

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



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# Onward

REAL ESTATE TEAM  
— at Keller Williams

## PRESENTED BY:



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Prime Commercial Opportunity in McGregor! This expansive property, strategically located on US Highway 84, offers an impressive frontage of  $\pm 2,038$  feet, ensuring maximum visibility and exposure for your business. Boasting a versatile zoning classification of O-2: Office-Residence District and C-3: General Commercial District, the potential uses are endless. Moreover, with Stageline Drive frontage of  $\pm 1,611$  feet and Sunwest Blvd frontage of  $\pm 351$  feet, this property provides convenient access from multiple directions.

Additionally, Harris Creek Road frontage spans  $\pm 400$  feet. Situated in close proximity to McGregor Executive Airport, this location is ideal for businesses seeking easy accessibility for clients and customers. The high traffic volume on US Highway 84 with over 18,000 vehicles passing by daily (TxDOT's 2021) ensures constant exposure to a wide audience. Whether you envision an office complex or a retail establishment, this property offers ample space with a depth of  $\pm 444$  feet. Take advantage of the growing business opportunities in McGregor while enjoying the benefits of its prime location.

Don't miss out on this exceptional commercial investment opportunity! Contact us today to explore all the possibilities that await you on this remarkable piece of land.

# 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.

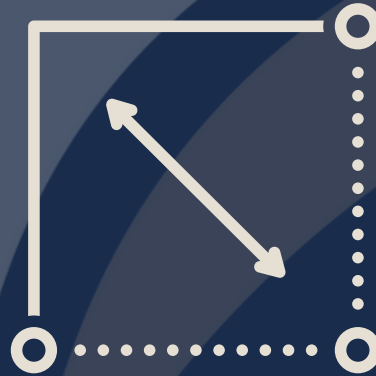
# PROPERTY OVERVIEW

**SALES PRICE:**  
**\$3,659,040.00**

## Highlights:

- Zoned: O-2: Office-Residence District
- Zoned: C-3: General Commercial District
- US Highway 84 Frontage:  $\pm$  2,038'
- Stageline Drive Frontage:  $\pm$  1,611'
- Sunwest Blvd Frontage:  $\pm$  351'
- Harris Creek Road Frontage:  $\pm$  400'
- Property Depth:  $\pm$  444'
- Close Proximity to McGregor Executive Airport
- US Highway 84: 18,000+ Vehicles/Day (TxDOT: 2021)
- Harris Creek Road: 1,700+ Vehicles/Day (TxDOT: 2021)
- 2021 Taxes: \$68.20 (Please Verify)

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### LOT SIZE

5.6 Acres (243,936 SF)



### FRONTAGE

US Highway 84  $\pm$  2,038'  
Stageline Drive:  $\pm$  1,611'  
Harris Creek Road:  $\pm$  400'  
Sunwest Blvd:  $\pm$  351'



### ZONING

O-2: Office-Residence  
C-3: General Commercial



### 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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# PROPERTY BOUNDARY



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

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# PRICING BREAKDOWN



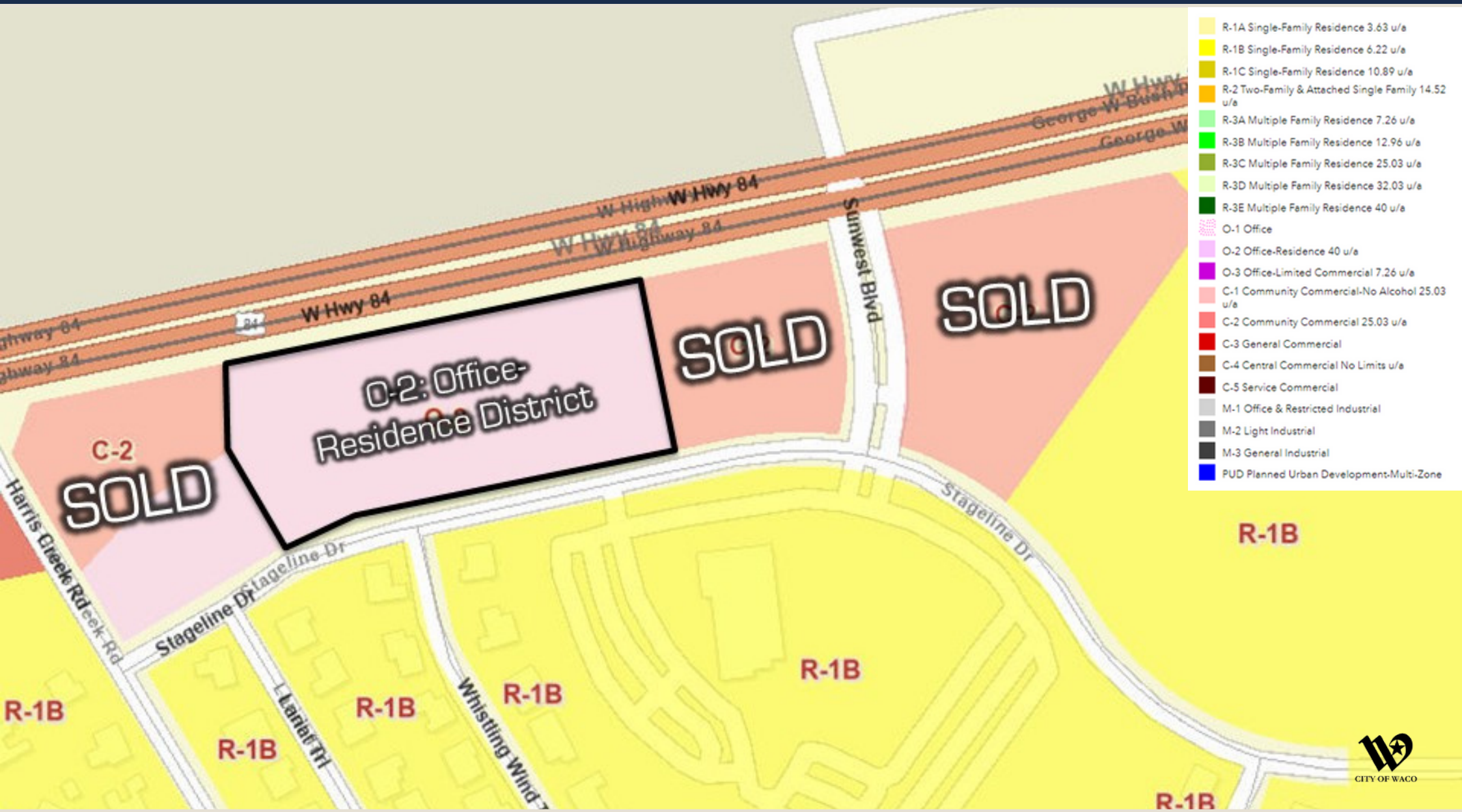
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# ZONING MAP



- 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



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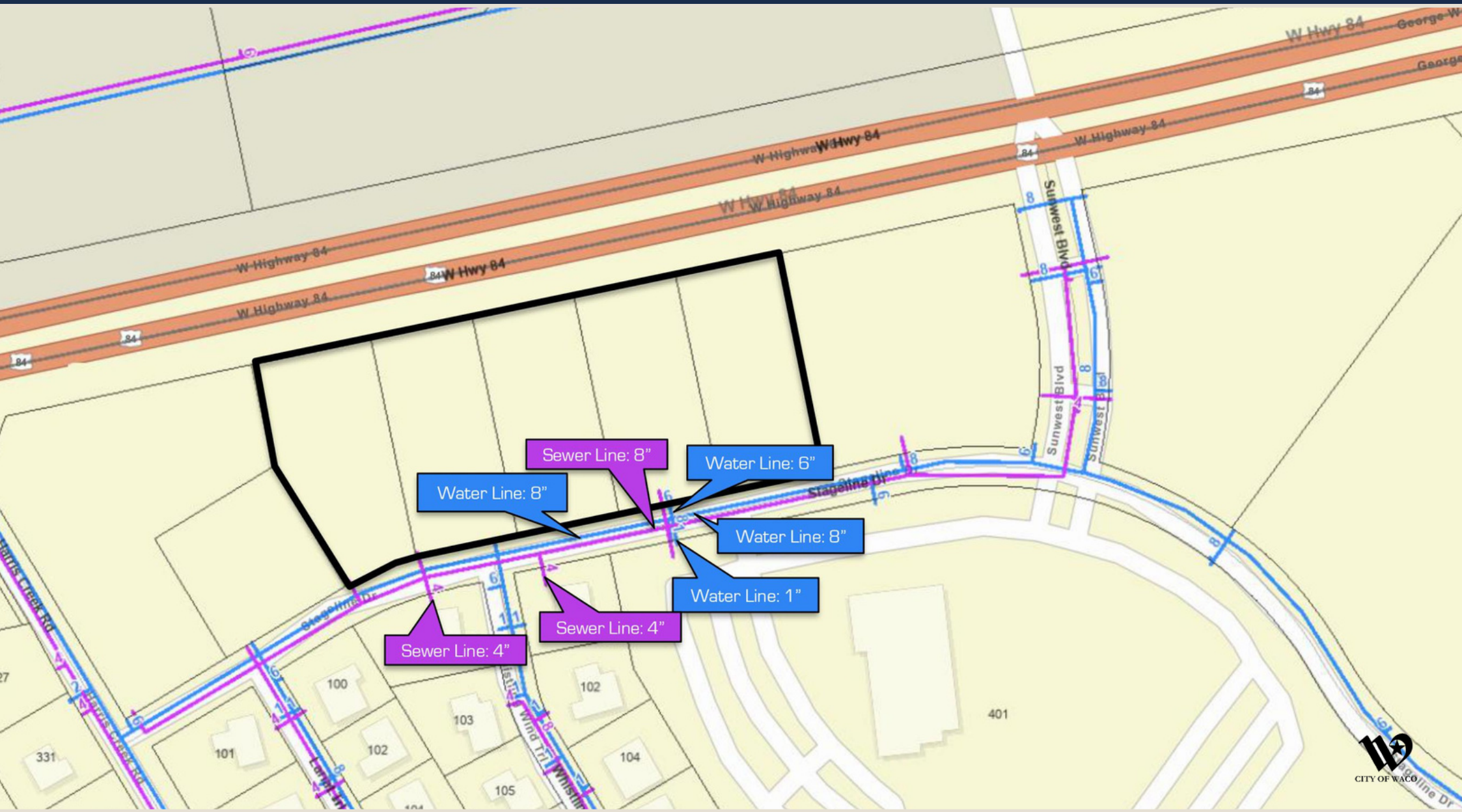
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# UTILITIES MAP



# TXDOT TRAFFIC COUNTS



**US Highway 84**  
18,000+ VPD



**Harris Creek Rd.**  
1,700+ VPD



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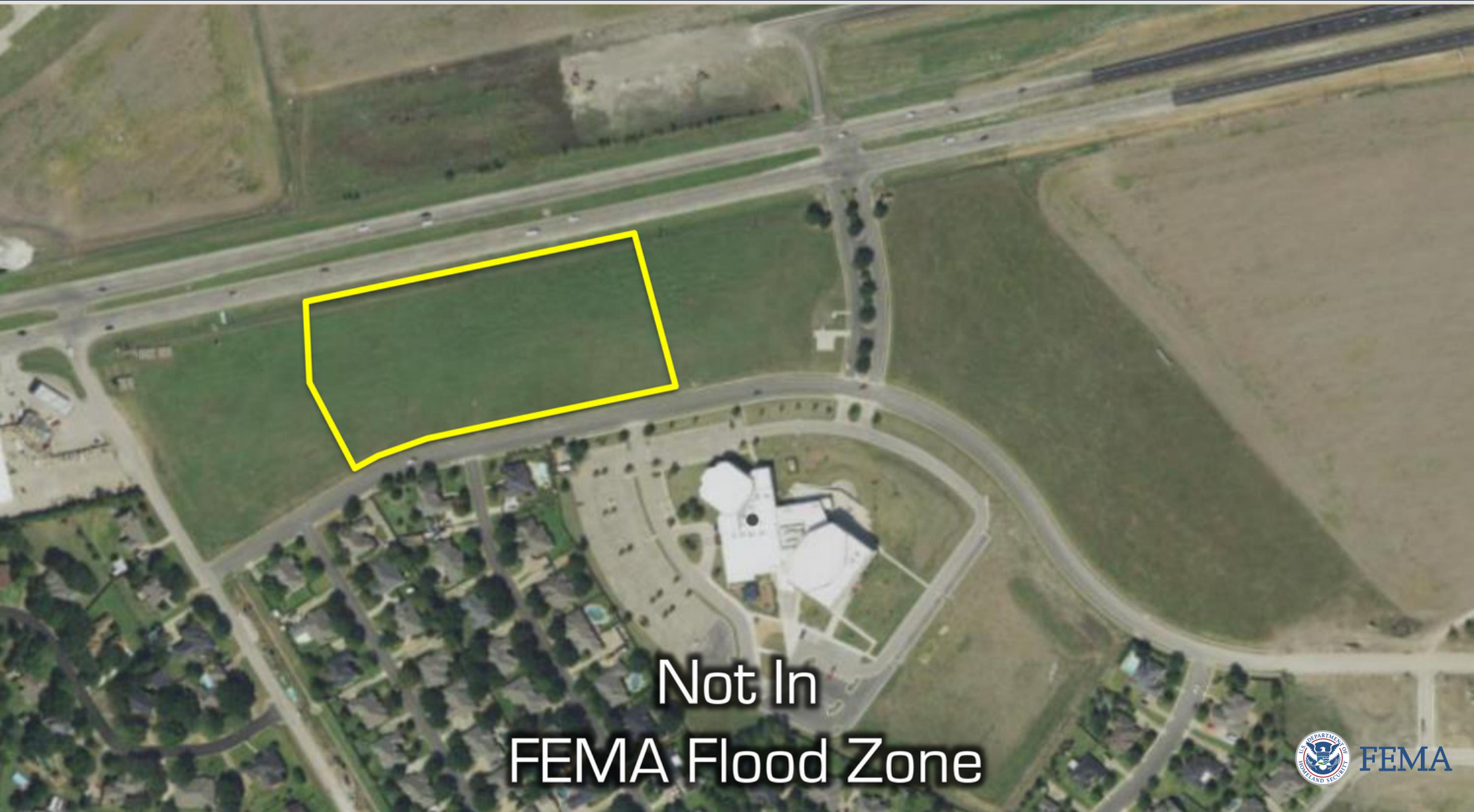
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# FEMA FLOOD MAP



Not In  
FEMA Flood Zone



FEMA

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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.

11-2-2015



**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 conditional 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.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date