



OFFERING MEMORANDUM



13341 CHINA SPRING RD, CHINA SPRING TX 76633

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*Exclusively Marketed by:*

### **Robert Barnes**

Greater Waco Realty

(432) 967-3279

robertbarnes@gwrhomes.com



01 **Executive Summary**  
Investment Summary

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## OFFERING SUMMARY

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ADDRESS	13341 China Spring Rd China Spring TX 76633
BUILDING SF	3,200 SF
LAND ACRES	1.02
LAND SF	44,562 SF
YEAR BUILT	1988

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## FINANCIAL SUMMARY

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PRICE	\$435,000
PRICE PSF	\$135.94

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	1,072	7,474	17,272
2026 Median HH Income	\$95,279	\$112,271	\$107,145
2026 Average HH Income	\$116,100	\$128,708	\$125,348

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- Seller offering owner financing – great opportunity for owner-users or investor
- Standalone commercial building in China Spring
- Easily adaptable for office, retail, medical, or service use
- Storage building with electricity conesys with sale
- Could be reconfigured back to multi-tenant
- Frontage on China Spring Road

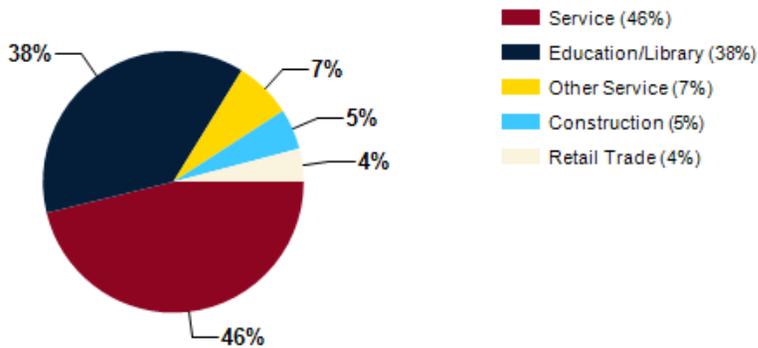
02

**Location**

- Location Summary
- Local Business Map
- Major Employers Map

- The property is located in China Spring, a small town in central Texas known for its scenic countryside and proximity to Lake Waco.
- China Spring is a tight-knit community with a low crime rate, making it an attractive place for families and businesses alike.
- Nearby amenities include China Spring ISD, which serves the area's educational needs, and local restaurants like George's Restaurant & Bar.
- The property's location on China Spring Road provides good visibility and accessibility for potential customers or clients.
- The town offers a peaceful atmosphere away from the hustle and bustle of larger cities, ideal for those seeking a more relaxed lifestyle.

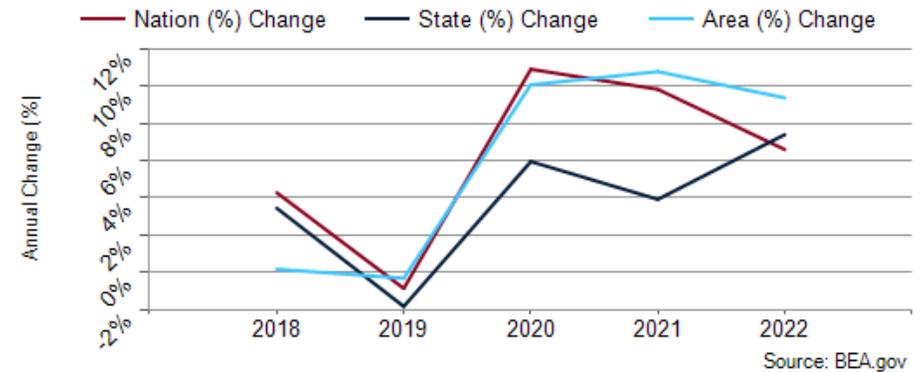
### Major Industries by Employee Count

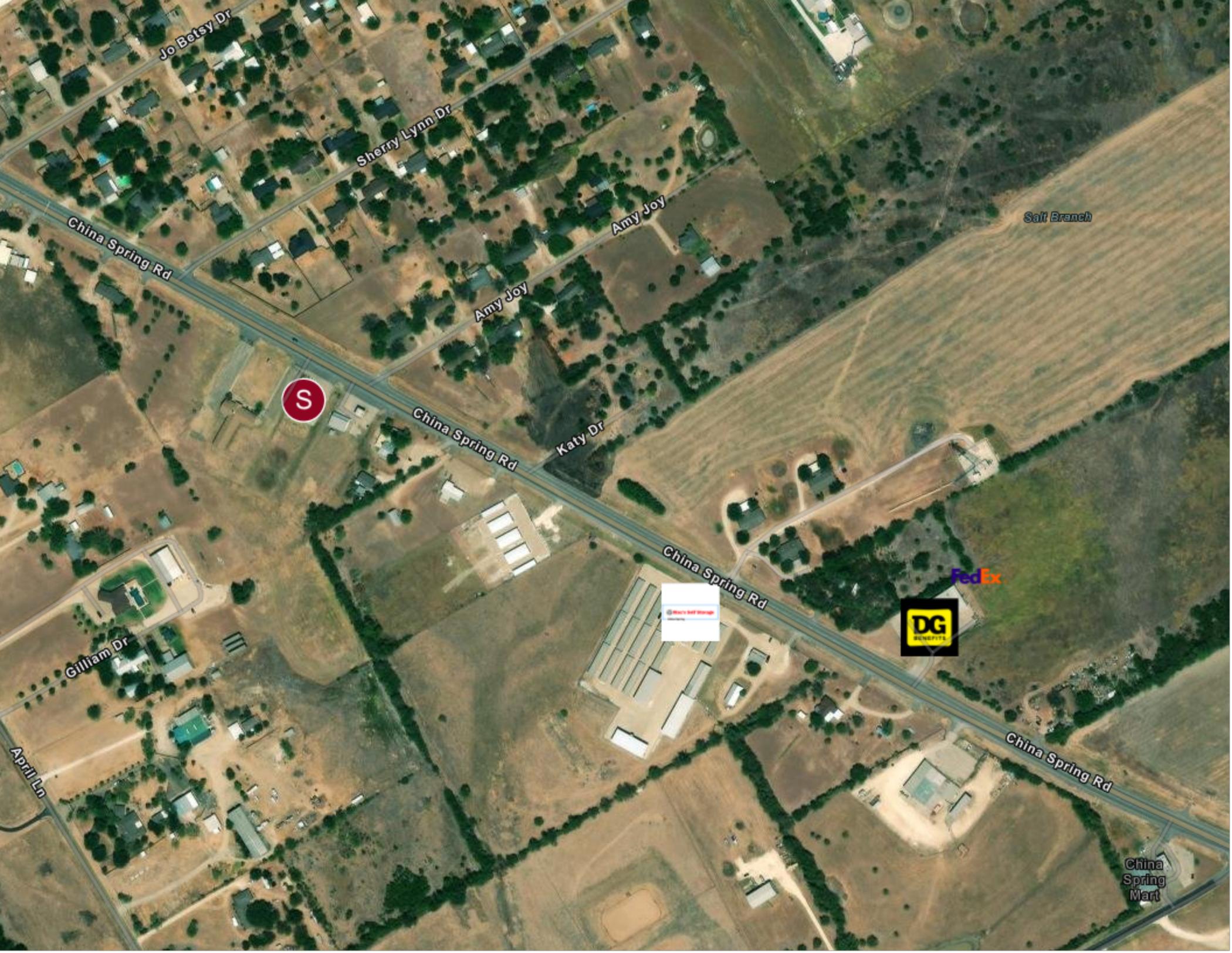


### Largest Employers

China Spring Independent School District	663
Grocery Supply Company	540
Saputo Foods, Inc.	540
Hopkins County Hospital	463
Wal-Mart Stores, Inc.	375
CMH Manufacturing	293
Signature Solar	257
Hopkins County	252

### McLennan County GDP Trend





Jo Betsy Dr

Sherry Lynn Dr

Amy Joy

Amy Joy

Katy Dr

Salt Branch

S

China Spring Rd

China Spring Rd

China Spring Rd

China Spring Rd

Gilliam Dr

April Ln



FedEx

China Spring Mart

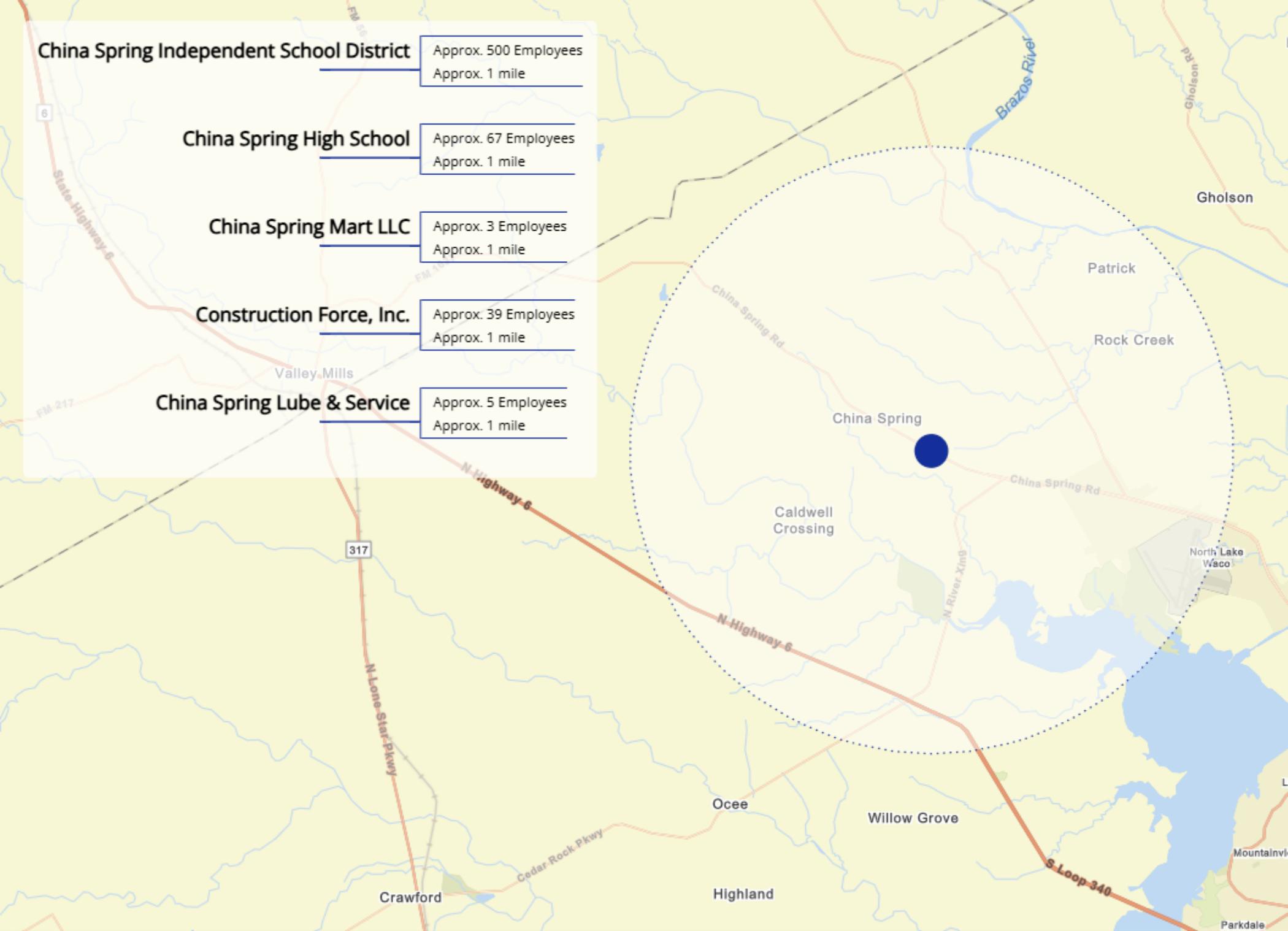
**China Spring Independent School District**    Approx. 500 Employees  
Approx. 1 mile

**China Spring High School**    Approx. 67 Employees  
Approx. 1 mile

**China Spring Mart LLC**    Approx. 3 Employees  
Approx. 1 mile

**Construction Force, Inc.**    Approx. 39 Employees  
Approx. 1 mile

**China Spring Lube & Service**    Approx. 5 Employees  
Approx. 1 mile



03 **Property Description**

Property Features

Property Images

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## PROPERTY FEATURES

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NUMBER OF TENANTS	1
BUILDING SF	3,200
LAND SF	44,562
LAND ACRES	1.02
YEAR BUILT	1988
ZONING TYPE	C

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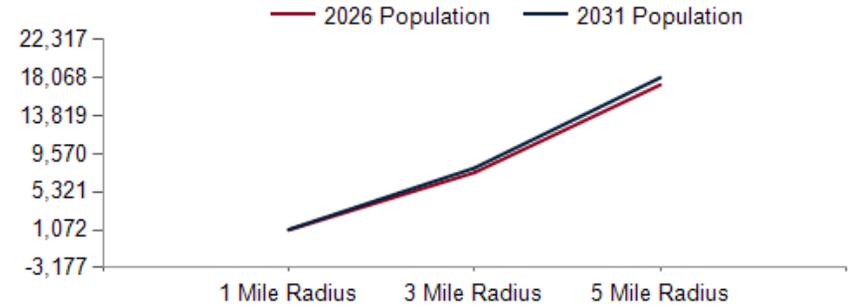
**Demographics**

General Demographics

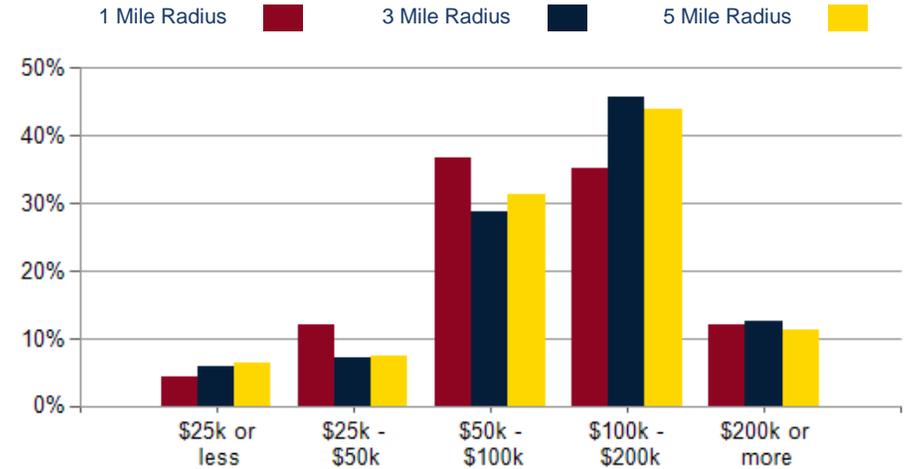
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	688	3,055	7,097
2010 Population	864	4,551	11,590
2026 Population	1,072	7,474	17,272
2031 Population	1,114	7,989	18,068
2026 African American	24	291	835
2026 American Indian	11	51	108
2026 Asian	7	79	227
2026 Hispanic	188	1,067	2,539
2026 Other Race	45	269	675
2026 White	856	6,030	13,675
2026 Multiracial	128	741	1,730
2026-2031: Population: Growth Rate	3.85%	6.70%	4.55%

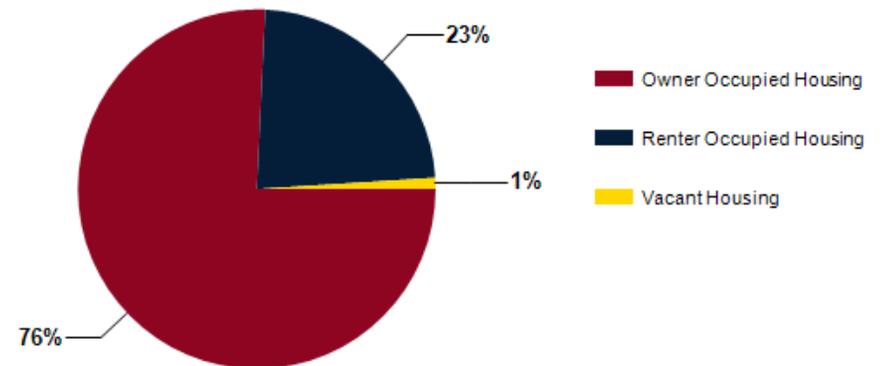
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4	99	245
\$15,000-\$24,999	11	52	142
\$25,000-\$34,999	11	41	139
\$35,000-\$49,999	32	141	319
\$50,000-\$74,999	54	294	834
\$75,000-\$99,999	77	443	1,075
\$100,000-\$149,999	81	676	1,512
\$150,000-\$199,999	45	495	1,172
\$200,000 or greater	43	320	687
Median HH Income	\$95,279	\$112,271	\$107,145
Average HH Income	\$116,100	\$128,708	\$125,348



2026 Household Income



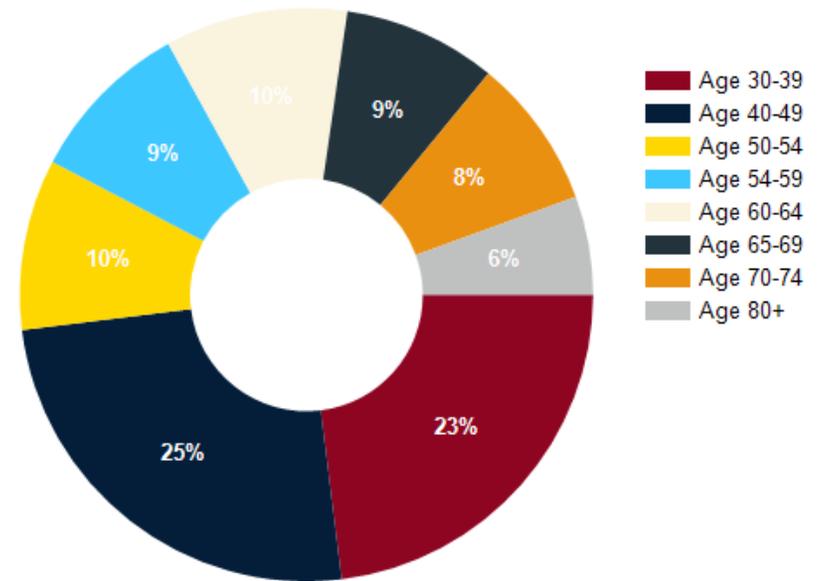
2026 Own vs. Rent - 1 Mile Radius



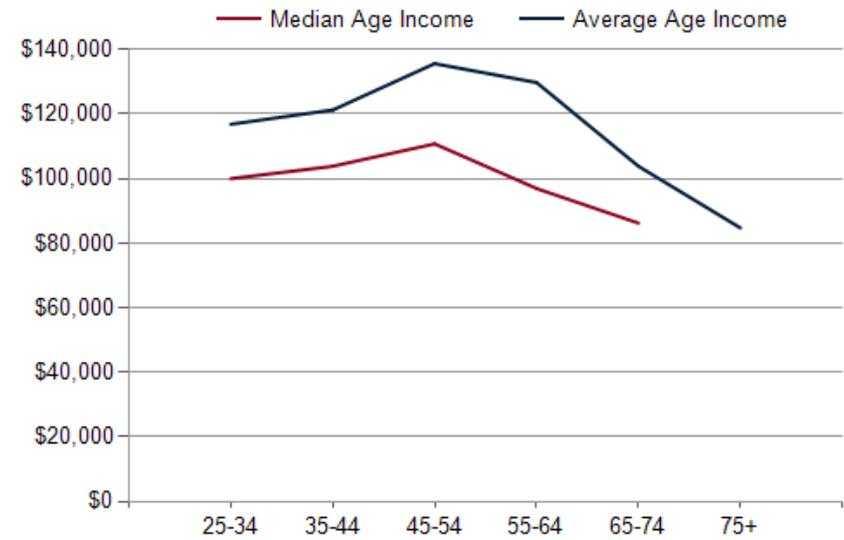
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	60	415	1,003
2026 Population Age 35-39	81	530	1,237
2026 Population Age 40-44	81	564	1,283
2026 Population Age 45-49	72	528	1,187
2026 Population Age 50-54	59	465	1,079
2026 Population Age 55-59	57	420	982
2026 Population Age 60-64	63	429	945
2026 Population Age 65-69	53	396	928
2026 Population Age 70-74	52	353	777
2026 Population Age 75-79	34	236	514
2026 Population Age 80-84	20	139	319
2026 Population Age 85+	13	90	201
2026 Population Age 18+	798	5,614	12,900
2026 Median Age	38	39	38
2031 Median Age	39	40	39

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,000	\$108,837	\$103,911
Average Household Income 25-34	\$116,859	\$124,126	\$119,518
Median Household Income 35-44	\$103,847	\$121,694	\$116,715
Average Household Income 35-44	\$121,277	\$138,266	\$133,351
Median Household Income 45-54	\$110,773	\$130,305	\$125,052
Average Household Income 45-54	\$135,643	\$148,862	\$144,623
Median Household Income 55-64	\$96,954	\$117,467	\$114,412
Average Household Income 55-64	\$129,792	\$140,422	\$136,219
Median Household Income 65-74	\$86,217	\$104,143	\$100,672
Average Household Income 65-74	\$103,850	\$120,183	\$118,317
Average Household Income 75+	\$84,735	\$86,101	\$84,357



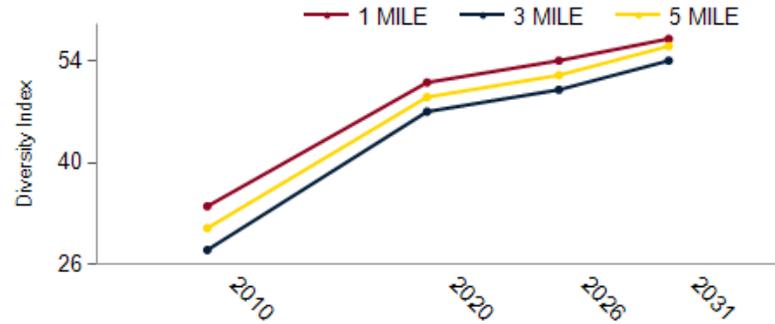
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	57	54	56
Diversity Index (current year)	54	50	52
Diversity Index (2020)	51	47	49
Diversity Index (2010)	35	28	31

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	3%	4%
American Indian	1%	1%	1%
Asian	1%	1%	1%
Hispanic	15%	13%	13%
Multiracial	10%	9%	9%
Other Race	4%	3%	3%
White	68%	71%	69%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	30	46	38
Median Asian Age	18	40	37
Median Black Age	38	33	32
Median Hispanic Age	25	25	25
Median Multiple Races Age	29	28	27
Median Other Race Age	32	30	30
Median Pacific Islander Age	53	33	51
Median White Age	39	41	40

2026 MEDIAN AGE BY RACE

