2.20 ACRES OF COMMERCIAL DEVELOPMENT LAND ON WEST HIGHWAY 84 IN MCGREGOR, TX 76657

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at Keller Williams

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The Onward Real Estate Team at KW Commercial would like to present this commercial real estate property for sale.

Located just off West Highway 84 in Waco, this 2.20 Acre parcel is a PRIME commercial development location. The tract of land has ± 300' of frontage on West Highway 84, ± 303' of frontage along Stageline Drive, and a property depth of ± 317'. The parcel resides in Waco's O-2: General Office-Residence District.

This parcel is part of a larger, 16.44 Acre tract. The parcel is also within close proximity to McGregor Executive Airport and Harris Creek Baptist Church.

This property is located in Waco, Texas. The Waco Metropolitan Statistical Area has a population of over 270,000 people. The City of Waco is located approximately 90 miles south of the Dallas/Fort Worth area and about 100 minutes north of Austin, Texas. For more information on this property, or any of our other properties, please contact The Onward Real Estate Team at KW Commercial!

PROPERTY OVERVIEW

SALES PRICE: $814,572.00

Highlights:

- 2.20 Acres (95,832.00 SF)
- Zoned: O-2: Office-Residence District
- US Highway 84 Frontage: ± 300'
- Stageline Drive Frontage: ± 303'
- Property Depth: ± 317'
- Close Proximity to McGregor Executive Airport
- US Highway 84: 18,000+ Vehicles/Day (TxDOT: 2021)
- 2021 Taxes: $9.04

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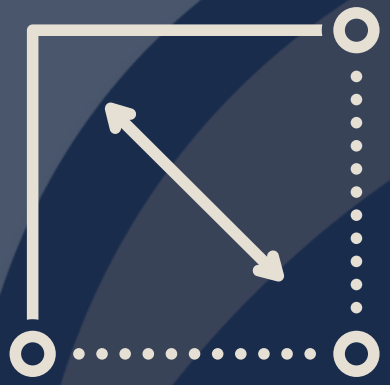

LOT SIZE
2.20 Acres (95,832.00 SF)

FRONTAGE
US Highway 84 ± 300'
Stageline Drive: ± 303'

ZONING
O-2: Office-Residence

DEMOGRAPHICS
1 Mile Radius: 3,057 Residents
5 Mile Radius: 17,669 Residents
10 Mile Radius: 118,487 Residents

UTILITIES
City Water
City Sewer

TRAFFIC COUNTS
US Highway 84: 18,000+ Vehicles/Day (TxDOT 2021)

PROPERTY PHOTOS

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SURROUNDING AREA

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PROPERTY BOUNDARY

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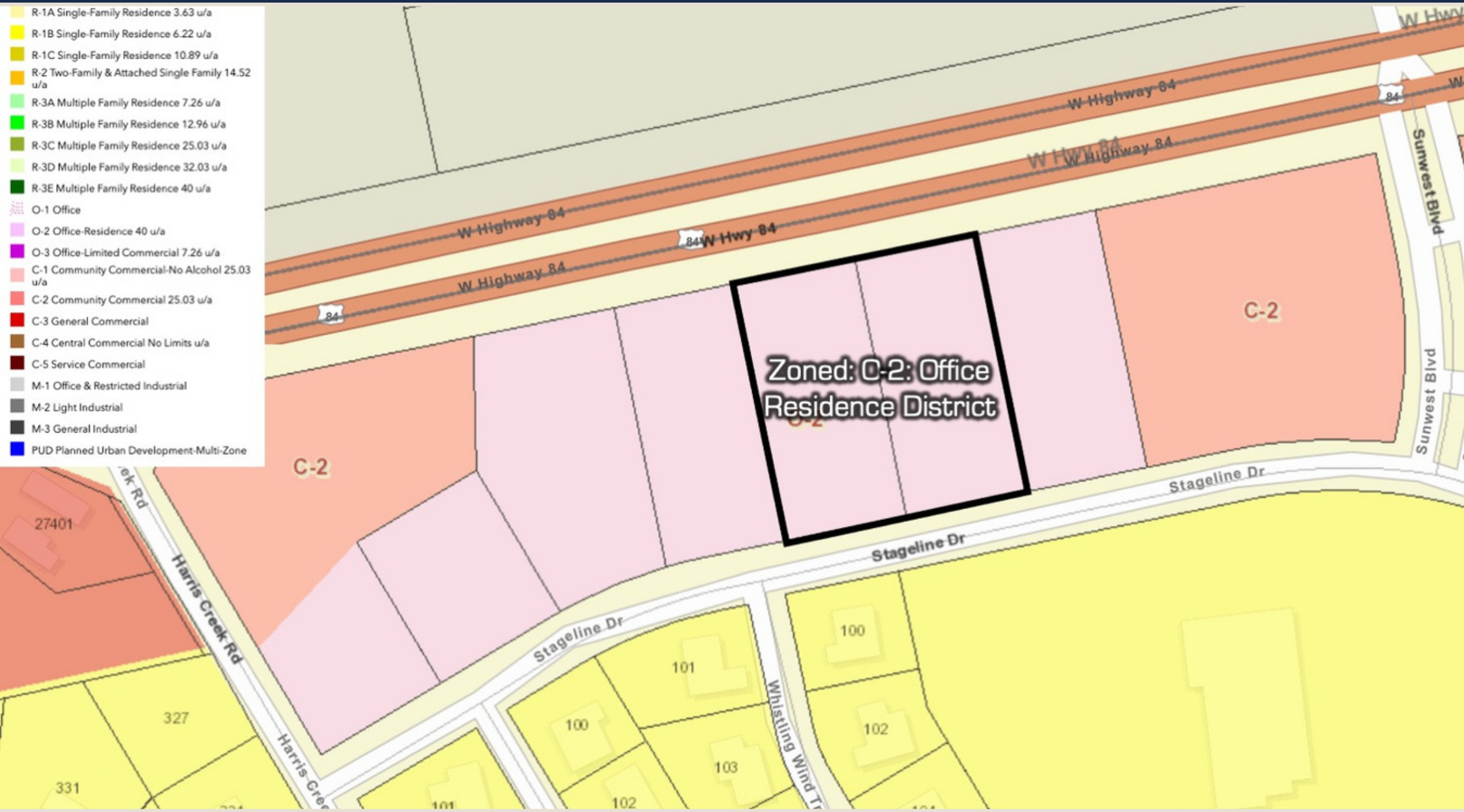
ZONING MAP



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TXDOT TRAFFIC MAP

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FEMA FLOOD MAP

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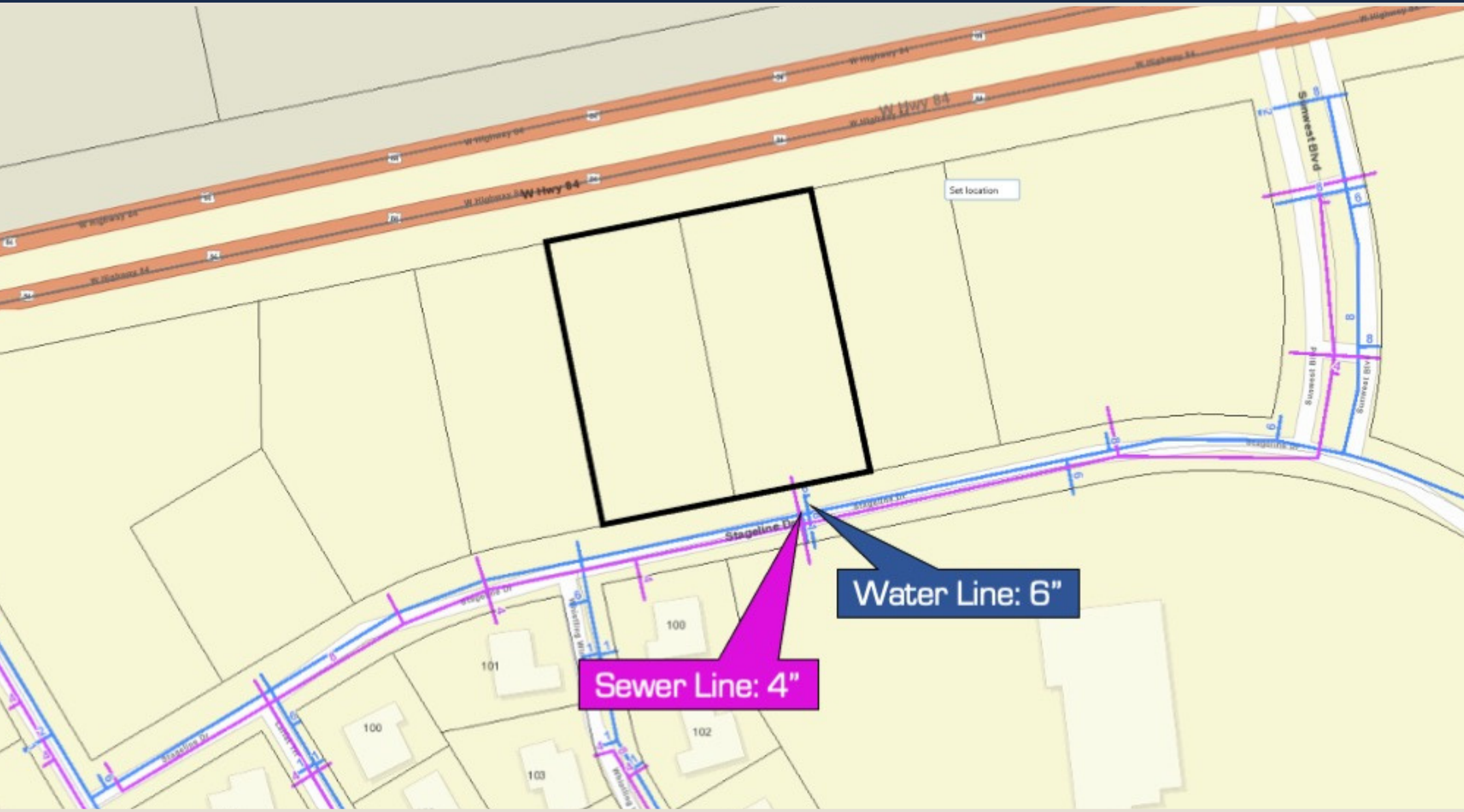
UTILITIES MAP



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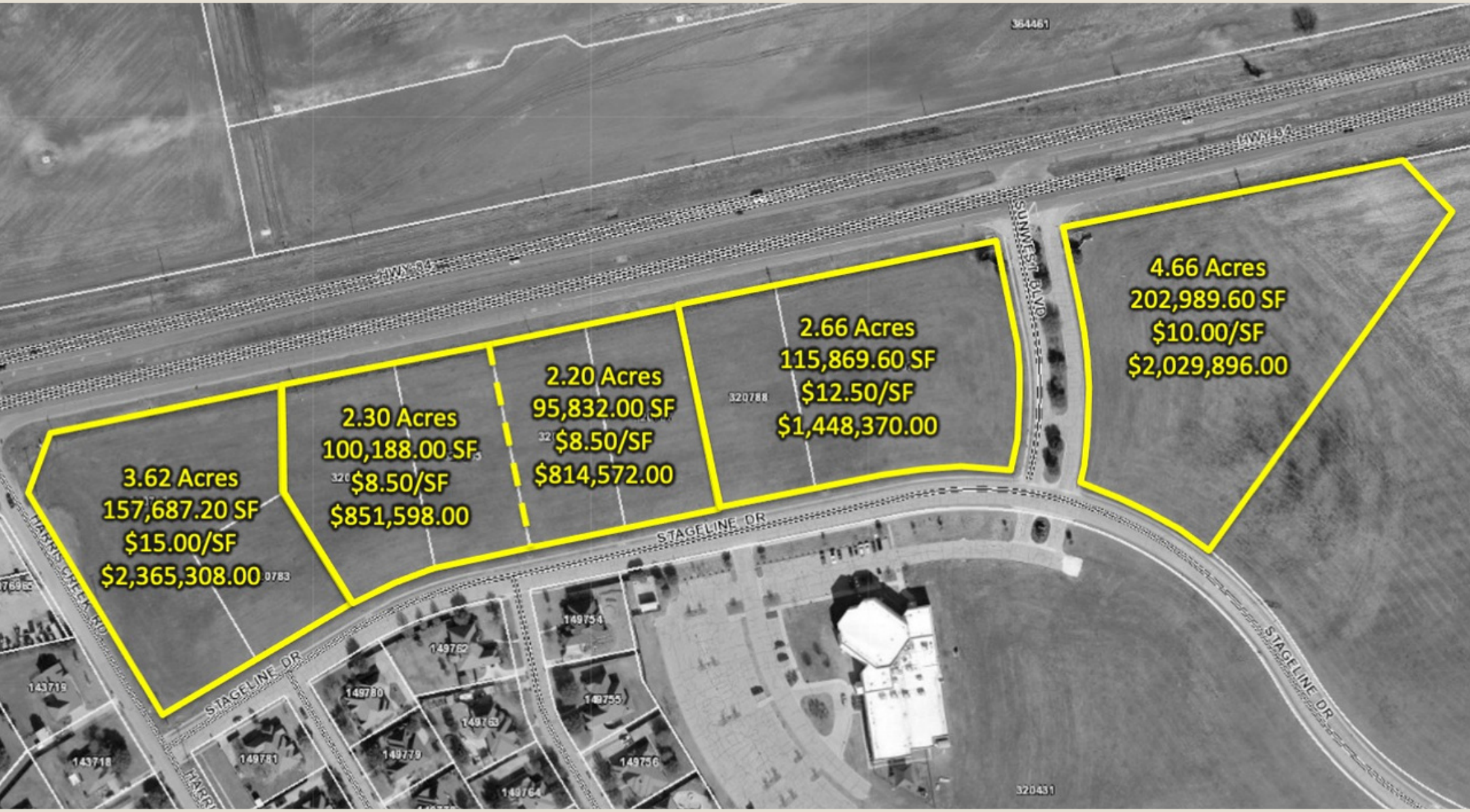
PRICING BREAKDOWN



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Information About Brokerage Services

11-2-2015

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:
    - 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 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
Licensed 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
James Tripp	770773	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