

# 8.5 ACRES - HEWITT

Pad Site for Sale or Lease  
Future Grocery-Anchored Multi-Tenant Retail Space for Lease

SWC of I-35 and South Hewitt Drive  
Hewitt, Texas

*\*Representative Photo\**



 **NewQuest**

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# Project Highlights



**40%**  
POPULATION  
GROWTH  
WITHIN 3 MILES  
FROM 2020 TO 2025



**\$130K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 5 MILES



**88K**  
CURRENT  
POPULATION  
WITHIN 7 MILES

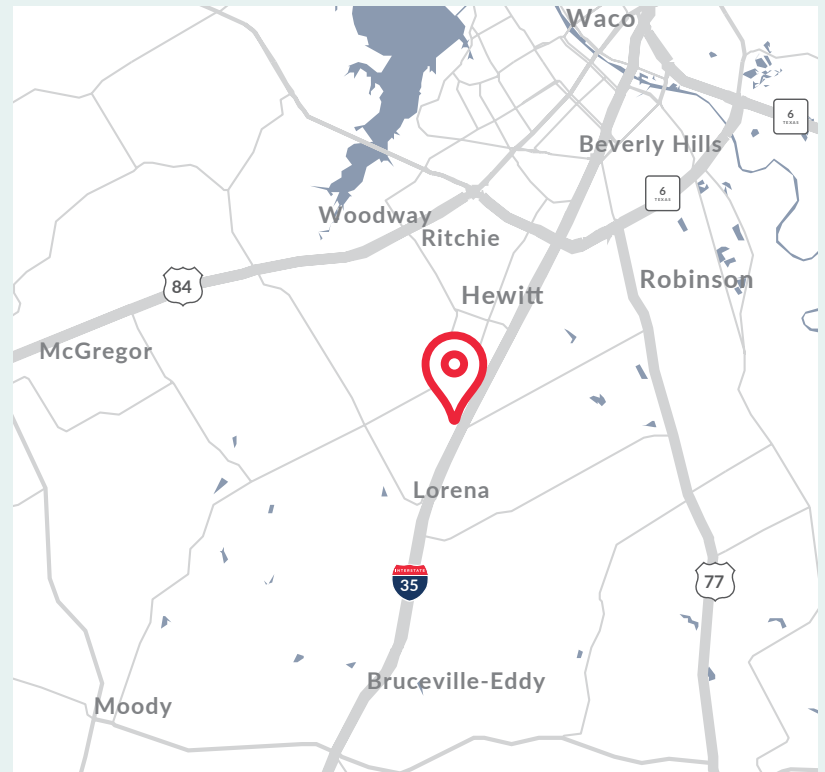
2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

## MAJOR AREA RETAILERS

**ROSS**



**Walmart**





# Project Highlights



**PROPOSED GROCER TRACT**, LOCATED OFF I-35 AND ADJACENT TO THE SITE, LAND CLOSED IN MARCH 2024



WITHIN 5 MILES, NEW MANUFACTURING FACILITIES FROM GRAPHIC PACKAGING INTERNATIONAL AND PURA GRANDE BOTTLING ARE COMING SOON



WACO ADDED 3,800 JOBS LAST YEAR, PLACING IT AMONG THE TOP 100 U.S. METROS FOR JOB GROWTH



HIGH-INCOME EMPLOYMENT SURGED 7%, HIGHLIGHTING A SHIFT TOWARD HIGHER-PAYING OPPORTUNITIES IN THE REGION



3.24 AND 5.26-ACRE TRACTS INCLUDE PADS FOR SALE & FUTURE MULTI-TENANT RETAIL BUILDINGS FOR LEASE

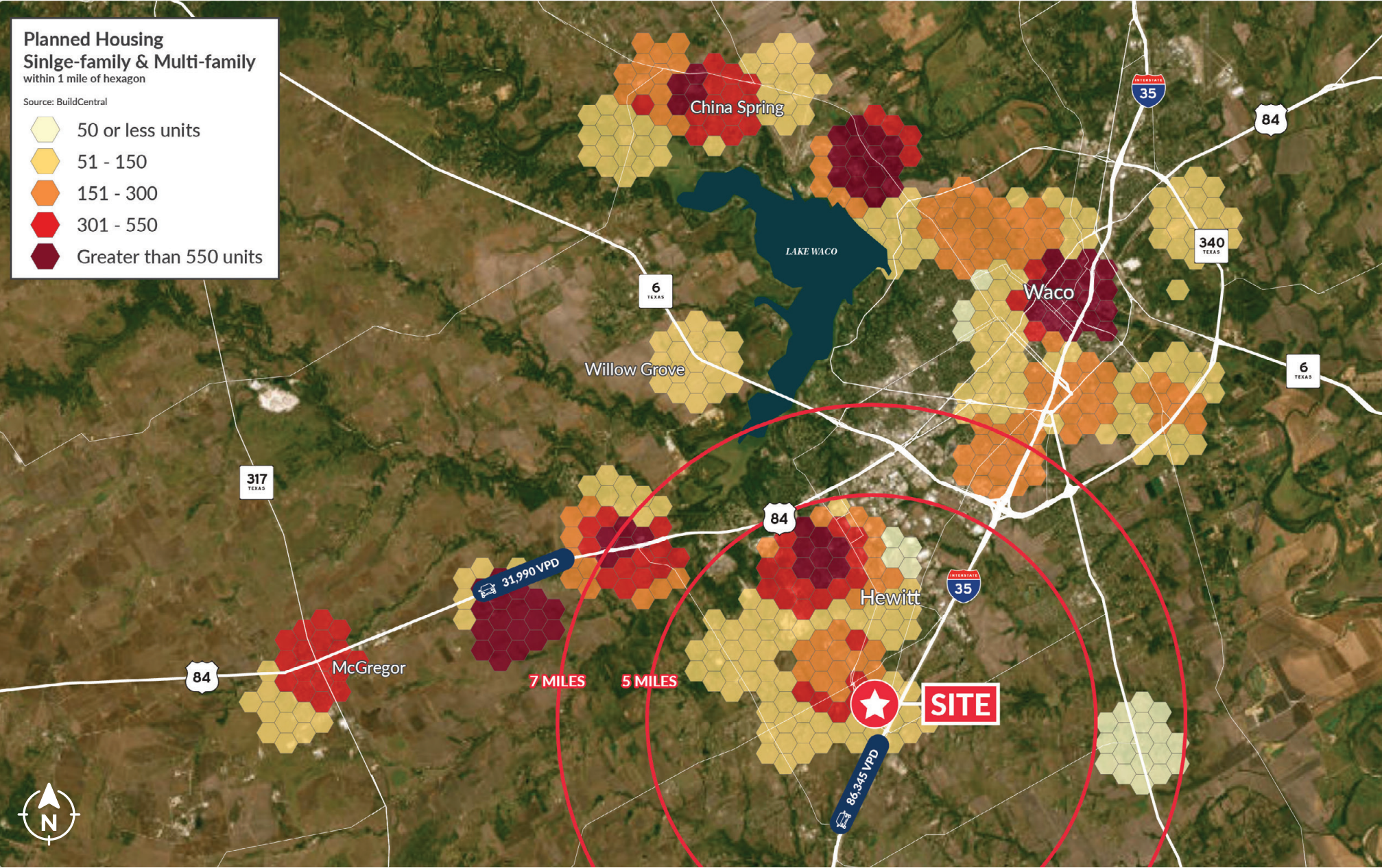




09.25 | 01.25



# Residential Growth

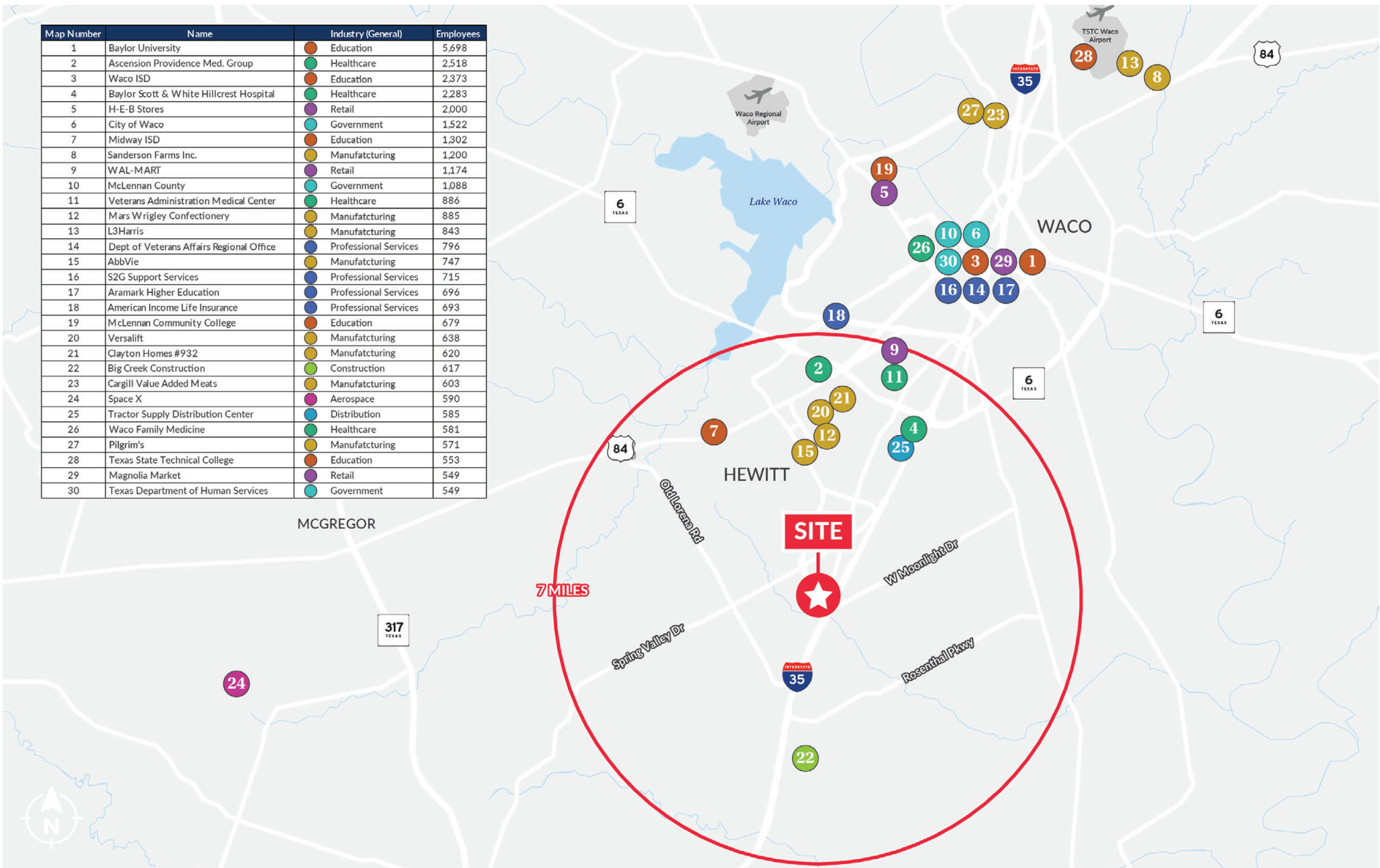


04.25 | 01.25



# Waco Major Employers

Map Number	Name	Industry (General)	Employees
1	Baylor University	Education	5,698
2	Ascension Providence Med. Group	Healthcare	2,518
3	Waco ISD	Education	2,373
4	Baylor Scott & White Hillcrest Hospital	Healthcare	2,283
5	H-E-B Stores	Retail	2,000
6	City of Waco	Government	1,522
7	Midway ISD	Education	1,302
8	Sanderson Farms Inc.	Manufacturing	1,200
9	WAL-MART	Retail	1,174
10	McLennan County	Government	1,088
11	Veterans Administration Medical Center	Healthcare	886
12	Mars Wrigley Confectionery	Manufacturing	885
13	L3Harris	Manufacturing	843
14	Dept of Veterans Affairs Regional Office	Professional Services	796
15	AbbVie	Manufacturing	747
16	S2G Support Services	Professional Services	715
17	Aramark Higher Education	Professional Services	696
18	American Income Life Insurance	Professional Services	693
19	McLennan Community College	Education	679
20	Versalift	Manufacturing	638
21	Clayton Homes #932	Manufacturing	620
22	Big Creek Construction	Construction	617
23	Cargill Value Added Meats	Manufacturing	603
24	Space X	Aerospace	590
25	Tractor Supply Distribution Center	Distribution	585
26	Waco Family Medicine	Healthcare	581
27	Pilgrim's	Manufacturing	571
28	Texas State Technical College	Education	553
29	Magnolia Market	Retail	549
30	Texas Department of Human Services	Government	549



Source: Greater Waco Chamber

06.25 | 06.25



AVAILABLE

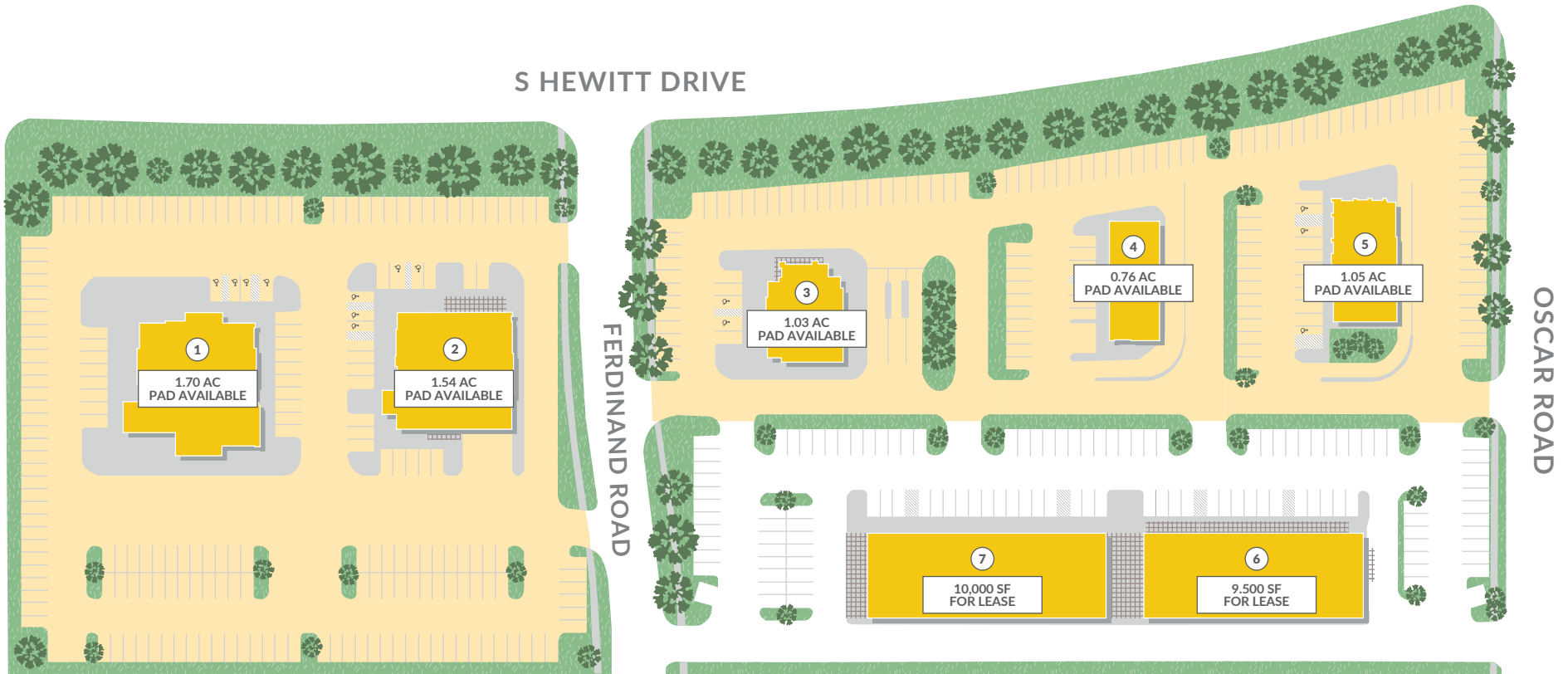
LEASED

IN NEGOTIATION

NOT A PART

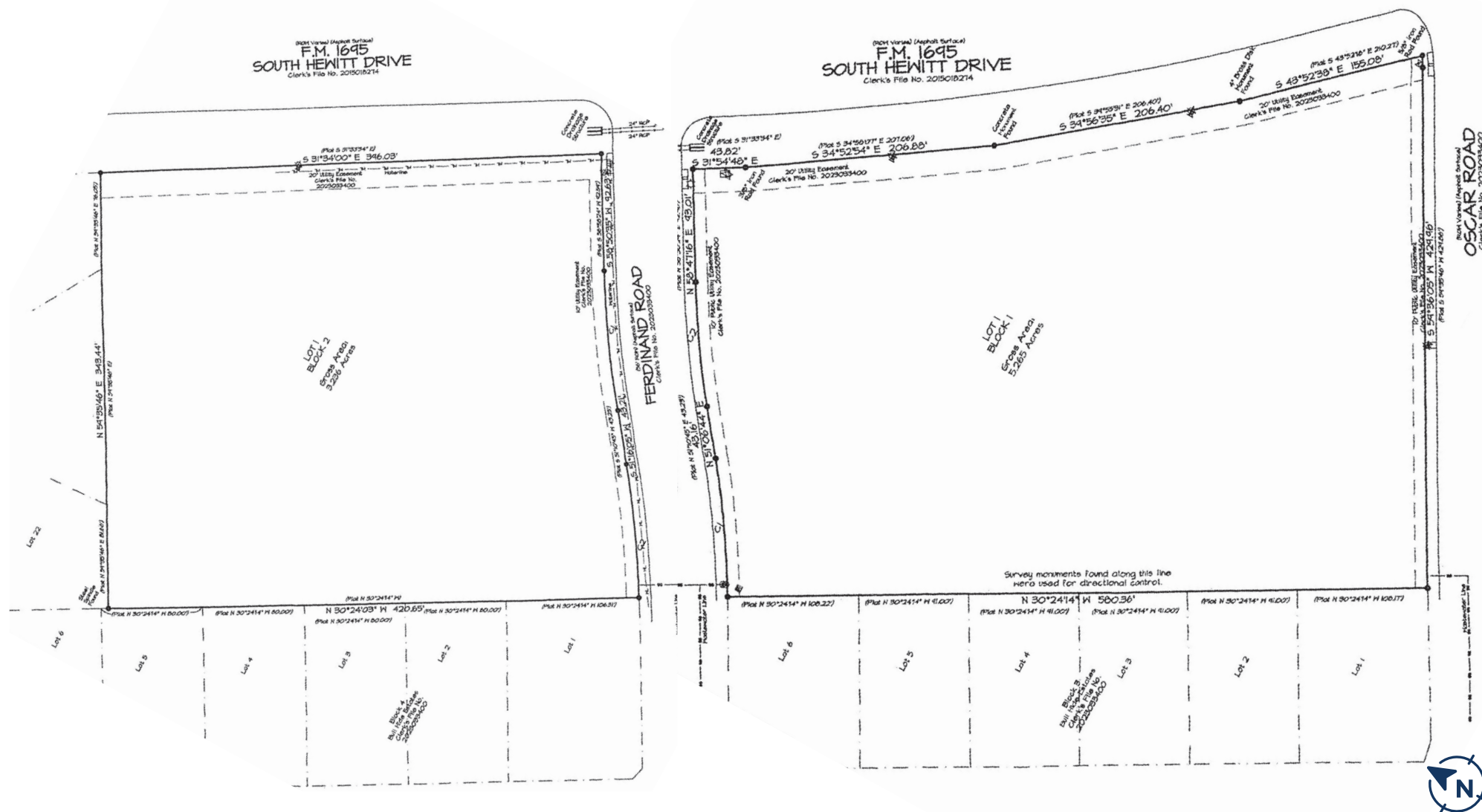
# Site Plan

KEY	BUSINESS	AREAS
1	Available for Sale	1.70 AC
2	Available for Sale	1.54
3	Pads Available for Sale or Lease	1.03 AC
4	Pads Available for Sale or Lease	0.76 AC
5	Pads Available for Sale or Lease	1.05 AC
6	Available For Lease	9,500 SF
7	Available For Lease	10,000 SF



SP.03 | 06.25 | 06.24







\*Representative Photo\*

# Demographics



POPULATION	3 MILES	5 MILES	7 MILES
Current Households	9,860	18,085	33,921
Current Population	26,591	47,301	87,847
2020 Census Population	18,942	40,048	75,260
Population Growth 2020 to 2025	40.38%	18.11%	16.73%
2025 Median Age	36.5	38.3	38.1

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES
White	73.00%	72.55%	70.81%
Black or African American	9.84%	9.92%	10.63%
Asian or Pacific Islander	3.36%	3.68%	2.96%
Other Races	13.37%	13.27%	14.98%
Hispanic	19.36%	18.85%	21.06%

INCOME	3 MILES	5 MILES	7 MILES
Average Household Income	\$129,165	\$129,977	\$124,962
Median Household Income	\$103,215	\$102,350	\$96,335
Per Capita Income	\$47,621	\$48,667	\$47,663

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES
1 Person Households	22.39%	27.45%	28.91%
2 Person Households	33.03%	30.55%	30.88%
3+ Person Households	44.58%	41.99%	40.22%
Owner-Occupied Housing Units	74.42%	65.08%	62.97%
Renter-Occupied Housing Units	25.58%	34.92%	37.03%

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25



# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	<b>-</b>	<b>281.477.4300</b>
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Nina Kuhn-Irwin</b>	<b>669710</b>	<b>nirwin@newquest.com</b>	<b>713.840.8244</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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