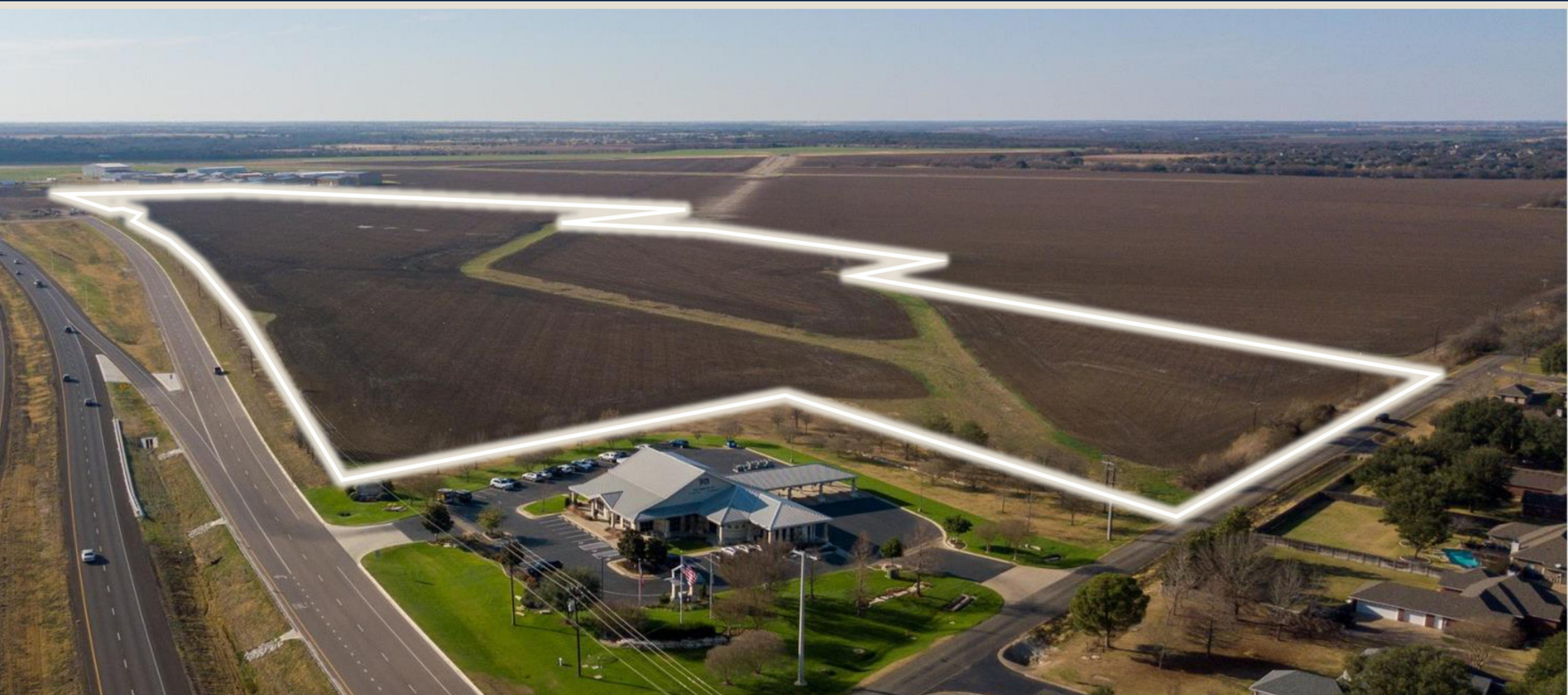


88.744 ACRES OF DEVELOPMENT LAND AT 27300 WEST HIGHWAY 84 MCGREGOR, TEXAS 76657



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REAL ESTATE TEAM
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PRESENTED BY:



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Welcome to an exceptional investment opportunity in the heart of McLennan County's highest growth corridor.

- Key Features:
 - Spanning an expansive 88.744 acres (equivalent to 3,865,688.64 SF)
- Location:
 - Situated within a multiple zoning area (C-1, C-2, O-1), this parcel offers tremendous versatility for a variety of development ventures.
 - With excellent visibility and accessibility, it stands as a beacon for both commercial and residential projects.
 - The strategic location the property is underscored by its adjacency to W Highway 84, boasting a traffic count of over 23,300 vehicles per day (TxDOT 2022).
 - McLennan County's highest per capita income adds to the allure of this locale, promising a strong consumer base for retail establishments and a lucrative market for upscale residential developments.
- Utilities:
 - All essential utilities, including city water, sewer, and electricity, are readily available, streamlining the development process and minimizing overhead costs.

Moreover, with its vast acreage and strategic positioning, this property holds immense potential for realizing ambitious retail and residential projects. Whether you envision a bustling commercial center, a vibrant mixed-use community, or an upscale residential enclave, this parcel offers the canvas upon which to manifest your vision.

Seize this rare opportunity to shape the future of McLennan County's premier growth corridor and capitalize on the region's burgeoning prosperity. Don't miss your chance to be part of this thriving community in one of Texas's most dynamic regions.

ABOUT MCGREGOR, TEXAS

City Overview

McGregor, first known as McGregor Springs, is an incorporated town sixteen miles southwest of Waco on U.S. Highway 84 in western McLennan County. McGregor is a city in McLennan and Coryell counties.

McGregor has a 2023 population of 5,857. McGregor is currently growing at a rate of 2.99% annually and its population has increased by 9.23% since the most recent census, which recorded a population of 5,362 in 2020.

The city of McGregor is situated within a relatively short drive of most of the major cities of Texas: 109 mi north to Fort Worth, 114 mi north-northeast to Dallas, 92 mi south to Austin, and 201 mi southeast to Houston.



HISTORY AT A GLANCE:

The city of McGregor was established in 1882 at the intersection of the Gulf, Colorado, and Santa Fe and the Texas and St. Louis railways. The new town was named McGregor Springs in honor of Gregor Carmichael McGregor, a doctor who gave the railroad right-of-way to cross his land.

INDUSTRY & ECONOMY

Due to its location on major railroad lines, McGregor first developed as an agricultural shipping center. The local economy received a significant boost in 1942 when the United States Army announced plans to build the Bluebonnet Ordnance Plant on 18,000 acres just southwest of town. As a result of this new industry, the population of McGregor tripled in three months to more than 6,000.

PARKS & RECREATIONAL:

McGregor has five public parks - Amsler Park, Legacy Park, Bewley Park, Kasting Park, and Launch Pad Park. The parks serve as places to picnic, enjoy outdoor recreation, and relax. With something for everyone, there are walking trails, baseball fields, basketball courts, playgrounds, a double 9 hole disc golf course, pavilions, soccer fields, fishing, splash pad and a swimming pool.

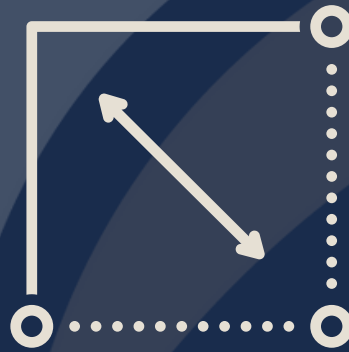
PROPERTY OVERVIEW

SALES PRICE
\$6,950,000

Highlights:

- Highest Per Capita Income in McLennan County
- Great Potential For Retail and Residential Development
- Located in McLennan County's Highest Growth Corridor
- Excellent Visibility
- 2023 Taxes: \$61,747.13 (Please Verify)

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LOT SIZE

88.744 Acres
(3,865,688.64 SF)



FRONTAGE

W Highway 84: ± 3,660'



ZONING

C-1 & C-2: Community Commercial
O-1: Office



DEMOGRAPHICS

1 Mile Radius: 2,258 Residents
5 Mile Radius: 20,885 Residents
10 Mile Radius: 122,734 Residents



UTILITIES

City Water
City Sewer
Electricity



TRAFFIC COUNTS

W Highway 84: 23,300+
Vehicles/Day (TxDOT
2022)

PROPERTY PHOTOS



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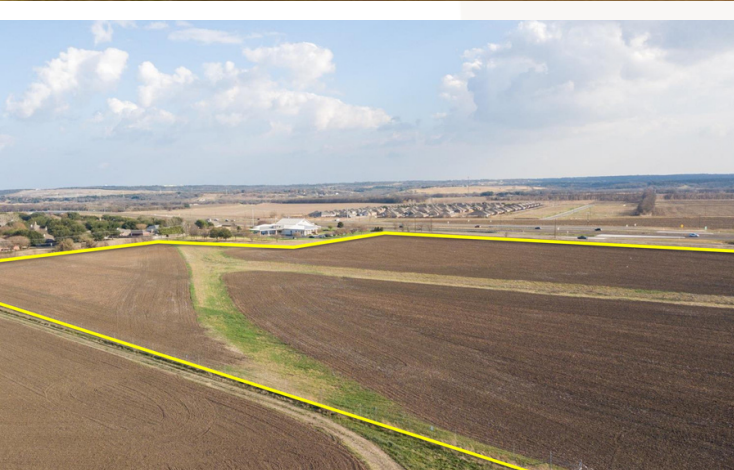
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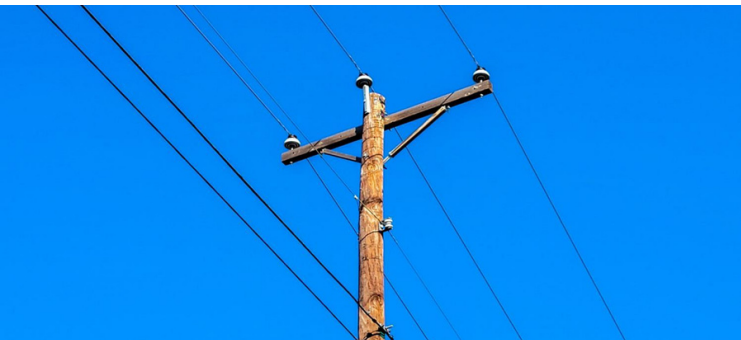
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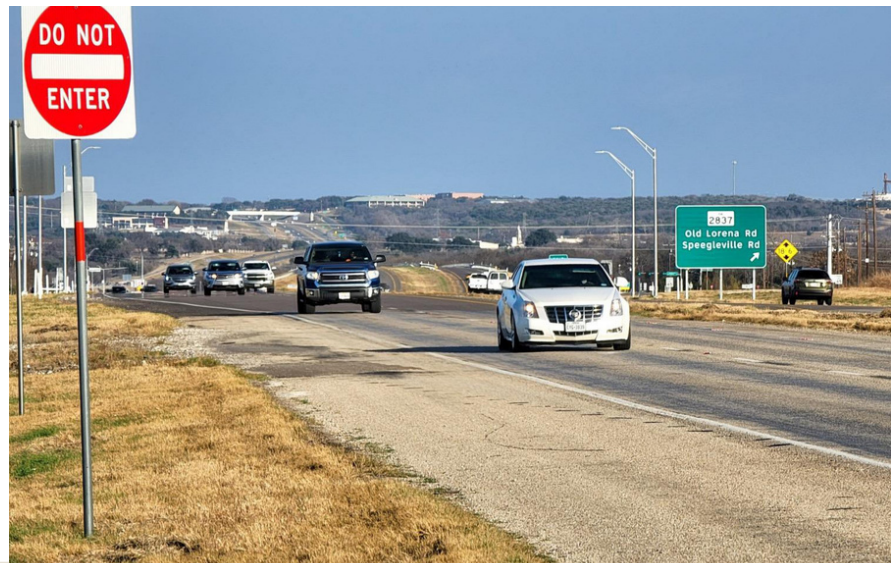
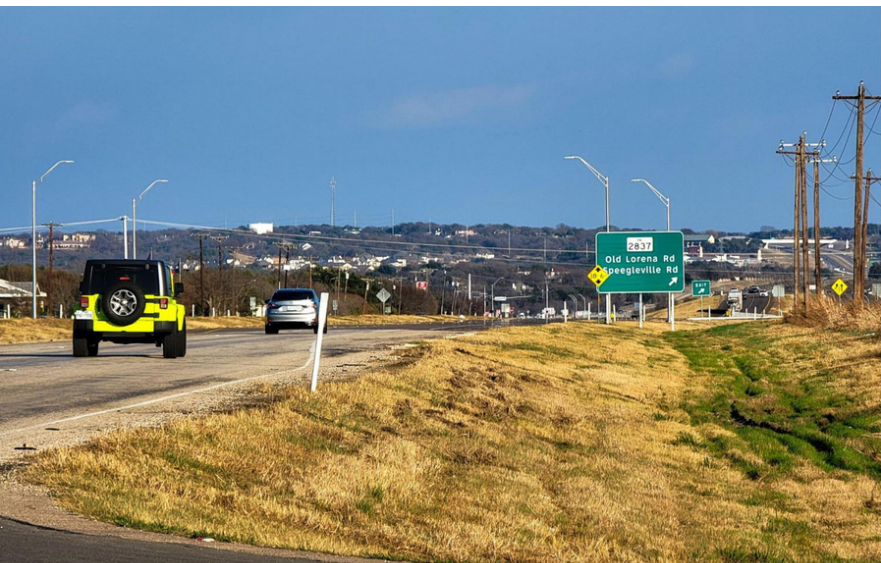
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PROPERTY BOUNDARY



88.744 Acres
(3,856,688 SF)

Frontage: \pm 3,660'

W Highway 84

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

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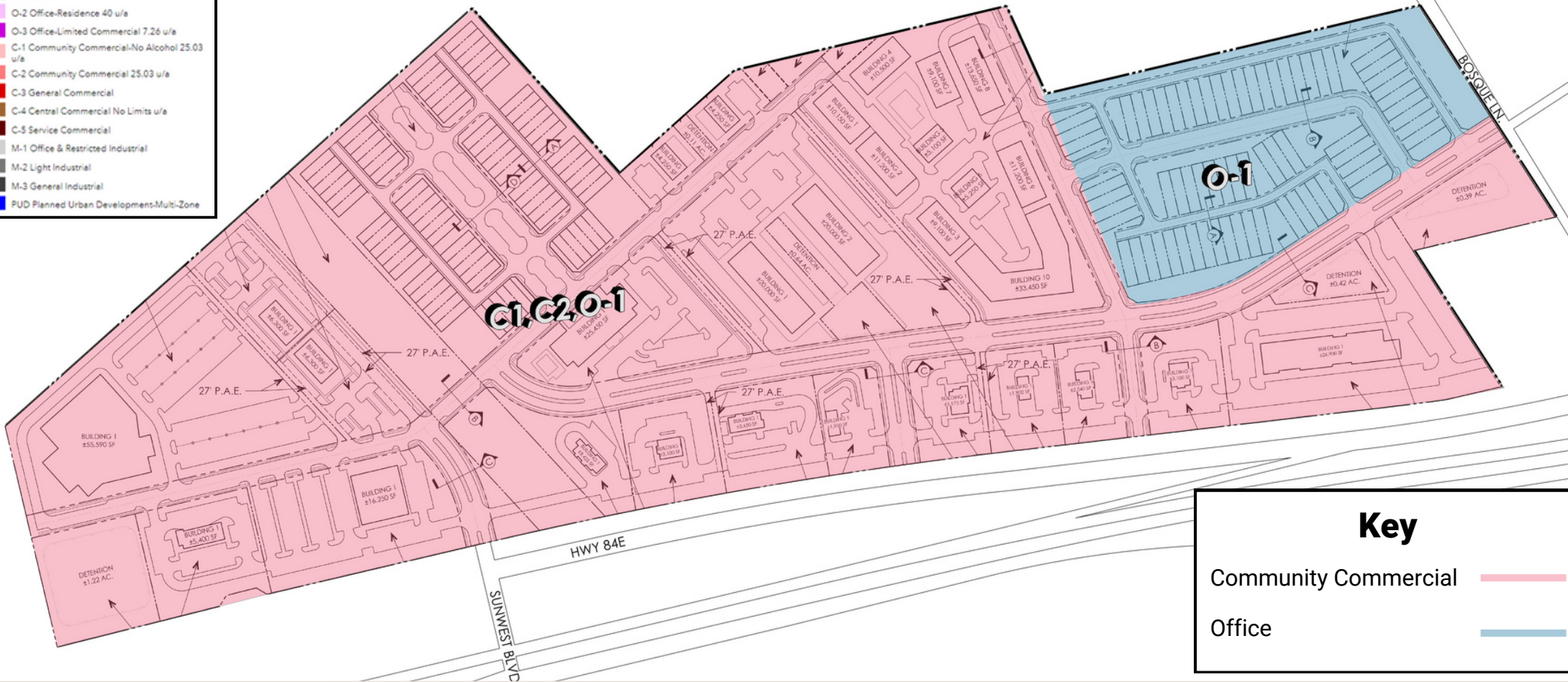
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ZONING MAP

- R-1A Single-Family Residence 3.63 u/a
- R-1B Single-Family Residence 6.22 u/a
- R-1C Single-Family Residence 10.89 u/a
- R-2 Two-Family & Attached Single Family 14.52 u/a
- R-3A Multiple Family Residence 7.26 u/a
- R-3B Multiple Family Residence 12.96 u/a
- R-3C Multiple Family Residence 25.03 u/a
- R-3D Multiple Family Residence 32.03 u/a
- R-3E Multiple Family Residence 40 u/a
- O-1 Office
- O-2 Office-Residence 40 u/a
- O-3 Office-Limited Commercial 7.26 u/a
- C-1 Community Commercial-No Alcohol 25.03 u/a
- C-2 Community Commercial 25.03 u/a
- C-3 General Commercial
- C-4 Central Commercial No Limits u/a
- C-5 Service Commercial
- M-1 Office & Restricted Industrial
- M-2 Light Industrial
- M-3 General Industrial
- PUD Planned Urban Development-Multi-Zone



Key

Community Commercial

Office

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UTILITIES MAP



TXDOT TRAFFIC COUNTS



W Highway 84
23,300+ VPD



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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.



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.

_____	_____	_____	_____
Keller Williams Advantage	9003002	klrw553@kw.com	254.751.7900
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
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Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Kerri Humble	693930	klrw553@kw.com	254.751.7900
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Brad Harrell	363789	brad@OnwardRET.com	254.870.9769
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date