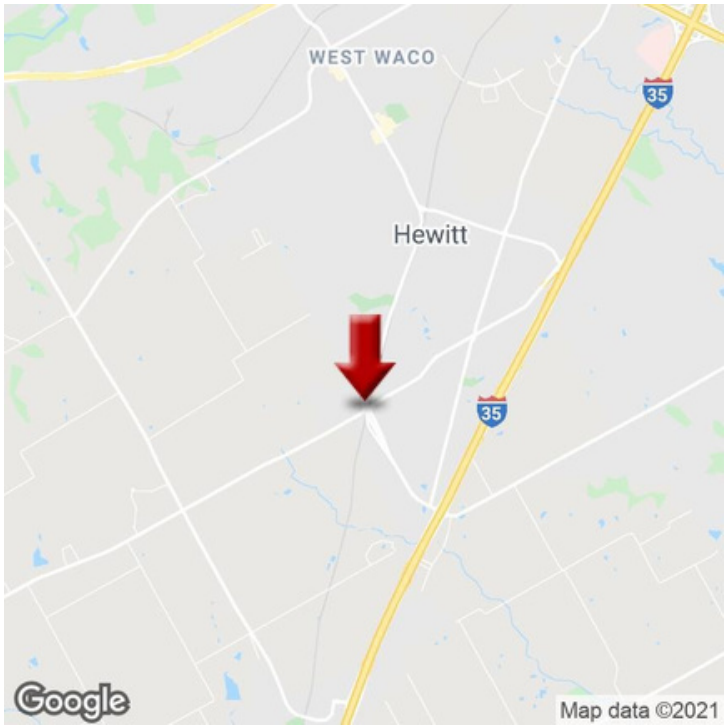
LAND FOR SALE

2.7 ACRE RETAIL PAD IN HEWITT, TEXAS

2.7 Acres At West Spring Valley Road, Hewitt, TX 76643



OFFERED AT: $599,900.00

- 2.7 Acres (117,612 SF)
- Next To Proposed Dollar General
- Zoned: C-2 Commercial
- West Spring Valley Frontage: 342.8’
- Property Depths: 408.3’ - 637.1’
- Easily Accessible
- Excellent Visibility
- City of Hewitt Sewer & Water
- West Spring Valley Road: 7,000+ Vehicles/Day (TxDOT: 2019)
- At The Entrance to Proposed Multi-Family Development
- LightPoint Large Billboard Not Included

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LAND FOR SALE

PROPERTY BREAKDOWN

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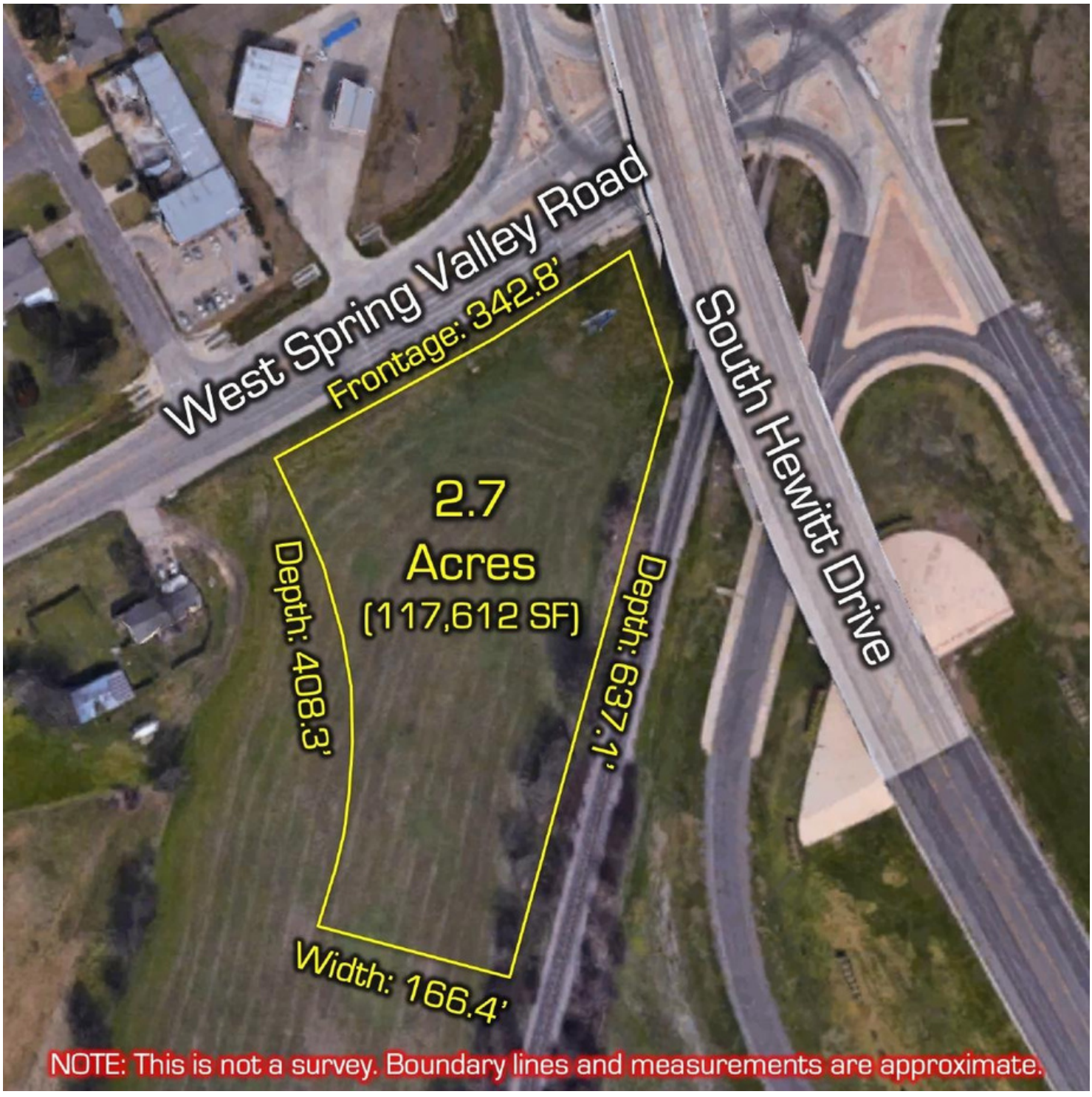

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LAND FOR SALE

PLAT

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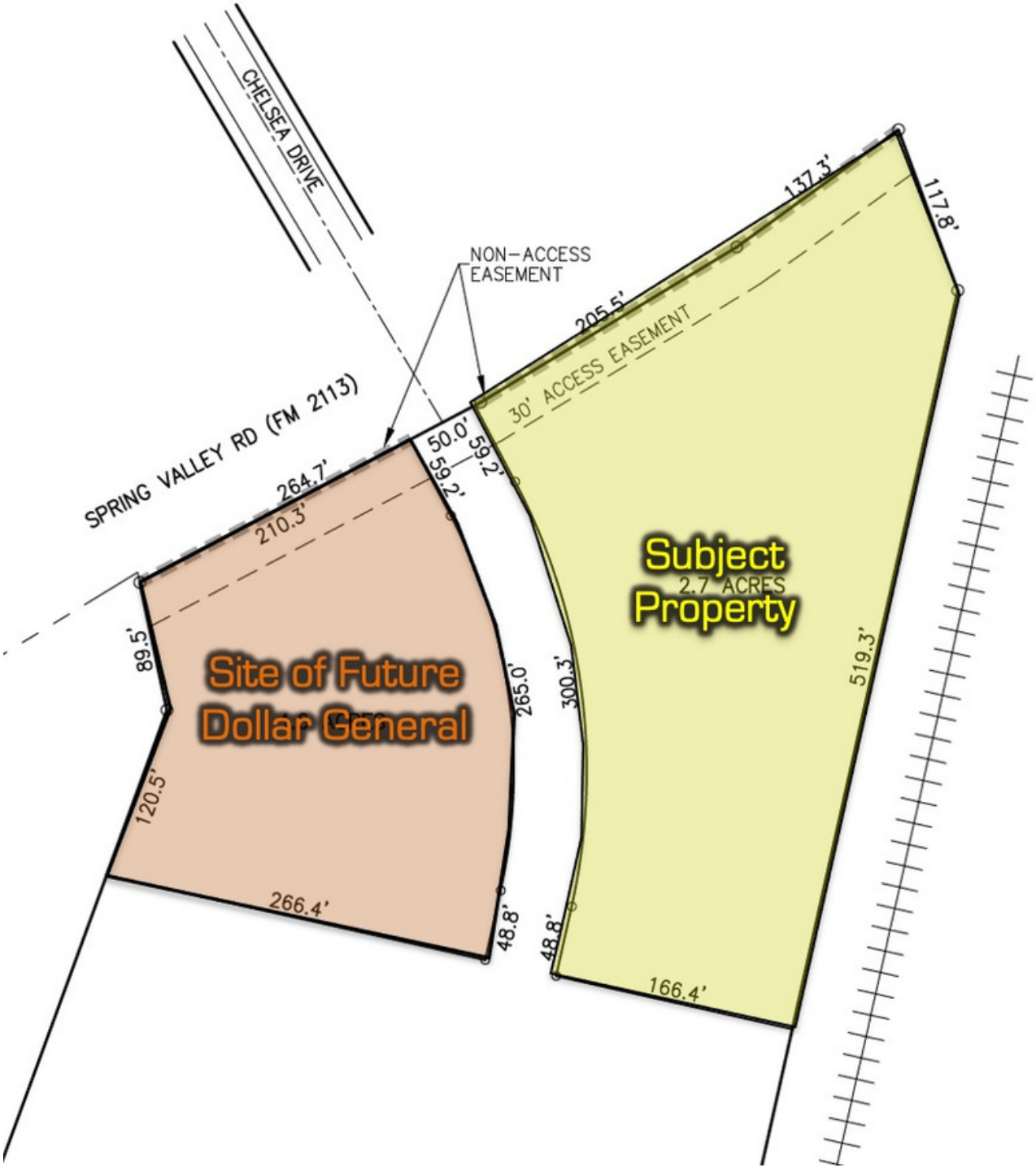

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LAND FOR SALE

BILLBOARD SURVEY

2.7 Acres At West Spring Valley Road, Hewitt, TX 76643

COUNTY OF MCLENNAN

Being all of that tract of land in the City of Hewitt, McLennan County, Texas out of the Carlos O Campo' Grant and James Sprowls Survey, and being part of that called 6 acres of land described in a deed to Kyle L. Lands as recorded in Volume 1605, Page 522 of the Deed Records of McLennan County, Texas, and being further described as follows;

COMMENCING at a brass TxDOT monument found at the Easterly South corner of 0.419 acres described in a deed to the State of Texas recorded under Clerk's File No. 2003051334 of the Official Public Records of McLennan County, Texas, being in the East line of said 6 acres and the West line of the M. K. T. Railroad, bearing North 12°39'49" East, 1520.05 feet from the Southeast corner of said 6 acres; THENCE North 20°17'44" West (Bearing Basis), 76.65 feet along a West line of said 0.419 acres to a point; THENCE South 69°42'16" West, 4.80 feet to a 1/2 inch steel rod set for the POINT OF BEGINNING of this easement;

THENCE South 48°13'14" West, 26.36 feet to a 1/2 inch steel rod set;

THENCE North 35°29'41" West, 16.09 feet to a 1/2 inch steel rod set;

THENCE North 60°50'05" East, 26.30 feet to a 1/2 inch steel rod set;

THENCE South 35°51'45" East, 10.30 feet to the Point of Beginning, containing 345 square feet, or 0.008 acres of land.

LINE	BEARING	DISTANCE
L1	S 69°42'16" W	4.80'
L2	N 35°29'41" W	16.09'
L3	S 35°51'45" E	10.30'

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LAND FOR SALE

AERIAL PHOTOS

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ADDITIONAL PHOTOS

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LOCATION MAP (TEXAS)

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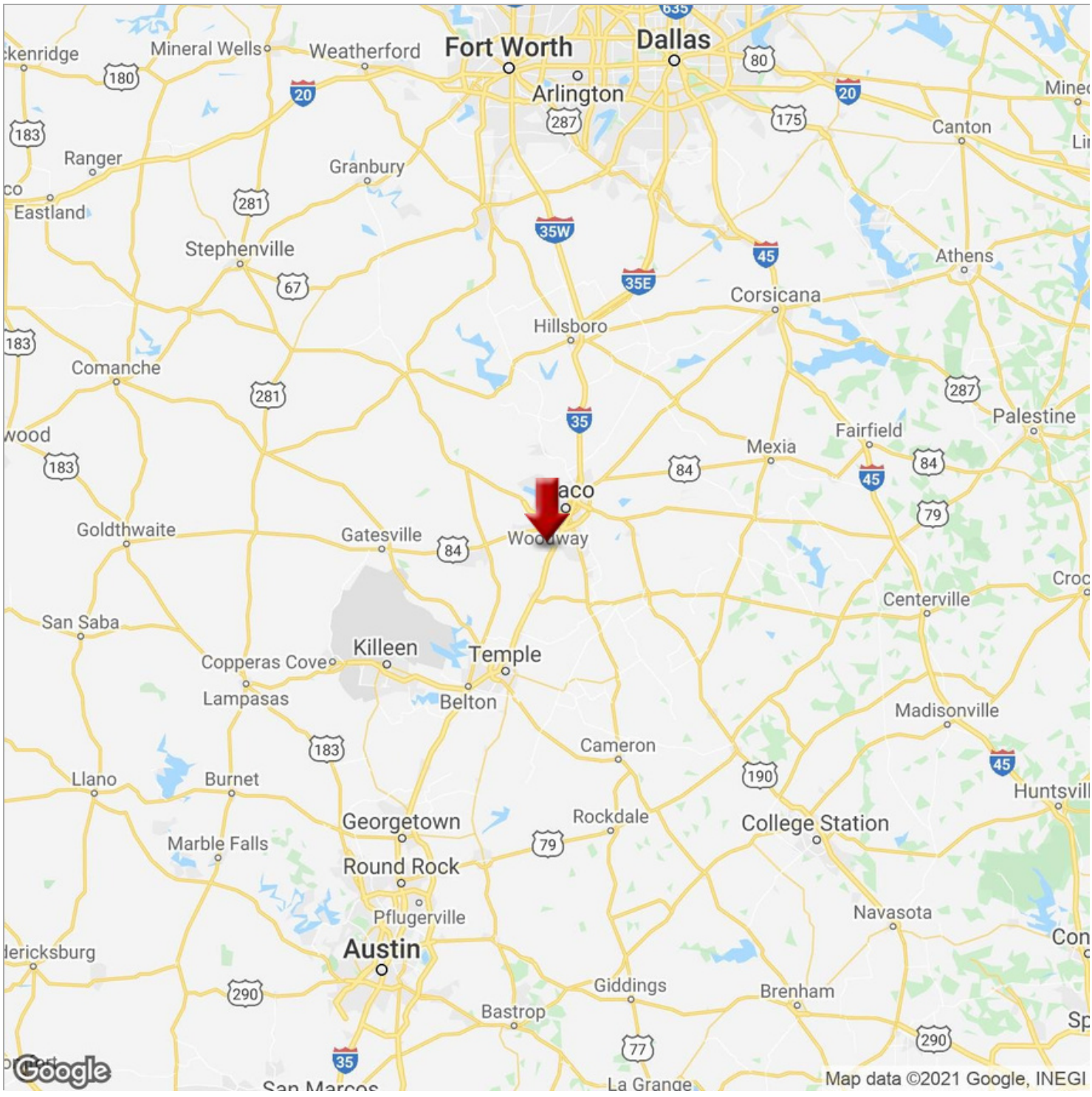

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LOCATION MAPS (LOCAL)

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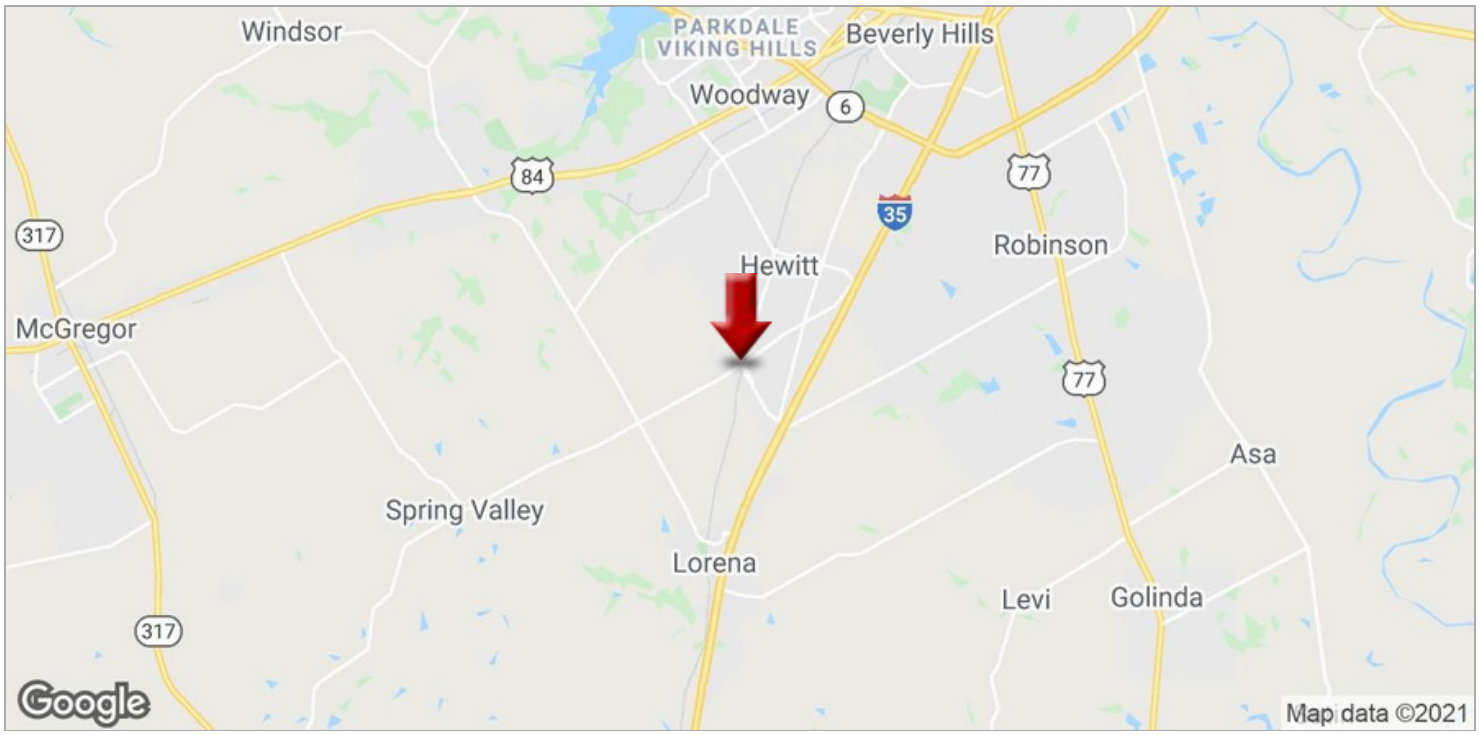

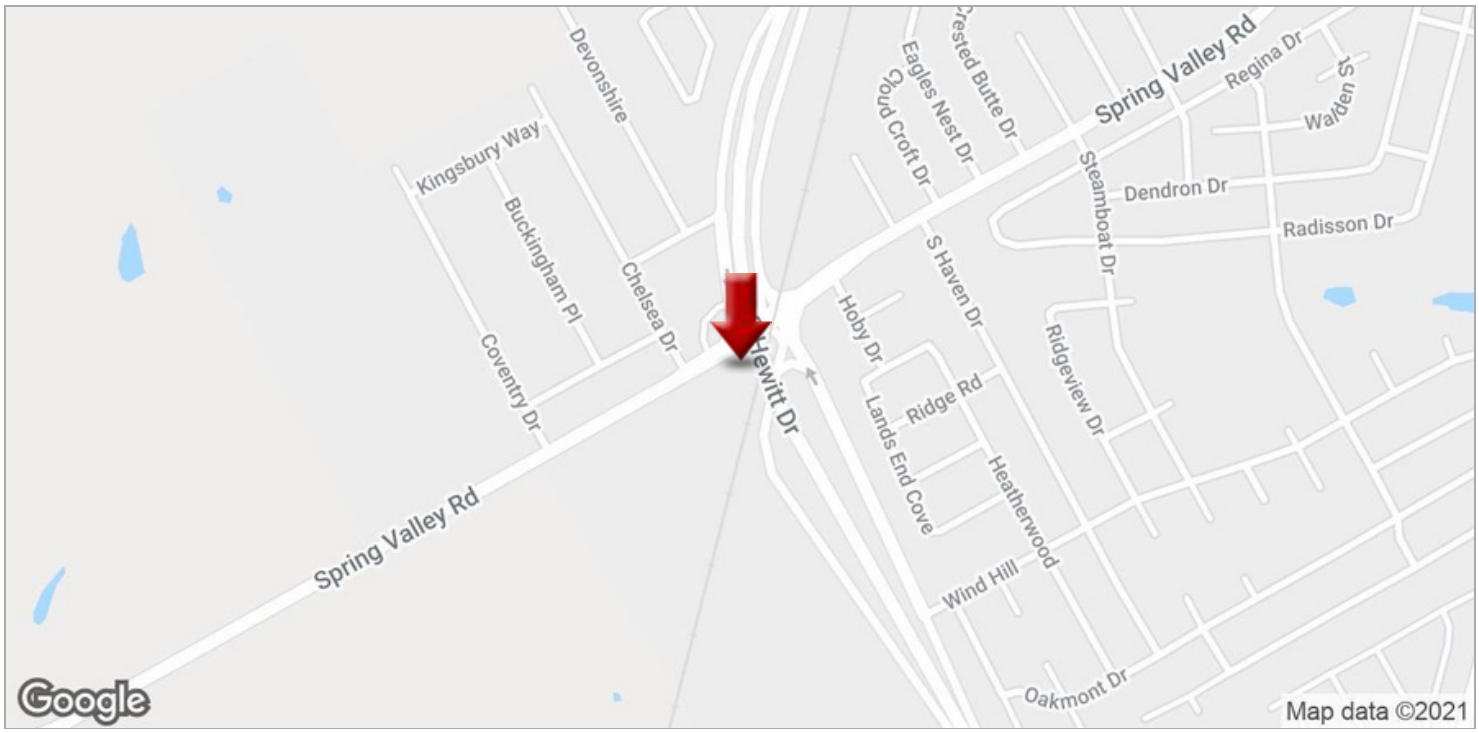

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DEMOGRAPHICS MAP

2.7 Acres At West Spring Valley Road, Hewitt, TX 76643

POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,458	34,539	157,823
Median age	35.4	36.2	34.5
Median age (male)	35.6	36.7	33.9
Median age (Female)	35.7	35.8	35.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	879	12,844	57,994
# of persons per HH	2.8	2.7	2.7
Average HH income	$74,741	$74,991	$55,890
Average house value		$192,577	$142,026

** Demographic data derived from 2010 US Census*

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DRIVE TIME DISTANCE MAP

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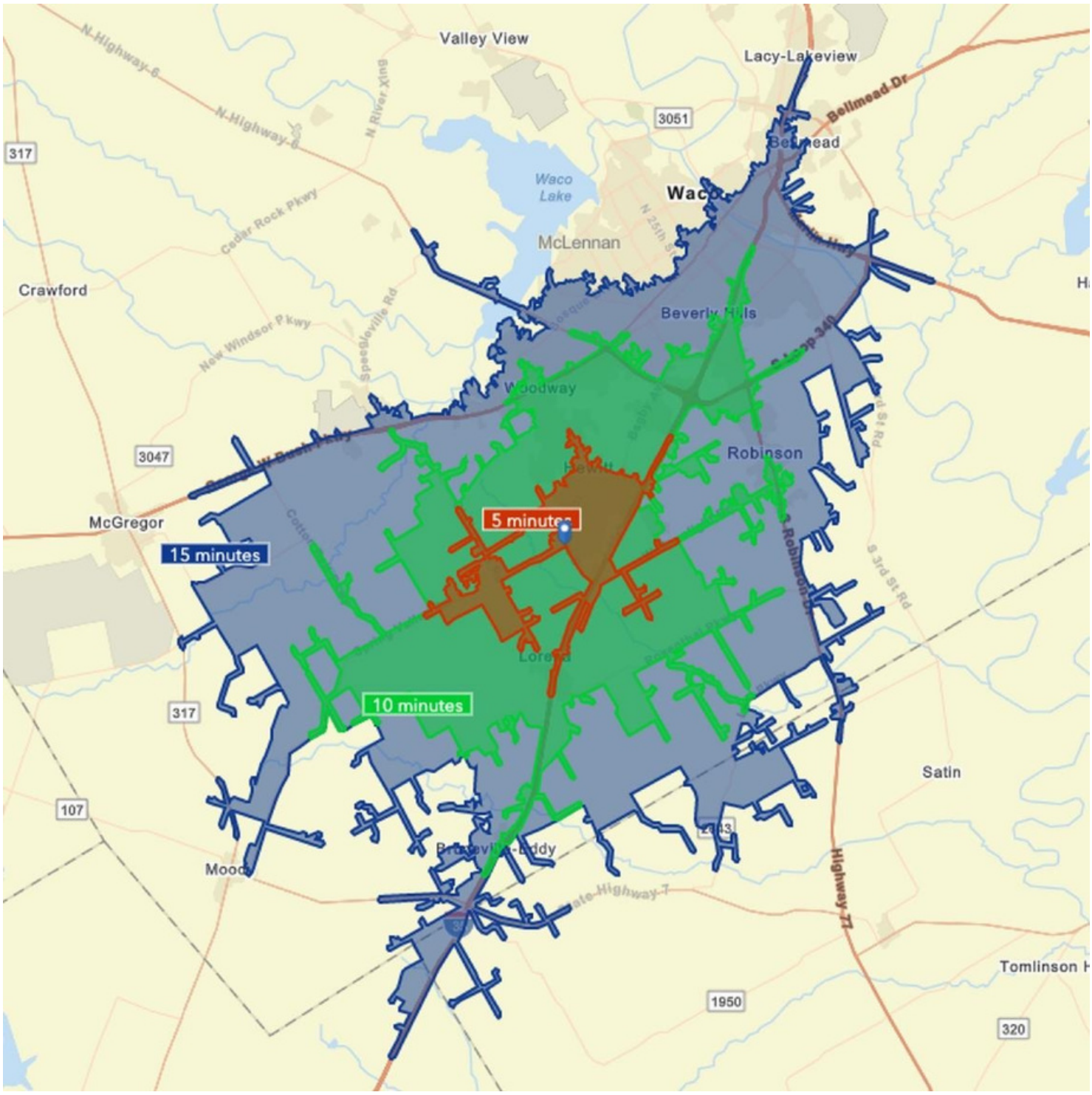

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TXDOT MAP (2019)

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ZONING MAP

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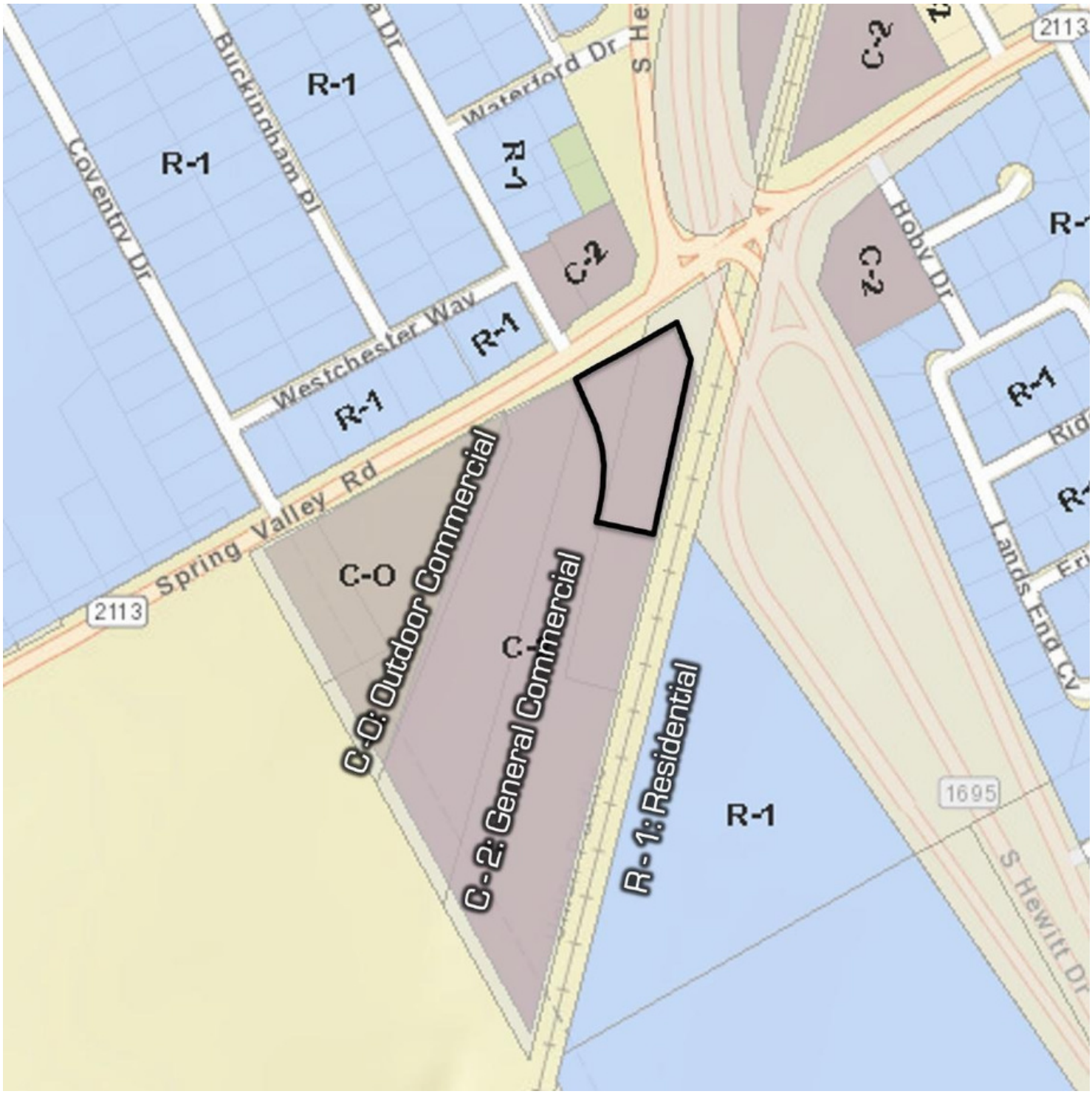

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WATER METER MAP

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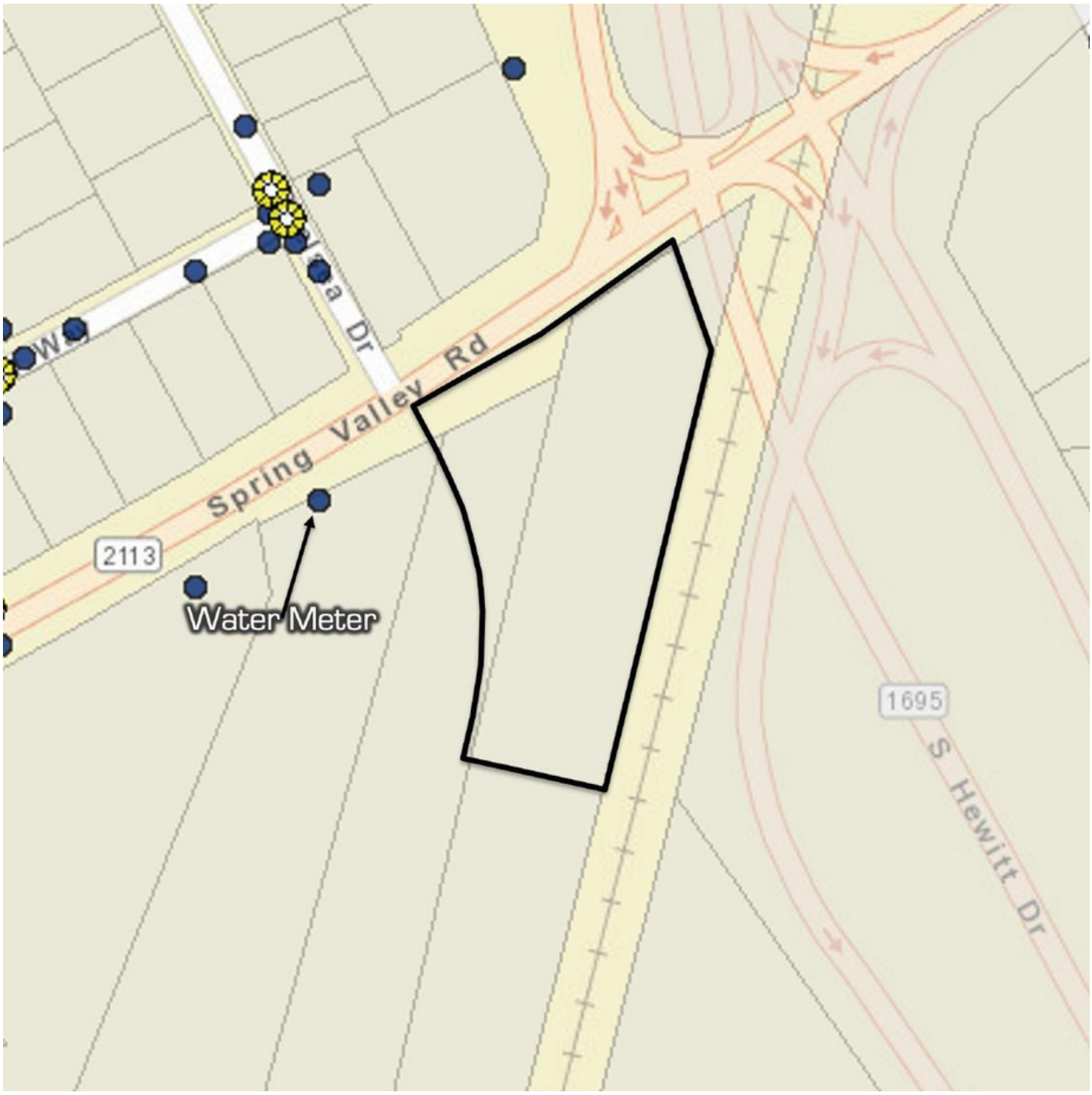

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FEMA FLOOD MAP

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11-2-2015

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.

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 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.

Keller Williams Realty Waco	9003002	klrw553@kw.com	(254) 751-7900
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Designated Broker of Firm	License No.	Email	Phone
Al Rincon	525285	klrw553@kw.com	(254) 751-7900
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Harrell	363789	brad@harrellteam.realestate	(254) 870-9769
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date