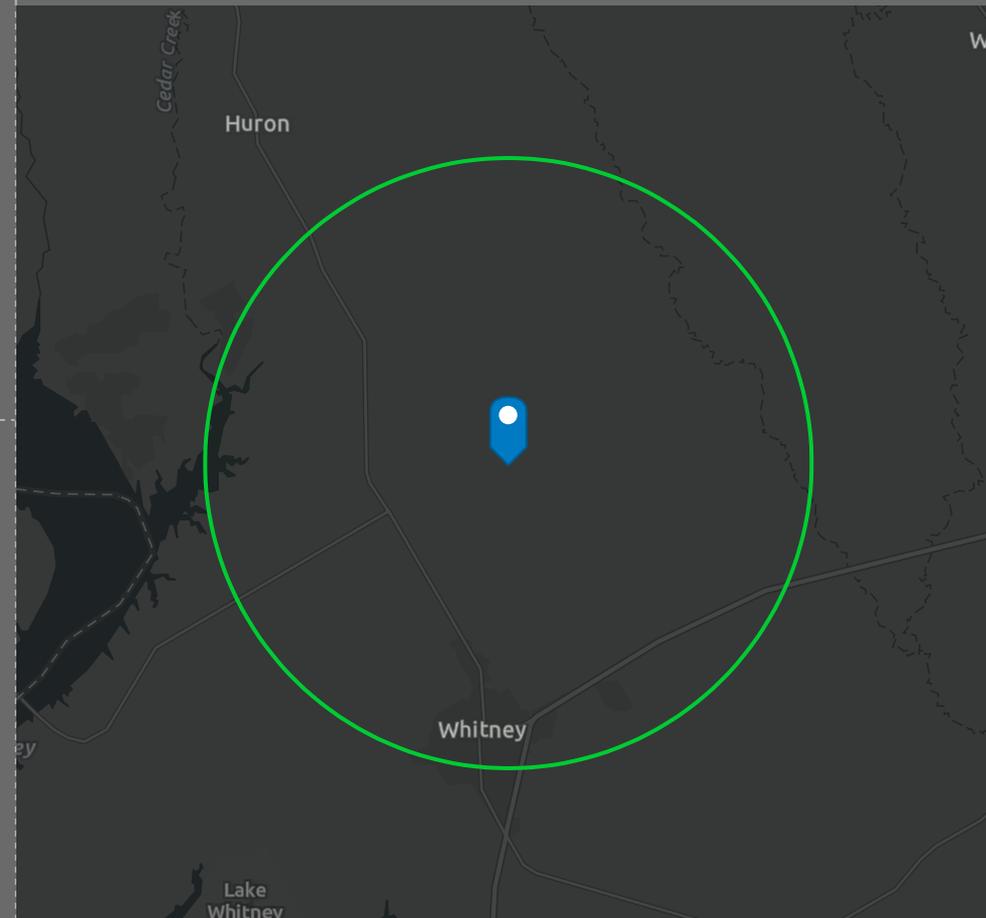
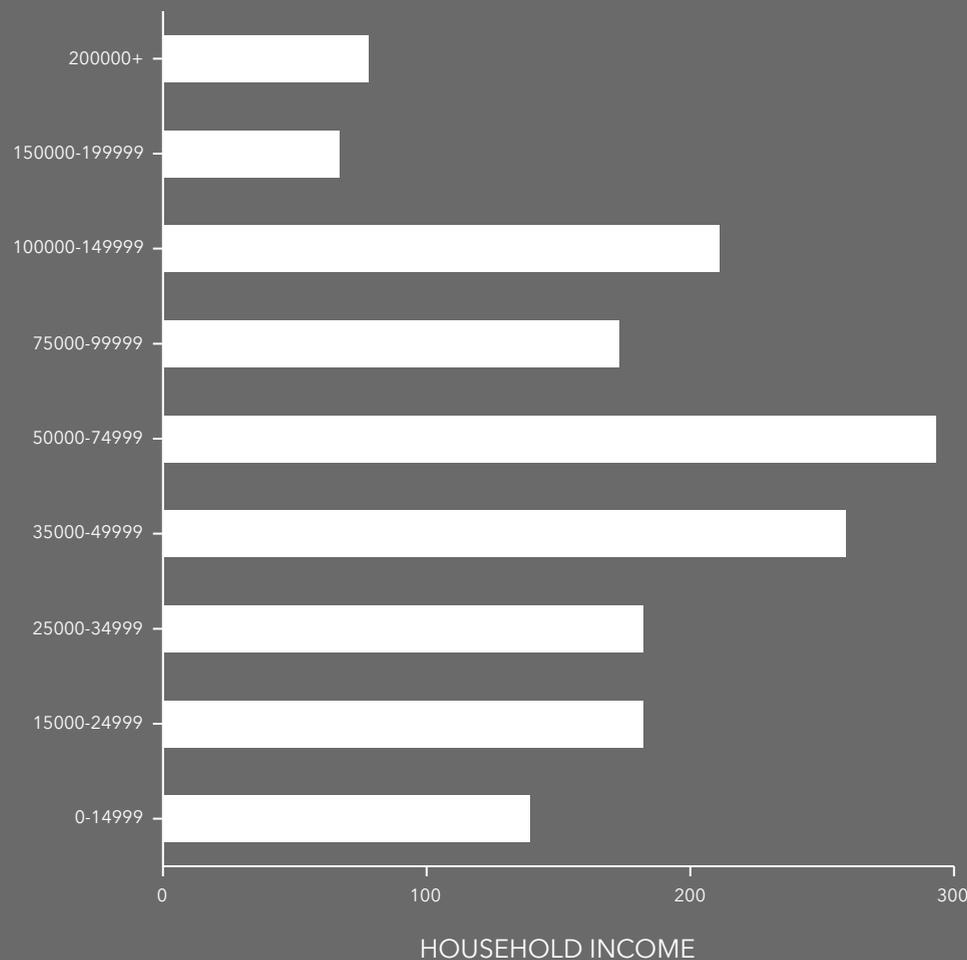
\$31,995

Per Capita Income



\$157,249

Median Net Worth



EMPLOYMENT



52%

White Collar



38%

Blue Collar



17%

Services

7.6%

Unemployment Rate

DEMOGRAPHIC SUMMARY

421-499 HCR-1248, Whitney, Texas, 76692

Ring of 5 miles



KEY FACTS

8,193

Population



3,380

Households

50.0

Median Age

\$45,793

Median Disposable Income

EDUCATION

13%

No High School Diploma



38%

High School Graduate



31%

Some College



18%

Bachelor's/Grad/Prof Degree

INCOME



\$52,541

Median Household Income



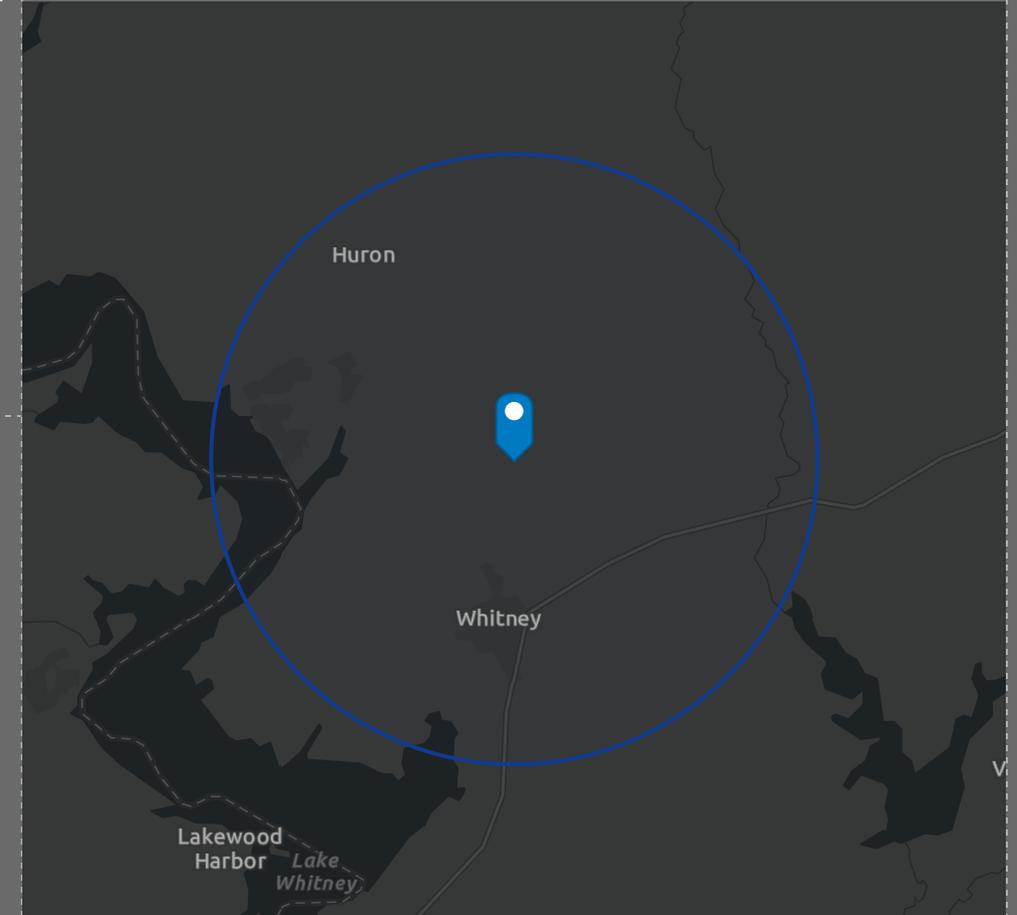
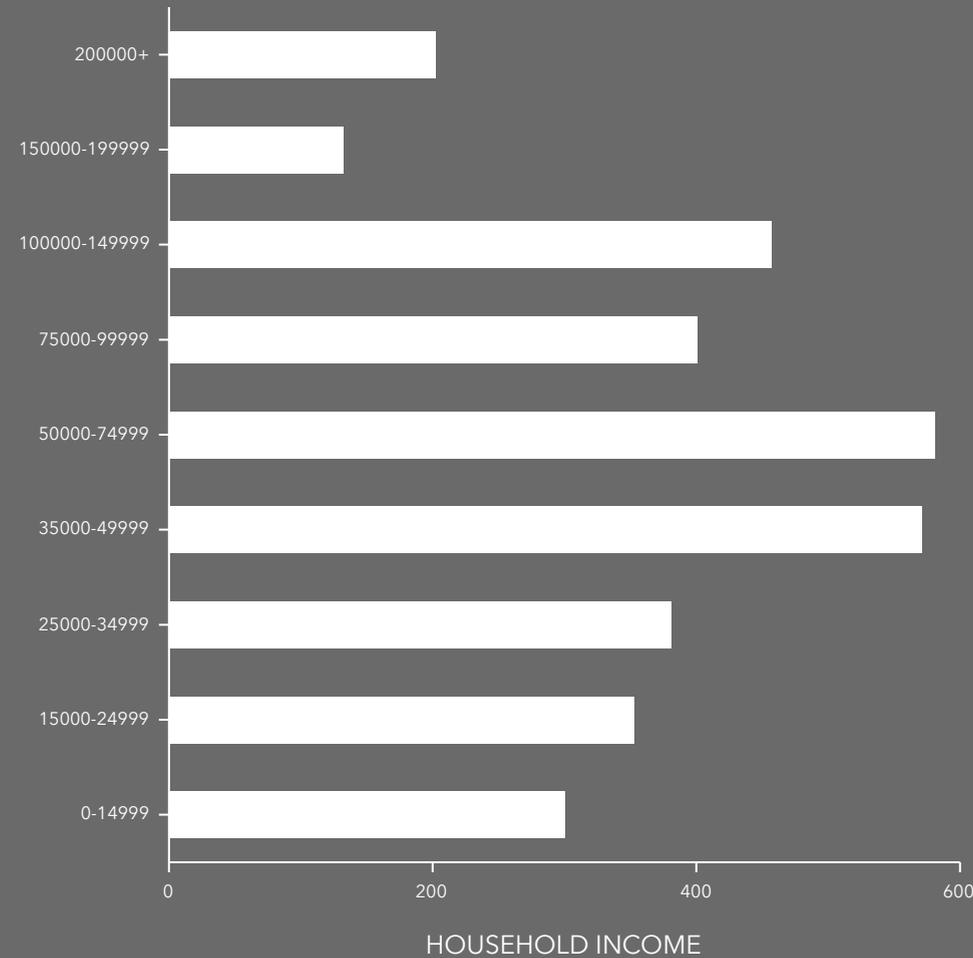
\$34,412

Per Capita Income



\$169,524

Median Net Worth



EMPLOYMENT



53%

White Collar



36%

Blue Collar



20%

Services

7.5%

Unemployment Rate

[Learn More](#)

Why SRC Local Markets?

SRC Local Markets, LLC was started by two real estate veterans with the following goal in mind "To give our clients the highest level of customer service and to treat every client like they were our only client". Thousands of transactions later we are still guided by that one goal. We make sure that each and every one of our clients gets the same high level of customer services, access to decades of real estate expertise and a team of dedicated individuals that are committed to making sure that our clients real estate goals are achieved with every transaction. In addition, we have access to all of the top real estate research tools to use on our clients behalf, relationships with the top real estate marketing websites and even our own in-house real estate attorney that is available to our clients. Currently, SRCLM is marketing in excess of \$100M in property for our clients nationwide.

Land

Disposition Group

About Us

SRCLM's Land Disposition Group serves individual, corporate, public, and private clients in acquiring and disposing of real property investments and developments. We pride ourselves on the 40 years of combined market knowledge our team has accrued in national and international commercial real estate markets. With this knowledge and foresight, we strive to strategically position our clients to achieve their real estate objectives. We offer extensive market analysis to our clients in order to provide them with the most up-to-date information regarding their property's value.

Our Objective

Our objective is to provide each client with the utmost care and service. This is done through our personal and hands-on approach to real estate transactions. Each real estate professional assigned to your account is accessible 24/7 by e-mail or phone to assist with any questions or concerns.

Our Approach

[Are you looking to invest or dispose of real estate assets?](#) SRCLM has the knowledge and resources to analyze and assist you with your real estate needs. We'll assess your real estate portfolio and suggest solutions, including disposition of property, farm and ranch land and help with real estate investments.

When you choose SRCLM, a dedicated team of real estate professionals will serve as your partners, getting to know your specific needs and priorities. We place a premium on accurate, real-time data, and will closely analyze the market to identify and predict long-term trends. Empowered by this valuable data, we'll sit down with you to determine the best course of action for you. From optimizing your real estate portfolio to negotiating contracts, SRCLM provides the expertise you need to keep your real estate investments [on point](#).

Get In Touch

Contact Information

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Disclaimer

The following information is from sources believed to be reliable. SRC Local Markets, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes or conditions, including price or rental, or with-drawal without notice. Any projections, assumptions, or estimates are for illustrative purposes only. Recipients should conduct their own due diligence.



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 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:
 - 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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