



# FOR SALE

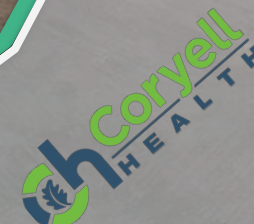
## COMMERCIAL LOTS

TBD W HWY 84  
MCGREGOR, TX 76657

 **Baylor Scott & White**  
HEALTH

 **FIDELITY BANK**  
OF TEXAS

84

 **ch Coryell**  
HEALTH

PRESENTED BY:  
**NATHAN EMBRY, CCIM, SIOR**

Outlines are approximate.



## TABLE OF CONTENTS

---

<i>PROPERTY SUMMARY .....</i>	<i>1</i>
<i>LOT 3 .....</i>	<i>2</i>
<i>LOT 4 .....</i>	<i>3</i>
<i>LOT 5 .....</i>	<i>4</i>
<i>ZONING MAP .....</i>	<i>5</i>
<i>UTILITY MAP .....</i>	<i>6</i>
<i>DEMOGRAPHICS .....</i>	<i>7</i>
<i>LOCAL AMENITIES &amp; ATTRACTIONS .....</i>	<i>8</i>
<i>IABS .....</i>	<i>9</i>

## DISCLAIMER

---

Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Kelly, Realtors, its agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions and estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Kelly, Realtors, its agents or subagents, recommends to any Seller or Landlord, Purchaser or Tenant, to retain any legal, financial or consulting professional to assist in reviewing, analyzing or completing any documents or property review and analysis associated with the transaction.

Kelly, Realtors, its agents or subagents make no representations expressly or implied regarding legally permissible uses of the property and the condition of the property, including but not limited to any physical, environmental, mechanical, electrical or plumbing system or characteristic. Kelly, Realtors recommends that any prospective purchaser or tenant retain qualified inspectors and/or engineers to assess the suitability and condition of the property. Additionally, Kelly, Realtors recommends that any prospective purchaser or tenant personally verify any land use restrictions or zoning compliance issues and utility availability with the appropriate authority and/or governing office which may impact the intended or future use of the property.

In accordance with the law, this property is offered without respect to race, color, and creed, sex, and national origin, physical or familial status. Kelly Realtors 1229 N. Vallley Mills Drive Waco, TX 76710 Phone 254-741-1500 Fax 254-741-1506

# PROPERTY SUMMARY



## Property Highlights:

- Close proximity to McGregor Executive Airport
- High traffic volume (Hwy 84 AADT 2023: 23,709)
- Approx. 478 ft of W Hwy 84 frontage
- Approx 12 miles to I-35
- Great development site
- City of Waco Water and Sewer
- Neighbors include Harris Creek Baptist Church, McGregor Executive Airport, Baylor Scott & White Health, and Coryell County Health

## Demographics: Esri 2024

1 Mile Radius:	2,029 Residents
3 Mile Radius:	7,569 Residents
5 Mile Radius:	15,562 Residents

## Tax Information: (2024)

Midway ISD:	0.936900
City of Waco:	0.755000
McLennan Community College:	0.131974
McLennan County:	0.319805
McLennan CAD:	0.000000
Total Tax Rate:	2.143679



# LOT 3

Asking Price: \$914,760

Land Size (Ac): 1.20 Ac (MCAD)

Land Size (Sf): 52,272 (MCAD)

Zoning: O-2

2024 Taxes: \$5,602.72

Utilities: City Water, City Sewer

Lot Depth: Approx. 320 Ft

Lot Width: Approx. 176 Ft



Outlines are approximate.



# LOT 4

Asking Price: \$838,530

Land Size (Ac): 1.10 Ac (MCAD)

Land Size (Sf): 47,916 (MCAD)

Zoning: O-2

2024 Taxes: \$5,135.83

Utilities: City Water, City Sewer

Lot Depth: Approx. 318 Ft

Lot Width: Approx. 150 Ft



84

APPROX 148 FT HWY 84 FRONTAGE

Outlines are approximate.



**KELLYCOMMERCIAL**  
REAL ESTATE

TBD W HWY 84, MCGREGOR, TX 76657



# LOT 5

Asking Price: \$838,530

Land Size (Ac): 1.10 Ac (MCAD)

Land Size (Sf): 47,916 (MCAD)

Zoning: O-2

2024 Taxes: \$5,135.83

Utilities: City Water, City Sewer

Lot Depth: Approx. 318 Ft

Lot Width: Approx. 150 Ft



APPROX 150 FT HWY 84 FRONTAGE

Outlines are approximate.



# ZONING MAP





# UTILITY MAP

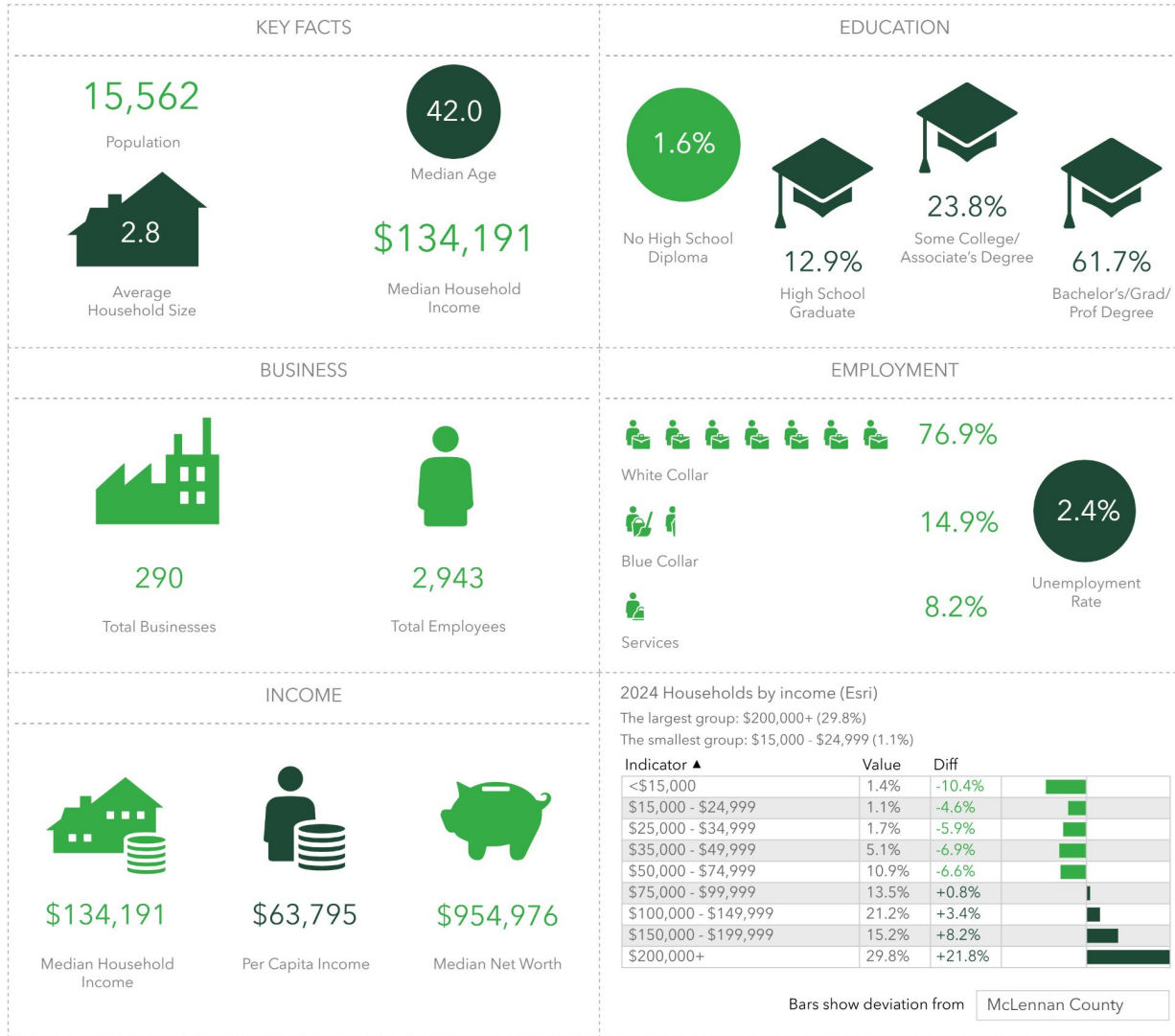


[City of Waco GIS Map](#)



# DEMOGRAPHICS

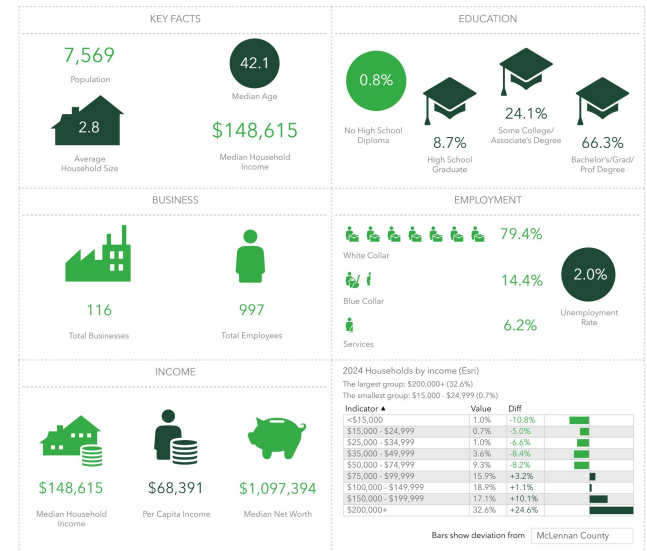
## Key Facts



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2025 Esri

## Key Facts

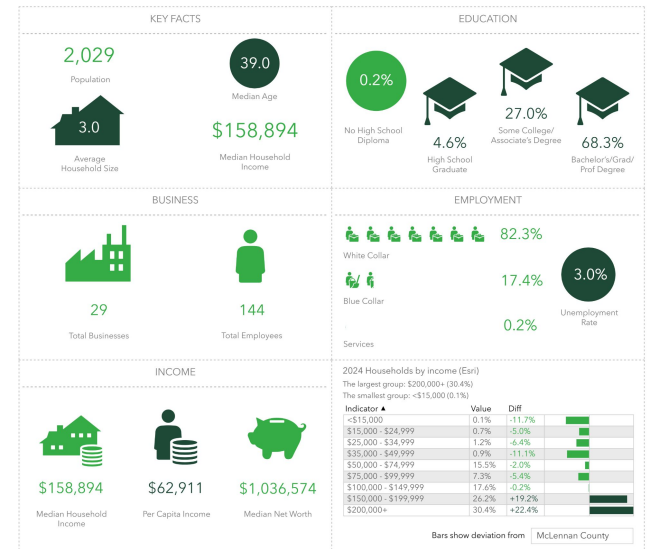
Stageline Dr, McGregor, Texas, 76657  
Ring of 3 miles



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2025 Esri

## Key Facts

Stageline Dr, McGregor, Texas, 76657  
Ring of 1 mile



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2025 Esri



# LOCAL AMENITIES AND ATTRACTIONS



**KELLYCOMMERCIAL**  
REAL ESTATE

TBD W HWY 84, MCGREGOR, TX 76657





## 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.

2-10-2025



### 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>Kelly Commercial</b>	<b>485811</b>	<b>help@kellyrealtors.com</b>	<b>(254)741-1500</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<b>Leah Cox</b>	<b>509469</b>	<b>lcox@kellyrealtors.com</b>	<b>(254)741-1500</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Leah Cox</b>	<b>509469</b>	<b>lcox@kellyrealtors.com</b>	<b>(254)741-1500</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Nathan Embry</b>	<b>668380</b>	<b>nembry@kellyrealtors.com</b>	<b>(254)855-5500</b>
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)

Kelly Realtors, 1229 N Valley Mills Drive Waco TX 76710  
Erin Cates

Phone: (254) 741-1500 Fax: (254) 741-1500  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)

IABS 1-1  
IABS Form



**NATHAN EMBRY**  
CCIM, SIOR

254-855-5500  
[nathanembryccim@kellyrealtors.com](mailto:nathanembryccim@kellyrealtors.com)

# EXCLUSIVELY LISTED



1229 N Valley Mills Dr. Waco, TX 76710

[KellyRealtorsCommercial.com](http://KellyRealtorsCommercial.com)

Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Kelly, Realtors, its agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. We include projections, opinions, or assumptions estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.