

PROPERTY DESCRIPTION

Located just a short distance from Waco, this property spans across 7.809 acres and offers a prime location that is perfect for commercial development. With the area experiencing significant growth, you can tap into the potential of this up and coming area. One of the key highlights of this property is its divisibility, providing flexibility for potential buyers.

Surrounded by national retailers, the property benefits from its strategic position. This prime location ensures excellent visibility and accessibility, attracting a steady flow of potential customers or residents. The presence of well-known retailers in the vicinity further enhances the property's value, fostering a sense of vibrancy and commercial viability.

PROPERTY HIGHLIGHTS

- Located just a short distance from Waco
- Nearby shopping centers, restaurants, entertainment venues, and educational institutions
- Attractive destination for businesses looking for convenience and accessibility

OFFERING SUMMARY

Sale Price:	Starting @ \$10 sf. Depending on size and location
Lot Size:	Various/Sizes can be adjusted

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	385	2,227	8,255
Total Population	1,171	6,373	19,574
Average HH Income	\$76,637	\$83,131	\$69,933

RANDY REID
 Broker/Owner
 254.709.0456
 randy@reidpeevey.com

The information contained herein is derived from sources deemed reliable, but no warranty or representation is made or assumed for the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, or physical or familial status.

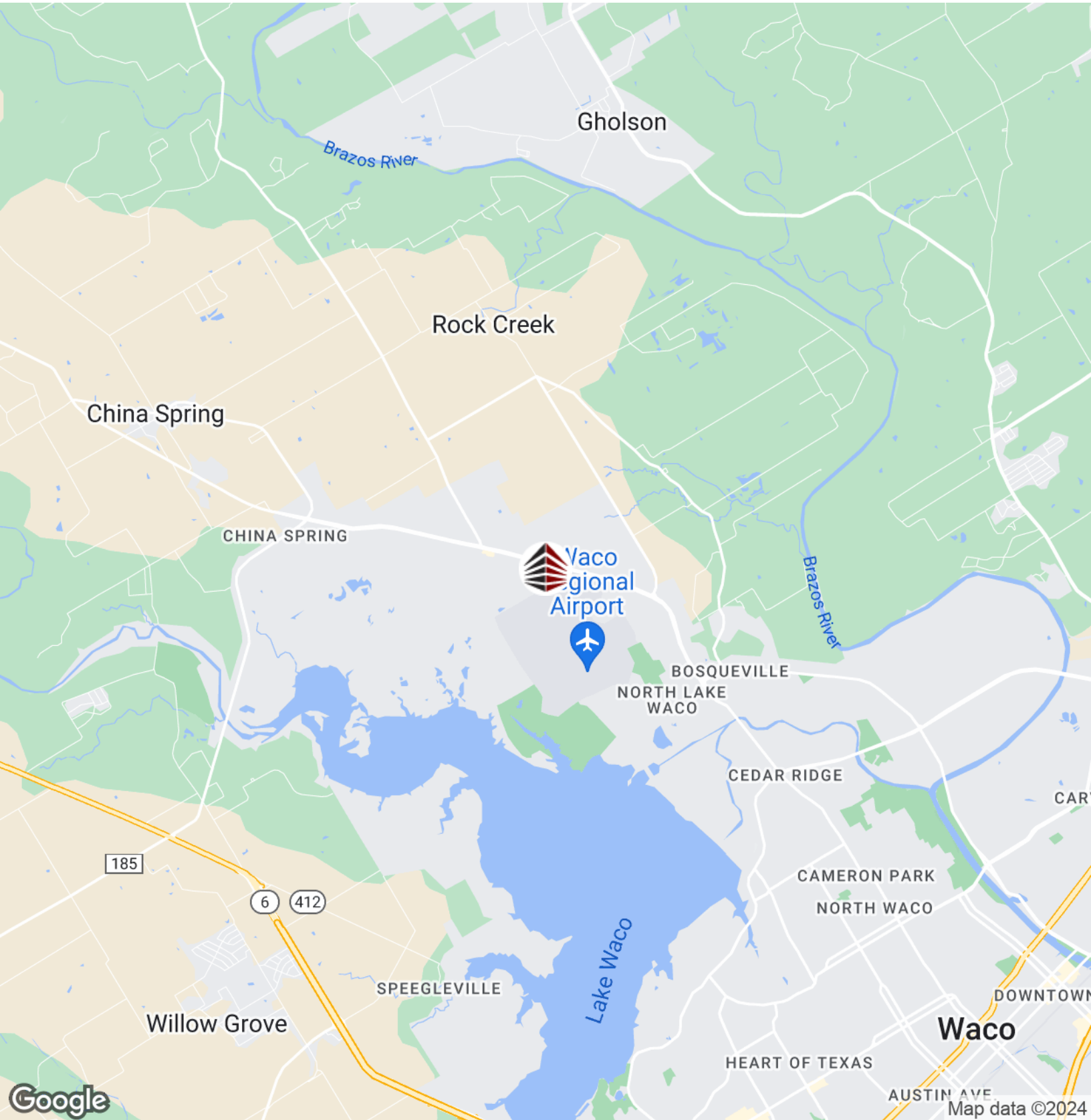




FOR SALE

7.809 Acres on China Spring Hwy Waco, TX 76708

LOCATION MAP



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FOR SALE

RETAILER MAP

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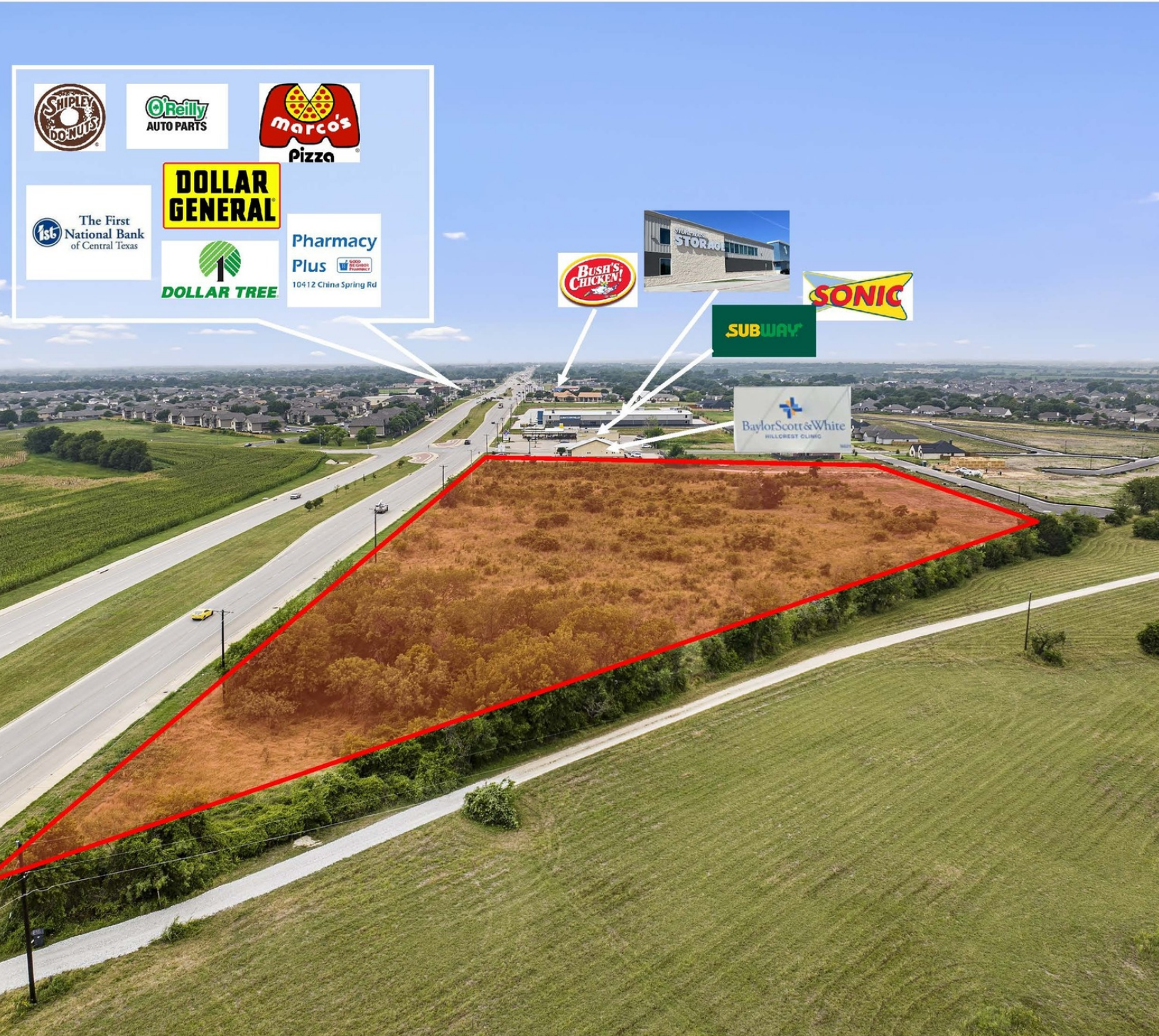




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ADDITIONAL PHOTOS

7.809 Acres on China Spring Hwy, Waco, TX 76708



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Reid Peevey Company, LLC.	9005413	randy@reidpeevey.com	(254)752-9500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Randy Reid	333073	randy@reidpeevey.com	(254)752-9500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jim Peevey, SIOR, CCIM	419000	jim@reidpeevey.com	254-752-9500
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

JS Peevey Company, LLC, 213 Old Hewitt Road Waco TX 76712
Becky Antunes

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IABS 1-0 Date
Peevey IABS

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