2.70 ACRE RETAIL PAD AT TBD WEST SPRING VALLEY RD HEWITT, TEXAS 76643





Xavier Rosas Commercial Specialist 254.870.1426 xrosas@OnwardRET.com Adam Voight Director of Commercial Operations 254.870.1421 avoight@OnwardRET.com Brad Harrell, CCIM Associate Broker 254.870.0050 bharrell@OnwardRET.com



PROPERTY OVERVIEW

- LightPoint Large Billboard Not Included
- Within a 15-minute Drive From I-35
- High Visibility & Heavily Trafficked Intersection
- Easily Accessible

LOCATION

TBD W Spring Valley Road Hewitt, Texas 76643

LOT SIZE

2.70 Acres (117,612 SF)

UTILITIES

Water, Sewer & Electricity Available

ZONING

C-2: General Commercial (City of Hewitt)

TRAFFIC COUNTS (2022)

W Spring Valley Road: 6,300+ VPD S Hewitt Drive: 9,800+ VPD

SALES PRICE

\$599,900.00





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



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Brad Harrell, CCIM 254.870.0050 bharrell@OnwardRET.com













Conward REAL ESTATE TEAM at Keller Williams

Xavier Rosas 254.870.1426 xrosas@OnwardRET.com Adam Voight 254.870.1421 avoight@OnwardRET.com

Brad Harrell, CCIM 254.870.0050 bharrell@OnwardRET.com









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Brad Harrell, CCIM 254.870.0050 bharrell@OnwardRET.com











Xavier Rosas 254.870.1426 xrosas@OnwardRET.com

DOLLAR GENER

Adam Voight 254.870.1421 avoight@OnwardRET.com Brad Harrell, CCIM 254.870.0050 bharrell@OnwardRET.com We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or 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.

SURROUNDING AREA

PROPERTY BOUNDARY



NOTE: This is not a survey. Boundary lines and measurements are approximate.

Conward REAL ESTATE TEAM at Keller Williams

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Brad Harrell, CCIM 254.870.0050 bharrell@OnwardRET.com

ZONING MAP



Conward REAL ESTATE TEAM ______at Keller Williams

Xavier Rosas 254.870.1426 xrosas@OnwardRET.com Adam Voight 254.870.1421 avoight@OnwardRET.com Brad Harrell, CCIM 254.870.0050 bharrell@OnwardRET.com

TOPOGRAPHY MAP



Conward REAL ESTATE TEAM at Keller Williams

Xavier Rosas 254.870.1426 xrosas@OnwardRET.com Adam Voight 254.870.1421 avoight@OnwardRET.com Brad Harrell, CCIM 254.870.0050 bharrell@OnwardRET.com

SURROUNDING RETAIL & TRAFFIC COUNTS





Xavier Rosas 254.870.1426 xrosas@OnwardRET.com Adam Voight 254.870.1421 avoight@OnwardRET.com Brad Harrell, CCIM 254.870.0050 bharrell@OnwardRET.com

FEMA FLOOD MAP

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Not In FEMA Flood Zone



Xavier Rosas 254.870.1426 xrosas@OnwardRET.com

Adam Voight 254.870.1421 avoight@OnwardRET.com Brad Harrell, CCIM 254.870.0050 bharrell@OnwardRET.com

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Y

PRESENTED BY:





Adam Voight Director of Commercial Operations 254.870.1421 avoight@OnwardRET.com License #650810 (TX) Brad Harrell, CCIM Associate Broker 254.870.0050 bharrell@OnwardRET.com License #363789 (TX) Xavier Rosas Commercial Specialist 254.870.1426 xrosas@OnwardRET.com License #794462 (TX)





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 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 con den al 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.

Keller Williams Advantage	9003002	klrw553@kw.com	254.751.7900
icensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Al Rincon	525285	klrw553@kw.com	254.751.7900
Designated Broker of Firm	License No.	Email	Phone
Kerri Humble	693930	klrw553@kw.com	254.751.7900
icensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Brad Harrell	363789	bharrell@OnwardRET.com	254.870.9769
Sales Agent/Associate's Name	License No.	Email	Phone