

## S. New Road. Waco, Texas | Pad Site For Sale

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+/- 1.232 Acre shovel ready Pad Site

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Site Acquisition | Advisory Services | Tenant Representation



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# S. New Road Pad Site. Waco, Texas | Highlights

<b>Land</b>	<ul style="list-style-type: none"> <li>▪ +/- 1.232 acres</li> </ul>
<b>Highlights</b>	<ul style="list-style-type: none"> <li>▪ Cottonwood Creek Market Development</li> <li>▪ 150 Single Family Units planned behind the site</li> <li>▪ Easily accessible from I-35</li> <li>▪ Across from QuikTrip &amp; Next to new Northern Tool</li> <li>▪ High growth area</li> </ul>
<b>Access</b>	<ul style="list-style-type: none"> <li>▪ Easement in place through neighboring property to New Road.</li> </ul>
<b>Zoning:</b>	<ul style="list-style-type: none"> <li>▪ C2 - Community Commercial</li> </ul>
<b>Land Use Plan</b>	<ul style="list-style-type: none"> <li>▪ Multiple: Med Density Res Office Flex, Mixed Use Flex, Open Space</li> </ul>
<b>Traffic Counts</b>	<ul style="list-style-type: none"> <li>▪ 91,585 AADT Interstate 35 (TxDOT 2022)</li> <li>▪ 19,741 AADT S. New Road (TxDOT 2022)</li> </ul>
<b>Utilities</b>	<ul style="list-style-type: none"> <li>▪ Serviced by a 12" Water Line and 8" Sanitary Sewer Line.</li> </ul>
<b>Comments</b>	<ul style="list-style-type: none"> <li>▪ Shovel ready commercial / retail pad site on busy New Road in one of Waco's premier retail areas.</li> </ul>
<b>Price</b>	<ul style="list-style-type: none"> <li>▪ \$23 PSF</li> </ul>

## Site Photos



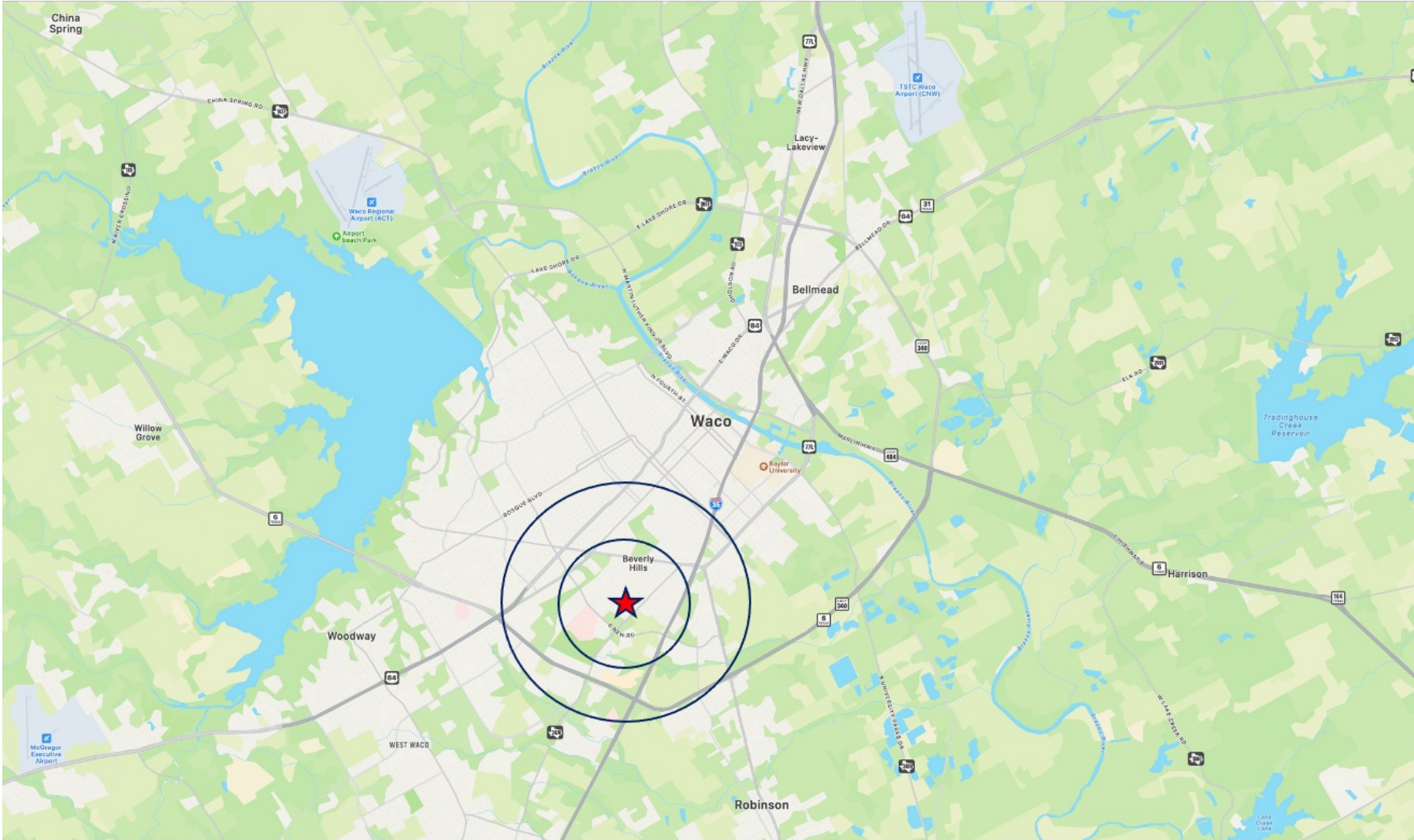
# S. New Road Pad Site. Waco, Texas | Overview



Shovel ready pad site in a premier Waco retail area. Located along S. New Road, the property is zoned C2 - Community Commercial. At +/- 1.232 acres, this site is great for a restaurant, car wash, hotel or other permitted use. The property is situated off Interstate-35 offering great visibility in a high growth area. This pad site is located within the Cottonwood Creek market area and is surrounded by new and planned development. Near adjacent to the property is multi-family, retail and family entertainment offerings to include Main Event, Top Golf and Cinemark. Just north of the pad site is Specs, Northern Tool, Pilot Travel Center and QuikTrip. Water and sewer utilities are located in proximity to the property. The site offers +/- 121 feet of S. New Road frontage.

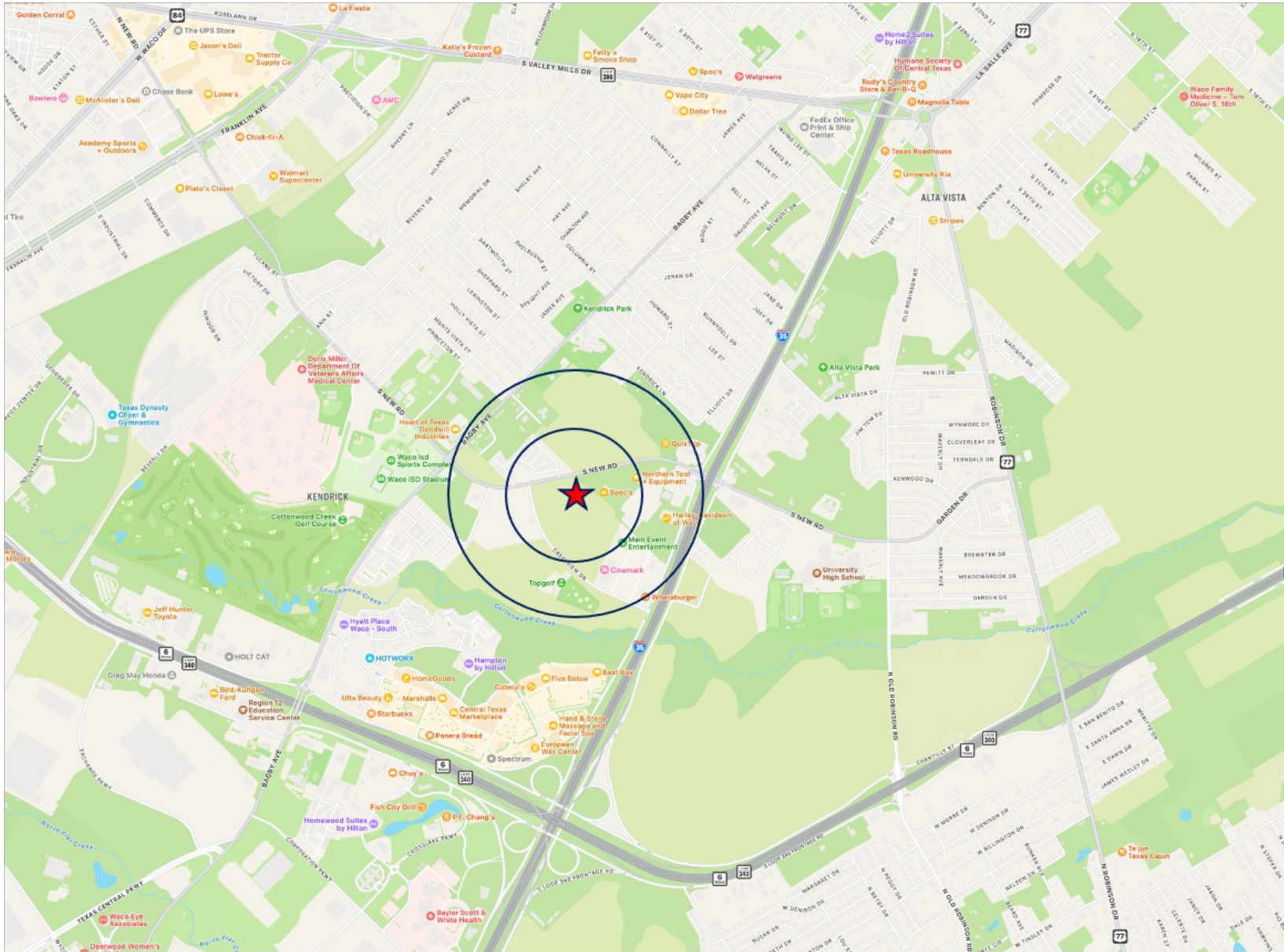


# S. New Road Pad Site. Waco, Texas | Map

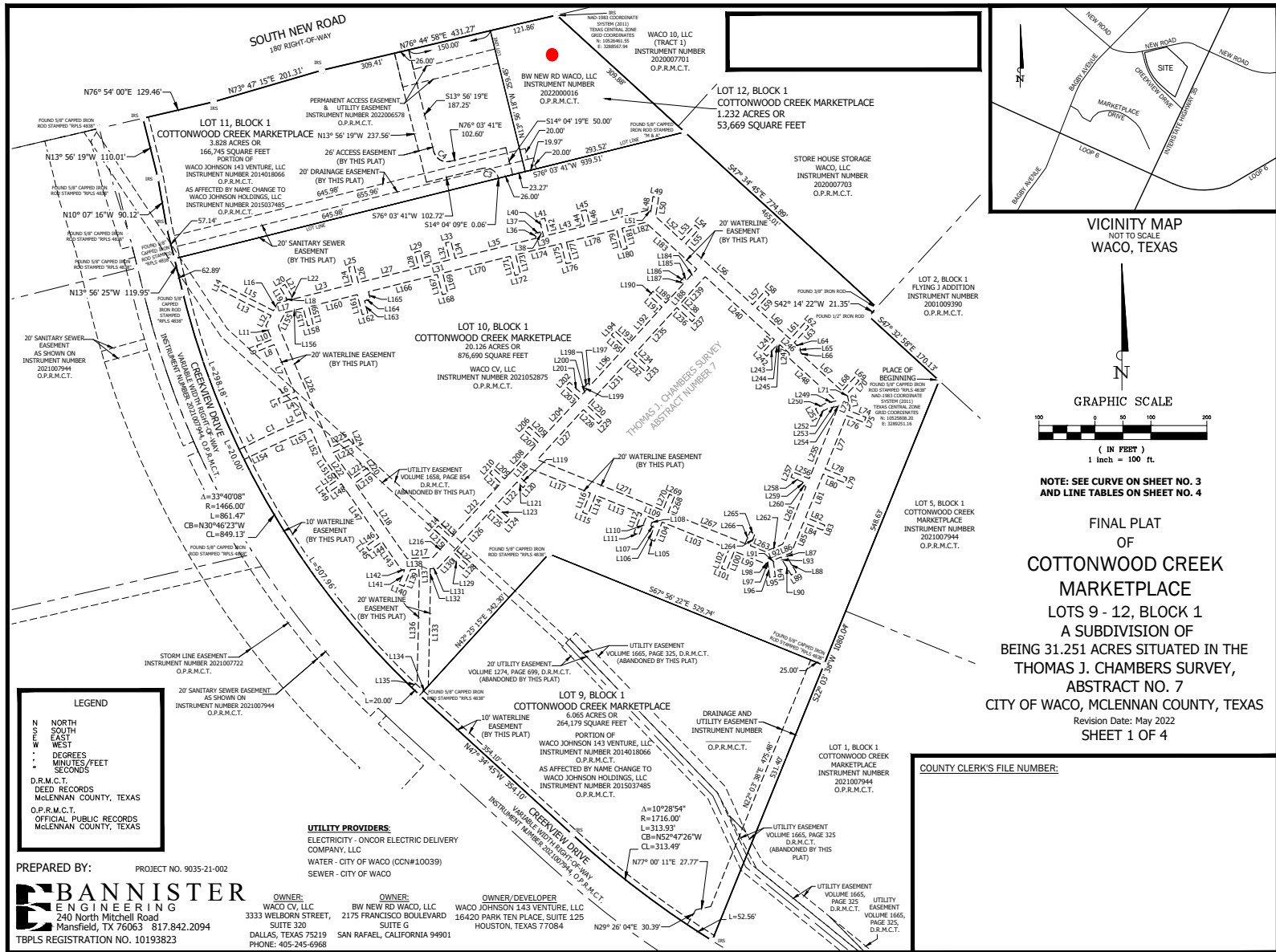




# S. New Road Pad Site. Waco, Texas | Market Map



# S. New Road Pad Site. Waco, Texas | Final Plat



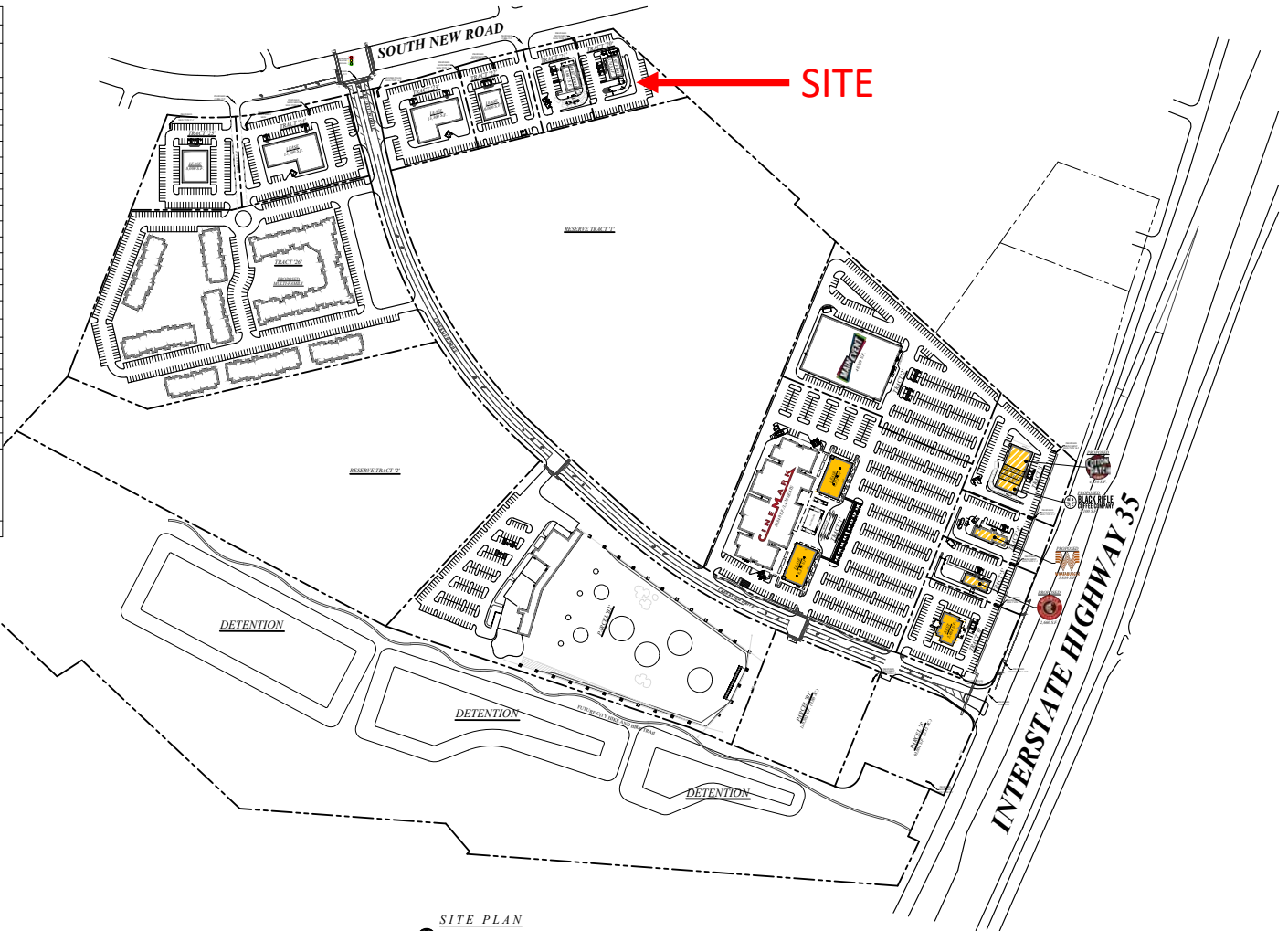
# S. New Road Pad Site. Waco, Texas | Site Plan

DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA (S.F.)	(ACRES)	BUILDING AREA	PARKING PROVIDED	PARKING RATIO / ANSO	DENSITY %
TRACT 1	414,799	9.52	75,629	146	8.77	17.75
TRACT 2	239,294	5.53	48,559	96	7.11	23.44
TRACT 3	78,992	1.81	9,849	94	8.53	12.47
TRACT 4	47,462	1.09	5,839	41	2.02	12.30
TRACT 5	41,796	0.96	2,660	43	16.17	6.37
TRACT 6	77,188	1.77	5,484	111	20.24	7.37
TRACT 20	51,667	1.21	3,745	64	17.09	6.98
TRACT 21	42,446	0.97	3,667	42	11.45	8.64
TRACT 22	54,012	1.24	4,000	89	14.83	11.11
TRACT 23	20,283	0.46	13,300	89	6.69	18.82
TRACT 24	98,967	2.27	15,100	141	9.34	15.27
TRACT 25	79,196	1.82	8,000	101	12.63	10.10
PARCEL B2	489,723	11.24	17,800	150	8.45	8.69
SUBTOTAL	1,267,697	28.58	211,611	1,947	9.11	12.09
RESERVE TRACT 1	1,140,876	26.19				
RESERVE TRACT 2	720,479	16.54				
PARCEL A	93,654	2.15				
PARCEL B1	130,502	3.00				
TRACT 26	521,779	11.98				
PUBLIC R.O.W.	199,284	4.57				
DETENTION	1,628,006	37.37				
SUBTOTAL	4,434,450	101.80				
TOTAL	6,302,107	142.38				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in this Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP103      DATE: 03.09.21

AVAILABLE



SITE PLAN  
 0 70' 140' 280'  
 NORTH

## COTTONWOOD CREEK MARKET

PRELIMINARY STUDY  
 SWC OF INTERSTATE HIGHWAY 35 & SOUTH NEW ROAD  
 WACO, TEXAS

NewQuest  
 PROPERTIES  
 8827 W. Sam Houston Parkway N.  
 Suite 200 | Houston, Texas 77040  
 281.477.4300 www.newquest.com

INDEPENDENCE  
 COMMERCIAL REAL ESTATE



# S. New Road Pad Site. Waco, Texas | Public Utilities Map





# S. New Road Pad Site. Waco, Texas | Submarket Aerial





# S. New Road Pad Site. Waco, Texas | Market Aerial









# S. New Road Pad Site. Waco, Texas | view from northwest





S. New Road Pad Site. Waco, Texas | view from west





S. New Road Pad Site. Waco, Texas | view from southwest





# S. New Road Pad Site. Waco, Texas | view from south





S. New Road Pad Site. Waco, Texas | view from southeast





S. New Road Pad Site. Waco, Texas | view from east





# S. New Road Pad Site. Waco, Texas | view from north





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This real estate marketing brochure has been prepared to only provide a summary of the subject property to prospective buyers. The information contained in this marketing brochure has been obtained from sources Independence Commercial Real Estate trusts to be reliable. Prospective buyers are responsible to verify the information provided herein. Lot lines and measurements displayed on aerial imagery do not represent a Survey. ICRE makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



# Information About Brokerage Services



## 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:
  - 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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Designated Broker of Firm	License No.	Email	Phone
Erik W. Ray	575358	erik@ind-re.com	254-239-9299
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Preston Wolfe	631645	preston@ind-re.com	512-636-7821
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](http://www.trec.texas.gov)

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