

COMMERCIAL FOR SALE

21.719 Acres - State Highway 6 And F.M. 185

TBD 21.719 Acres - Hwy 6 and FM 185, Waco/Crawford/China Spring, TX 76710



OFFERING SUMMARY

Sale Price: \$10 PSF - \$15 PSF

Lot Sizes: 1.257 - 6.519 Acres

Zoning: No Zoning

PROPERTY OVERVIEW

Hunter Harrell and HARRELL Realty Company would like to present this exclusive CRE property for sale!

This tract of land consists of 21.219 Acres broken up into ten (10) lots for sale located at the intersection of State HWY-6 and FM-185. See "Lots" section for details on individual lots. The entire property has roughly 425' of frontage along State HWY-6 and 425' of frontage along FM-185. State HWY-6 has a daily traffic count of over 20,628 vehicles, while FM-85 has a daily traffic count around 8,945 vehicles per day.

For more information on this property, or any of our other properties, please contact HARRELL Realty Company - Waco's Only Full Service Real Estate Firm.

Commercial Real Estate | Property Management | Residential Real Estate | Appraisals | Consulting

PROPERTY HIGHLIGHTS

- 21.719 Acres (946,123.20 SF)
- Ten (10) Lots Ranging From 1.257 Acres to 6.519 Acres
- Zoning: Waco ETJ
- State Highway 6 Road Frontage: 425' (approx)
- F.M. 185 Road Frontage: 425' (approx)
- Water Source: North Bosque Water Supply
- Electricity Source: Oncor

Exclusively Offered By:

HUNTER HARRELL

Commercial Real Estate Broker

254.776.7599

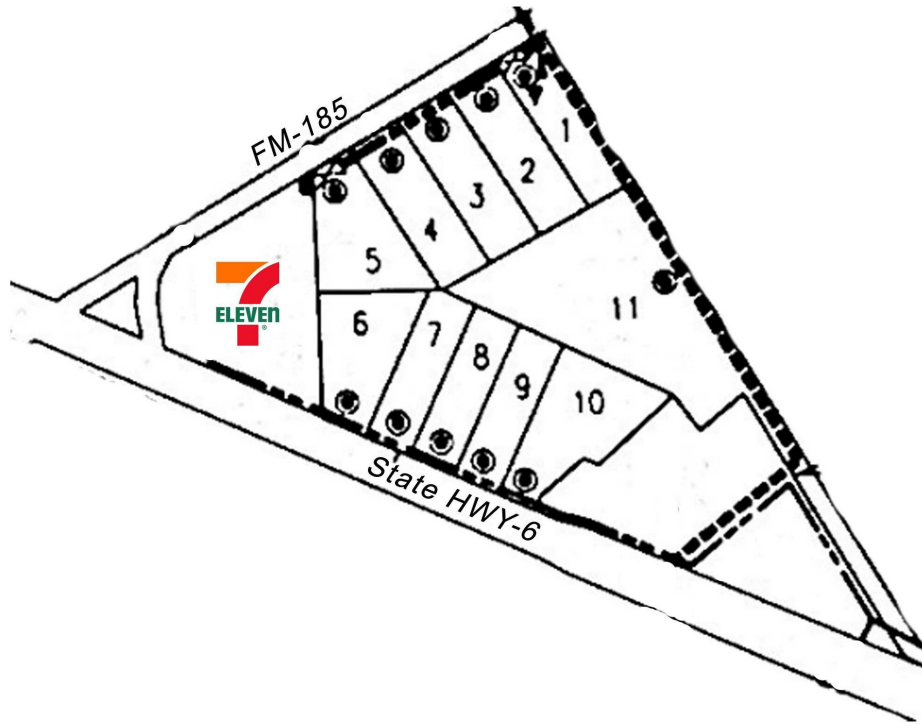
hunter@harrellrealty.us



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OF LOTS 10 | TOTAL LOT SIZE 1.257 - 6.519 ACRES | TOTAL LOT PRICE \$678,229 - \$1,419,838 | BEST USE DEVELOPMENT

STATUS	LOT #	SIZE	PRICE	ZONING
Available	1	1.557 Acres	\$678,229	ETJ
Available	2	1.59 Acres	\$692,604	ETJ
Available	3	1.574 Acres	\$685,634	ETJ
Available	4	1.558 Acres	\$678,664	ETJ
Available	5	1.832 Acres	\$798,019	ETJ
Available	6	1.737 Acres	\$1,134,955	ETJ
Available	7	1.257 Acres	\$821,323	ETJ
Available	8	1.26 Acres	\$823,284	ETJ
Available	9	1.259 Acres	\$822,630	ETJ
Available	10	2.081 Acres	\$1,359,725	ETJ
Available	11	6.519 Acres	\$1,419,838	ETJ

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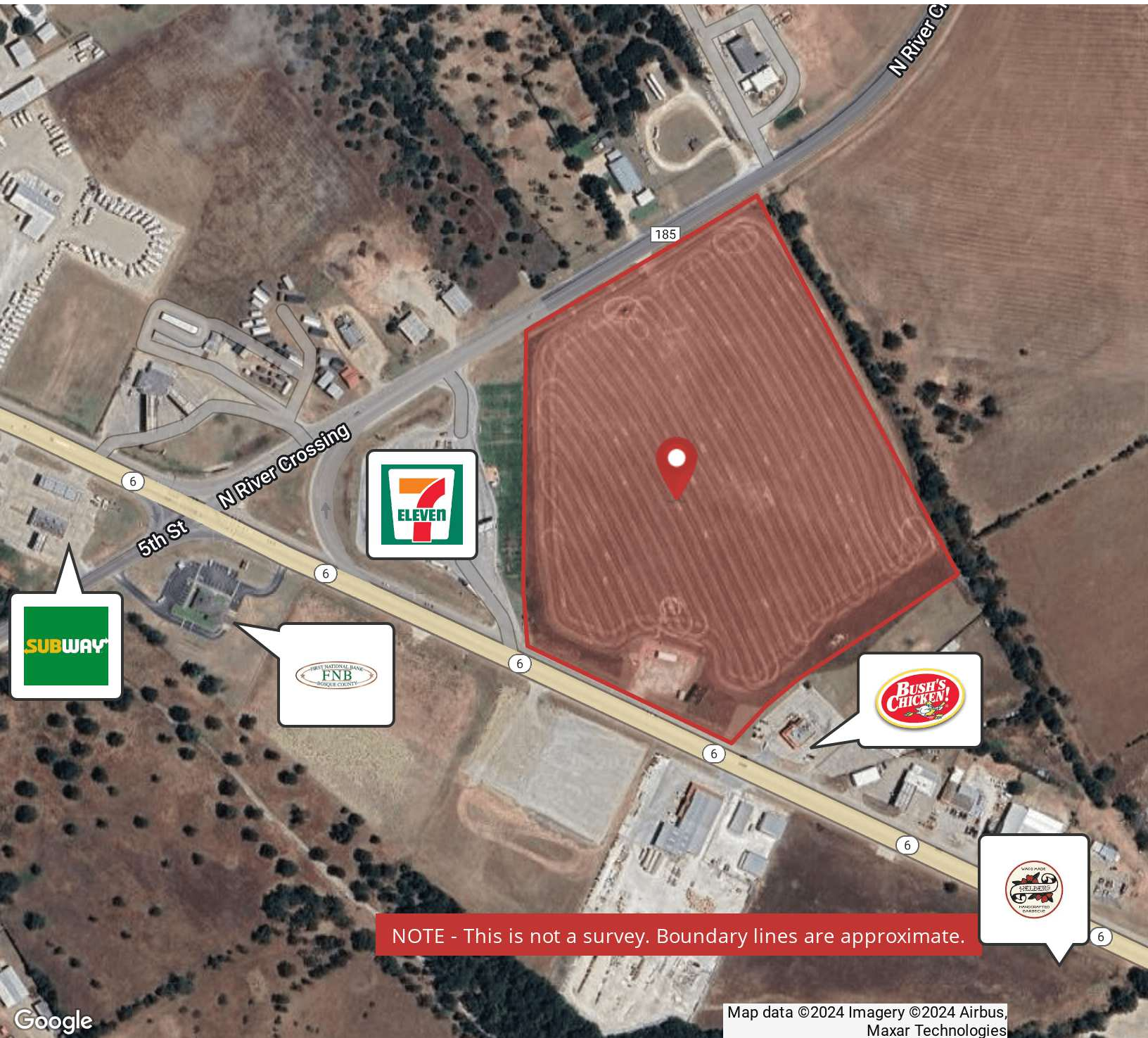
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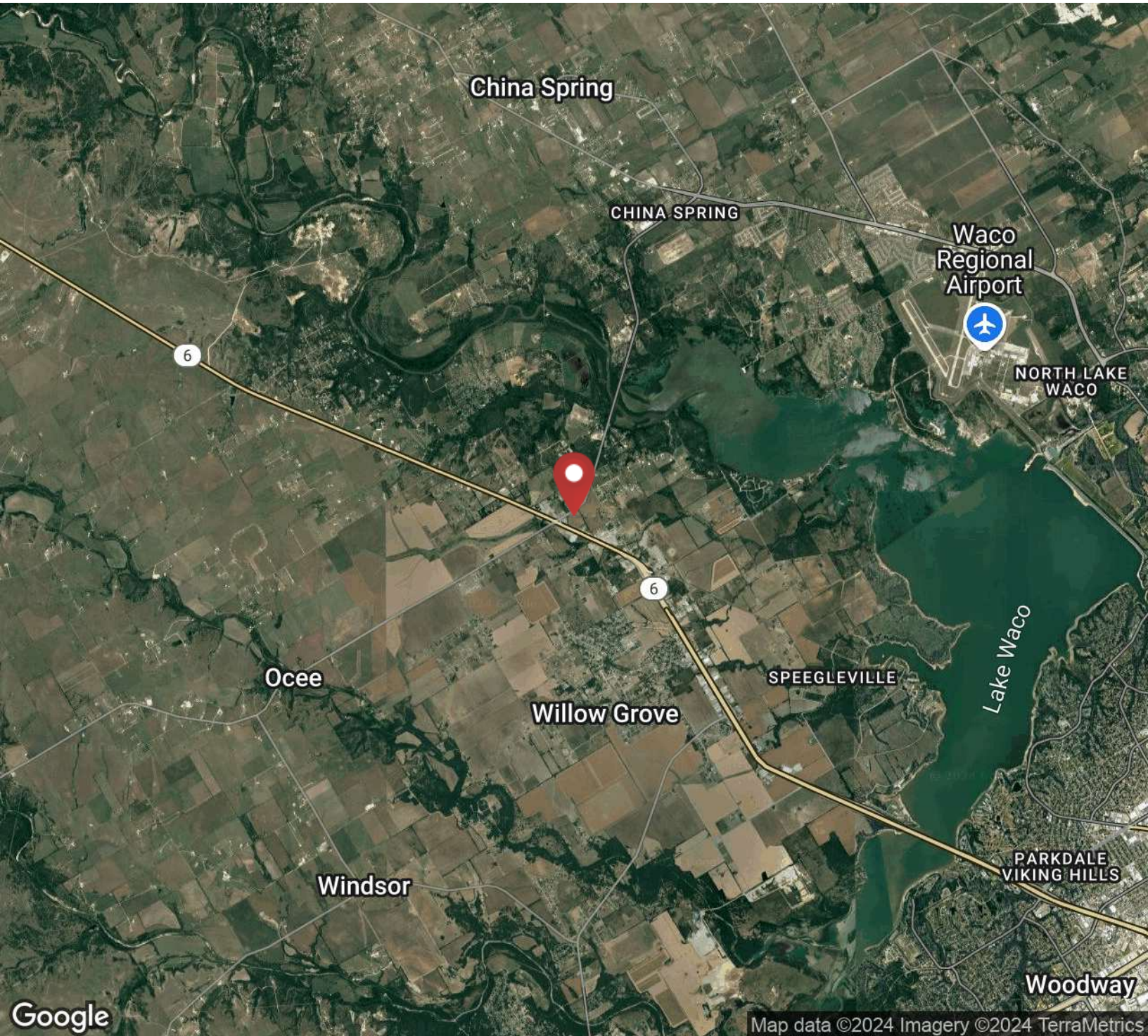
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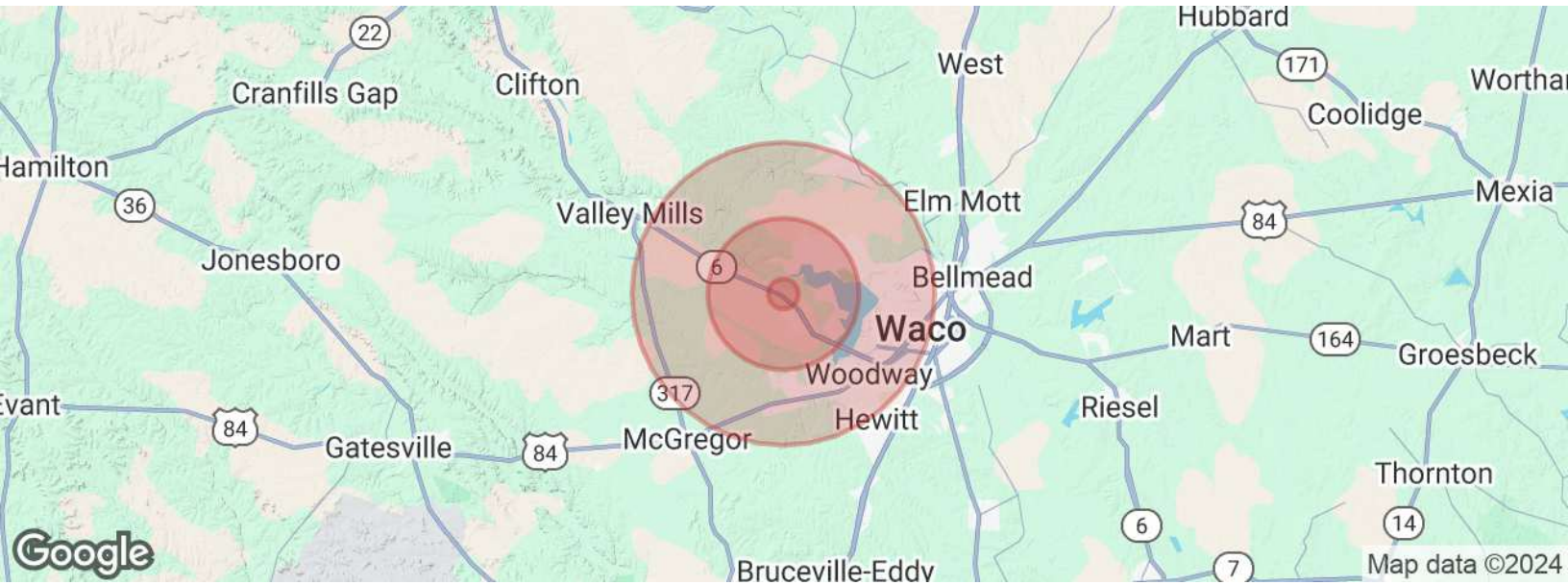
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	259	6,269	93,100
Median age	41.2	38.5	37.7
Median age (Male)	40.5	37.4	36.4
Median age (Female)	41.6	39.4	38.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	99	2,340	35,789
# of persons per HH	2.6	2.7	2.6
Average HH income	\$89,807	\$81,942	\$63,148
Average house value	\$199,286	\$183,322	\$173,363

* Demographic data derived from 2020 ACS - US Census

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HUNTER HARRELL

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Direct: 254.776.7599 | Cell: 254.855.4880

TX #619933

PROFESSIONAL BACKGROUND

A Waco native and entrepreneur, Hunter Harrell serves as a commercial real estate broker throughout the State of Texas. During his time at Baylor University, Hunter began playing an active role in the family-owned business, HARRELL Real Estate Services. Hunter provides turn-key real estate services to his own niche of commercial leasing and sales clientele. An active community member and social media influencer, Hunter values the opportunity to engage in the continued growth and development of his beloved hometown and his passion for real estate.

Facebook: Hunter Harrell - Realtor

Instagram: @hunteraharrell

Twitter: @harrellh

LinkedIn: Hunter Harrell

EDUCATION

- Midway High School (2010)
- The University of Texas at Austin (2010 - 2011)
- Baylor University (Graduated December 2014)
- Texas Real Estate Salespersons License (Obtained August 18, 2010)
- Texas Real Estate Brokers License (Obtained December 5, 2018)

MEMBERSHIPS

- Waco Association of Realtors (WAOR)
- Waco Association of Realtors (WAOR) Young Professional Network (YPN) Chairman (2018)
- Texas Association of Realtors (TAR)
- National Association of Realtors (NAR)
- WRS Athletic Club Member
- Ridgewood Country Club Member
- Fuzzy Friends Rescue Board Member (2019)

HARRELL REAL ESTATE SERVICES

4315 Lake Shore Dr. Suite M

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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 coincidental 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.

HARRELL Realty Company	420129	sales@harrellrealty.us	(254)776-7599x121
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bruce W. Harrell	305903	sales@harrellrealty.us	(254)776-7599x121
Designated Broker of Firm	License No.	Email	Phone
Bruce W. Harrell	305903	sales@harrellrealty.us	(254)776-7599x121
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Hunter A. Harrell	619933	hunter@harrellrealty.us	(254)855-4880
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