

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



Brad Harrell, CCIM
Associate Broker
254.870.0050
brad@OnwardRET.com

Adam Voight
Director of Commercial Operations
254.870.1421
adam@OnwardRET.com

Xavier Rosas
Commercial Specialist
254.870.1426
xavier@OnwardRET.com

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Onward

REAL ESTATE TEAM
at Keller Williams

PRESENTED BY:



Brad Harrell, CCIM
Associate Broker
254.870.0050
brad@OnwardRET.com
License #363789 (TX)



Adam Voight
Director of Commercial Operations
254.870.1421
adam@OnwardRET.com
License #650810 (TX)



Xavier Rosas
Commercial Specialist
254.870.1426
xavier@OnwardRET.com
License #794462 (TX)

Prominent and expansive, this remarkable property spans over 3.307 acres (478,288.80 SF) of prime land in the coveted O-3: Office Limited Commercial District. With its commanding presence and strategic location at the intersection of Chapel Road and Fabian Drive, this parcel offers unparalleled visibility and accessibility for any business venture. Additionally boasting an impressive \pm 552' frontage on Chapel Road and \pm 331' frontage on Fabian Drive, this property is perfectly positioned to captivate the attention of passersby.

Moreover, the daily traffic count on Chapel Road alone exceeds 3,100 vehicles according to TxDOT projections for 2022. Nestled within a vibrant community with a population of approximately 186,279 residents within a ten-mile radius, this site presents an incredible opportunity to tap into a thriving market. Whether you envision an office complex or seek to establish your business headquarters in an unbeatable location, this property has it all. Its generous size allows for endless possibilities while its zoning provides flexibility for various commercial ventures.

Seize the chance to make your mark in this bustling area where success awaits at every turn. Don't miss out on the opportunity to make your mark in this thriving community. Seize the chance to create something extraordinary within these sprawling grounds where dreams can truly take flight.

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:

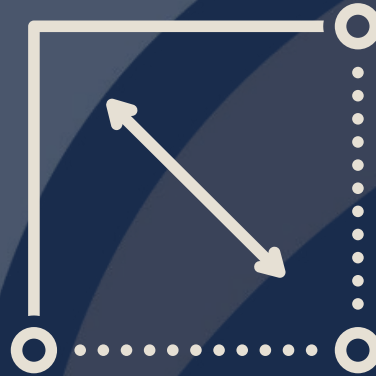
Waco is the site of a municipal zoo, the popular Texas Sports Hall of Fame (1992), and the Texas Ranger Hall of Fame and Museum (1976). Other notable attractions include the Dr. Pepper Museum (where the soft drink was first bottled) and Baylor's Mayborn Museum Complex, which includes a natural history 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
\$595,000.00

Highlights:

- 3.307 Acres (478,288.80 SF)
- Zoned: O-3: Office Limited Commercial District
- Chapel Road Frontage: ± 552'
- Fabian Drive Frontage: ± 331'
- Easily Accessible
- Excellent Visibility
- Located at a Prime Intersection
- Chapel Road: 3,100+ Vehicles/Day (TxDOT 2022)



LOT SIZE

3.307 Acres (144,052.92 SF)



FRONTAGE

Chapel Road: ± 552'
Fabian Drive: ± 331'



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

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

PROPERTY PHOTOS



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PROPERTY BOUNDARY



MLENNAN COUNTY APPRAISAL DISTRICT

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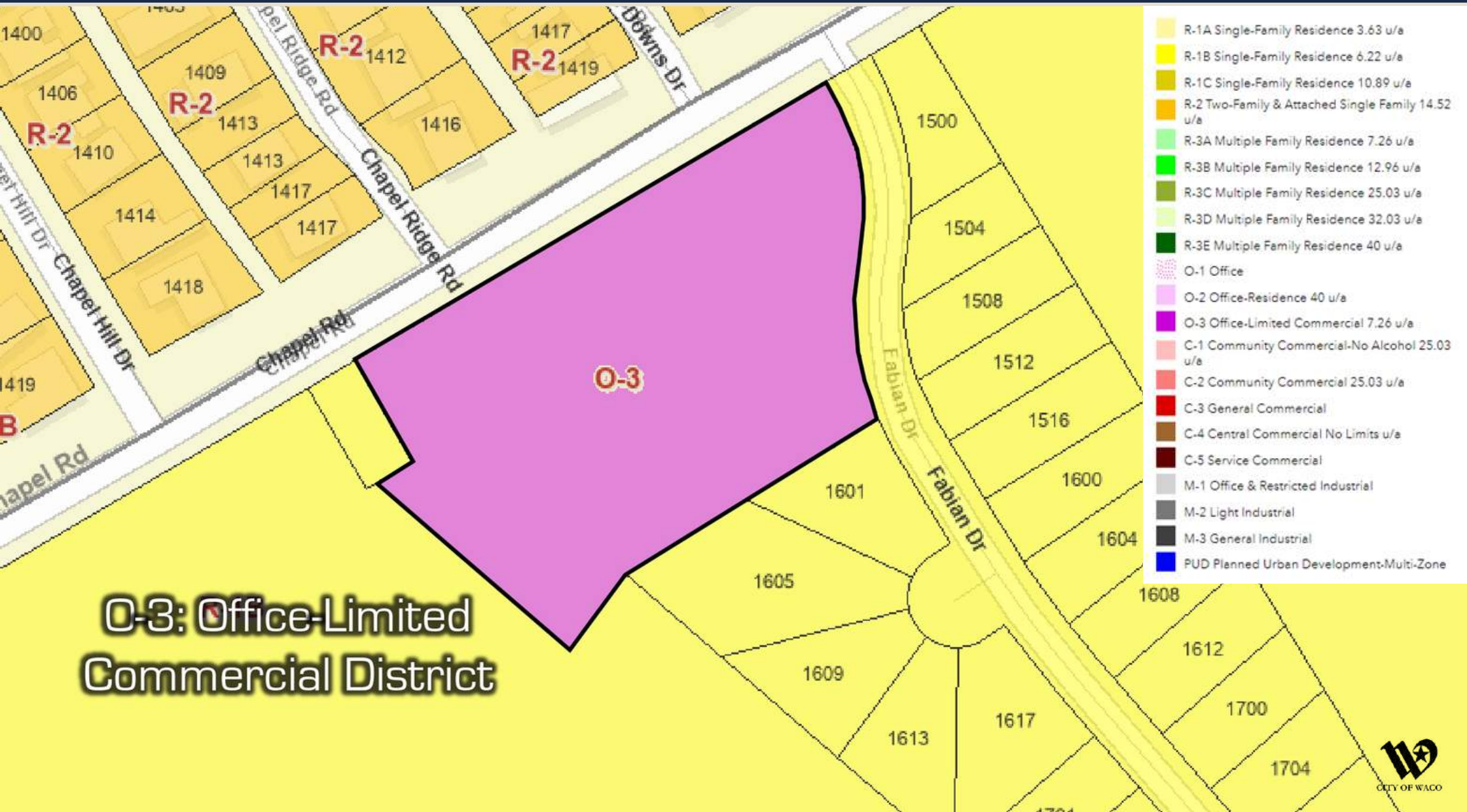
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ZONING MAP



CITY OF WACO



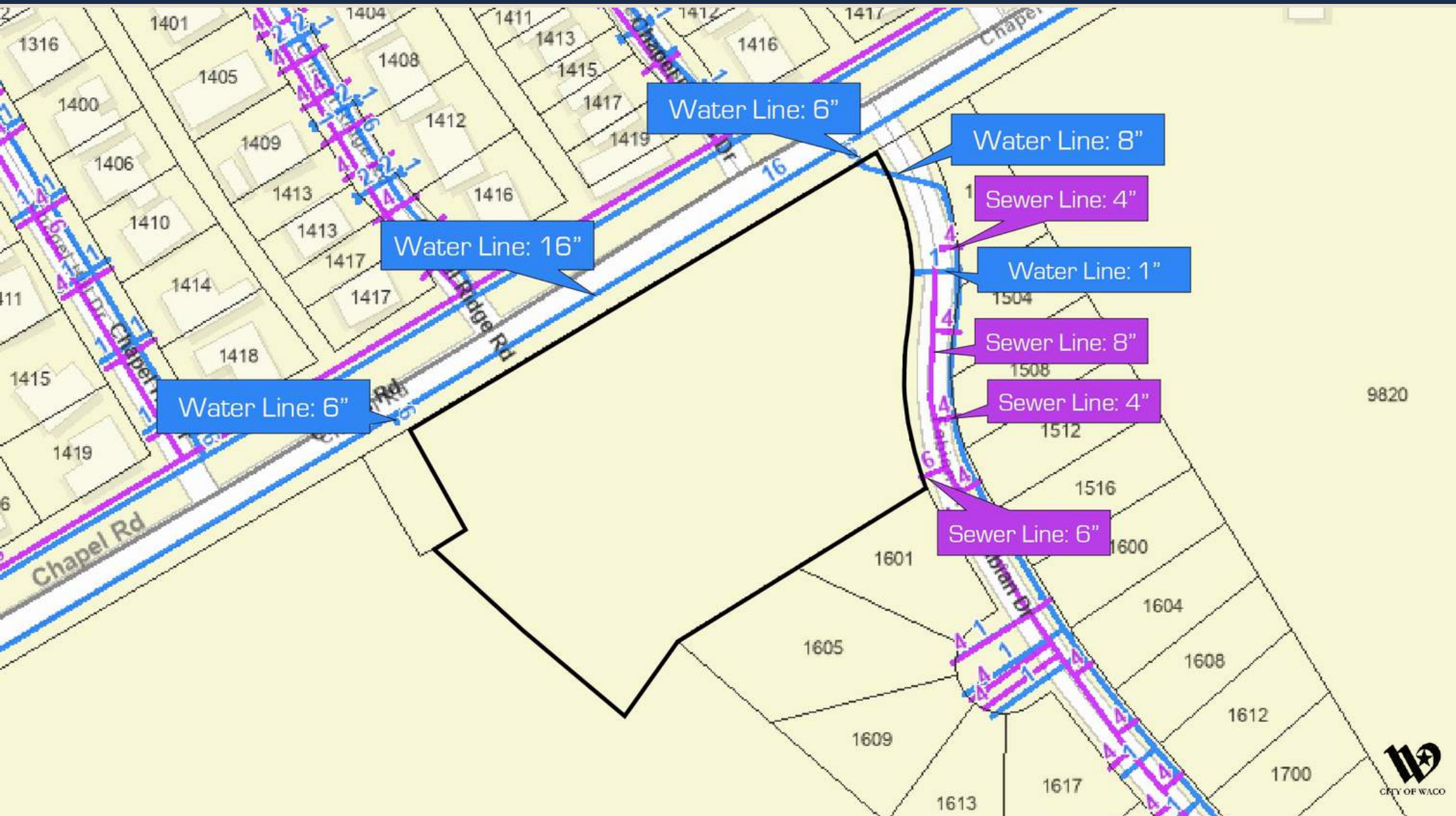
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UTILITIES MAP



CITY OF WACO



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TXDOT TRAFFIC COUNTS




Chapel Road
3,100+ VPD



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FEMA FLOOD MAP



Not In
FEMA Flood Zone



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