

# 10.98 ACRES OF DEVELOPMENT LAND OFF RITCHIE ROAD IN WACO, TEXAS 76712



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REAL ESTATE TEAM  
— at Keller Williams

## PRESENTED BY:



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Prime Commercial Opportunity in Waco, Texas! This expansive property, spanning 10.98 acres (478,288.80 SF), presents a rare chance to establish your business in a thriving location. Currently zoned as O-3: Office Limited in the bustling Commercial District, this parcel boasts impressive frontage on both Chapel Road and Ritchie Road approximately 229 feet and approximately 675 feet, respectively. Moreover, this expansive property will be subdivided by the owner, call us now for the pricing!

Moreover, with its easily accessible and highly visible position at a prime intersection, your enterprise will benefit from optimal exposure to passing traffic. Speaking of traffic, the numbers definitely speak for themselves: Ritchie Road sees an impressive daily average of over 5,400 vehicles per day (TxDOT 2022), while Chapel Road welcomes over 3,100 vehicles each day (TxDOT 2022). As if that wasn't enticing enough, consider the vast potential customer base and business exposure within a ten-mile radius – an astounding population of approximately 186,279 residents!

Don't miss out on this exceptional opportunity to secure your place in one of the most sought-after commercial areas around. Act now and pave the way for success with this remarkable property!

# ABOUT WACO, TEXAS

## City Overview

Waco is in central McLennan County about seventy miles south of Dallas near the confluence of the Brazos and Bosque rivers. The city's transportation links include Interstate Highway 35, U.S. highways 84 and 77, State Highway 6, the Missouri Pacific Railroad, and the St. Louis Southwestern Railway.

Waco's population in 2023 is estimated to be 141,997, covers a city area of 101.15 sq mi (261.98 sq km), and ranks the twenty-fourth largest city in Texas State, two-hundredth city in the United States. Waco's population as per the 2020 census is 138,486 compared to the 2010 population is 124,805, with an increase number of 13,681 people growth of 11%.

The city of Waco is situated within a relatively short drive of most of the major cities of Texas: 89 mi north to Fort Worth, 95 mi north-northeast to Dallas, 104 mi southwest to Austin, and 185 mi southeast to Houston.



## HISTORY AT A GLANCE:

In 1849, Shapley Ross built the first cabin in Waco overlooking the springs, where his daughter, Kate Ross, was later born. Many consider Ross the founder of the town, with Kate as the first settler child to be born there. In the following decades, Ross's cabin was joined by many others, helped along by the growth of the railway system, until by 1866 Waco had taken shape into a true frontier town. It was founded in 1849 on the site of a Waco (Hueco) Indian village near a Texas Ranger fort (1837) in a farming and plantation area.

## THE ATHENS OF TEXAS:

Even as Waco became an increasingly important commercial center, during the late nineteenth century the city also attracted a number of educational institutions and in some circles was known as the "Athens of Texas." Waco Classical School, established in 1860, became Waco University in 1861 and in 1887 merged with Baylor University. In 1872 the African Methodist Episcopal Church opened Paul Quinn College. Sacred Heart Academy was founded by the Sisters of St. Mary of Namur in 1873.

## PARKS & RECREATIONAL:

Waco is the site of a municipal zoo, the popular Texas Sports Hall of Fame (1992), and the Texas Ranger Hall of Fame and Museum (1976). Other notable attractions include the Dr. Pepper Museum (where the soft drink was first bottled) and Baylor's Mayborn Museum Complex, which includes a natural history museum and a historic village. Lake Waco, formed in 1923 by damming the Bosque River, is a recreational spot just west of the city.

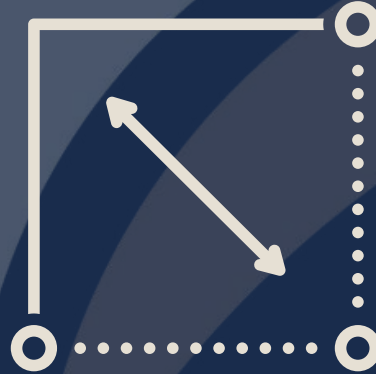


# PROPERTY OVERVIEW

**SALES PRICE**  
**\$6.20/SF**

## Highlights:

- 10.98 Acres (478,288.80 SF)
- Zoned: O-3: Office Limited Commercial District
- Chapel Road Frontage:  $\pm 229'$
- Ritchie Road Frontage:  $\pm 675'$
- Easily Accessible
- Excellent Visibility
- Located at a Prime Intersection
- Ritchie Road: 5,400+ Vehicles/Day (TxDOT 2022)
- Chapel Road: 3,100+ Vehicles/Day (TxDOT 2022)



### LOT SIZE

10.98 Acres (478,288.80 SF)



### FRONTAGE

Chapel Road:  $\pm 229'$   
Ritchie Road:  $\pm 675'$



### ZONING

O-3: Office Limited  
Commercial District



### DEMOGRAPHICS

1 Mile Radius: 6,503 Residents  
5 Mile Radius: 69,102 Residents  
10 Mile Radius: 186,279 Residents



### UTILITIES

City Water  
City Sewer



### TRAFFIC COUNTS

Ritchie Road: 5,400+  
Vehicles/Day  
Chapel Road: 3,100+  
Vehicles/Day (TxDOT 2022)



# PROPERTY PHOTOS



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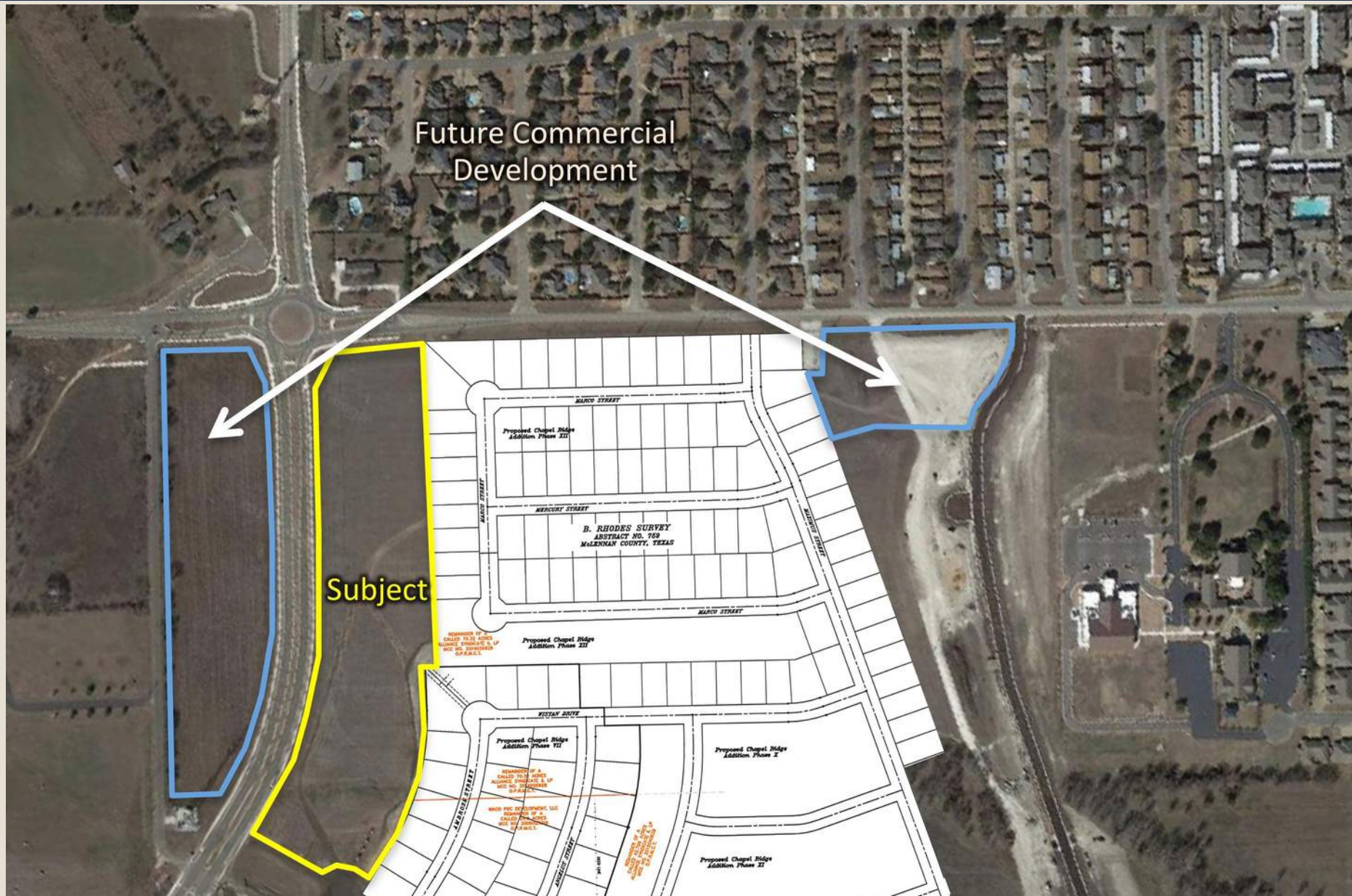


# PROPERTY BOUNDARY



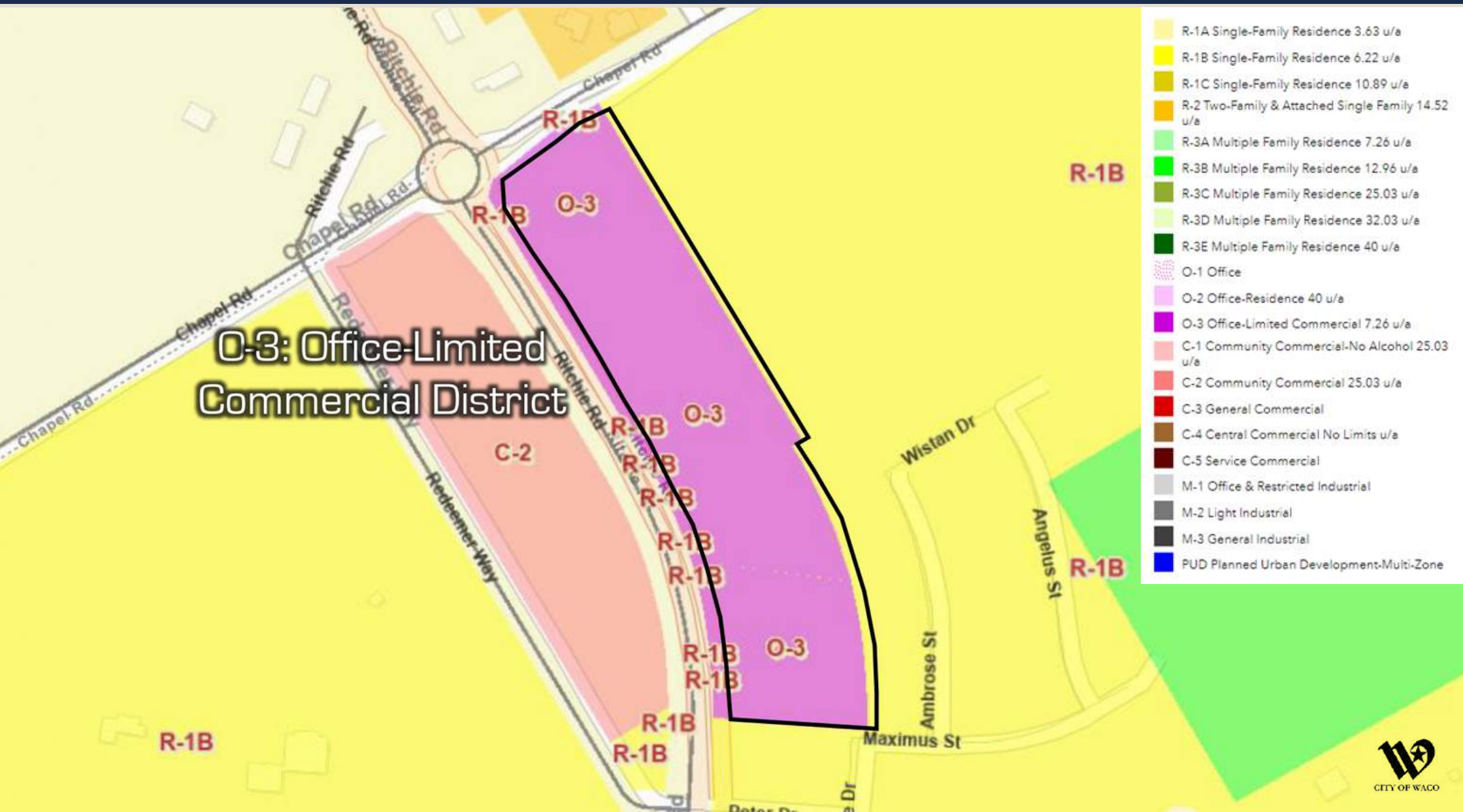


# AREAS OF DEVELOPMENT





# ZONING MAP





# UTILITIES MAP





# TXDOT TRAFFIC COUNTS





# FEMA FLOOD MAP



Not In  
FEMA Flood Zone



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# 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.*

11-2-2015



## 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 on 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 on 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 on 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 on 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 specially authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information on 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 on 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 on 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date