

2,700 SF DUPLEX AT 2539 PASCAL COURT AT WACO, TEXAS 76706



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Onward

REAL ESTATE TEAM
— at Keller Williams

PRESENTED BY:



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Stunning Duplex Retreat with Endless Possibilities Step into the epitome of modern elegance with this captivating duplex retreat. Boasting a total of 2,700 square feet, each unit offers a spacious and luxurious living experience. The attention to detail is evident from the moment you arrive, with an attached 2-car garage providing convenience and security. Inside, discover a harmonious blend of comfort and style. Each unit features 3 bedrooms and 3.5 bathrooms, ensuring ample space for relaxation and privacy. The thoughtfully designed living areas encompass 1,350 square feet in each unit, offering plenty of room for entertaining guests or simply enjoying quiet evenings at home.

Moreover, the adjacent dining areas create an intimate atmosphere for sharing meals with loved ones. With the convenience of washers and dryers in each unit, it allows for effortless laundry routines. Unit A boasts a lease ending May 31, 2023, while Unit B's lease extends until August 30, 2024 - presenting endless possibilities for investors or those seeking flexible living arrangements. Built in 2005, a true gem built with meticulous attention to detail! With an inviting ambiance and captivating curb appeal, this home effortlessly blends contemporary style with timeless sophistication.

Furthermore, the spacious living area boasts abundant natural light, creating a warm and welcoming atmosphere for both relaxation and entertaining. The heart of the home lies in its well-appointed kitchen, where culinary delights come to life amidst sleek countertops and top-of-the-line appliances. Adjacent to the kitchen is a charming dining space that sets the stage for memorable gatherings with your loved ones. As you make your way through glass doors towards the backyard oasis, prepare to be enchanted by an outdoor haven designed for tranquility and enjoyment. With Gurley Lane boasting over 440 vehicles per day according to TxDOT's latest report (2021), convenience is at your fingertips.

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:
\$415,000.00

Highlights

- 2,700 Total SF
- 3BD/3.5BA (Each Unit)
- Living Area: 1,350 SF (Each Unit)
- 2 Car Garage - Attached
- Washer & Dryer
- Unit A
 - Rent: \$1,400.00
 - Lease Ends July 31, 2024
- Unit B
 - Rent: \$1,350.00
 - Lease Ends August 30, 2024
- HOA Dues: \$75.00/Mo (Each Unit)
- Pascal Court Frontage: ± 65'
- Community Pool
- 2023 Taxes: \$7,949.63 (Please Verify)



SPACE SIZE

2,700 Total SF
2 Unit Duplex



FRONTAGE

Pascal Court: ± 65'



ZONING

RI-B: Single-Family
Residential District



DEMOGRAPHICS

1 Mile Radius: 9,790 Residents
5 Mile Radius: 106,683 Residents
10 Mile Radius: 195,943 Residents



**YEAR
BUILT**
2005



TRAFFIC COUNTS

Gurley Lane: 440+ VPD
(TxDOT: 2021)

PROPERTY PHOTOS



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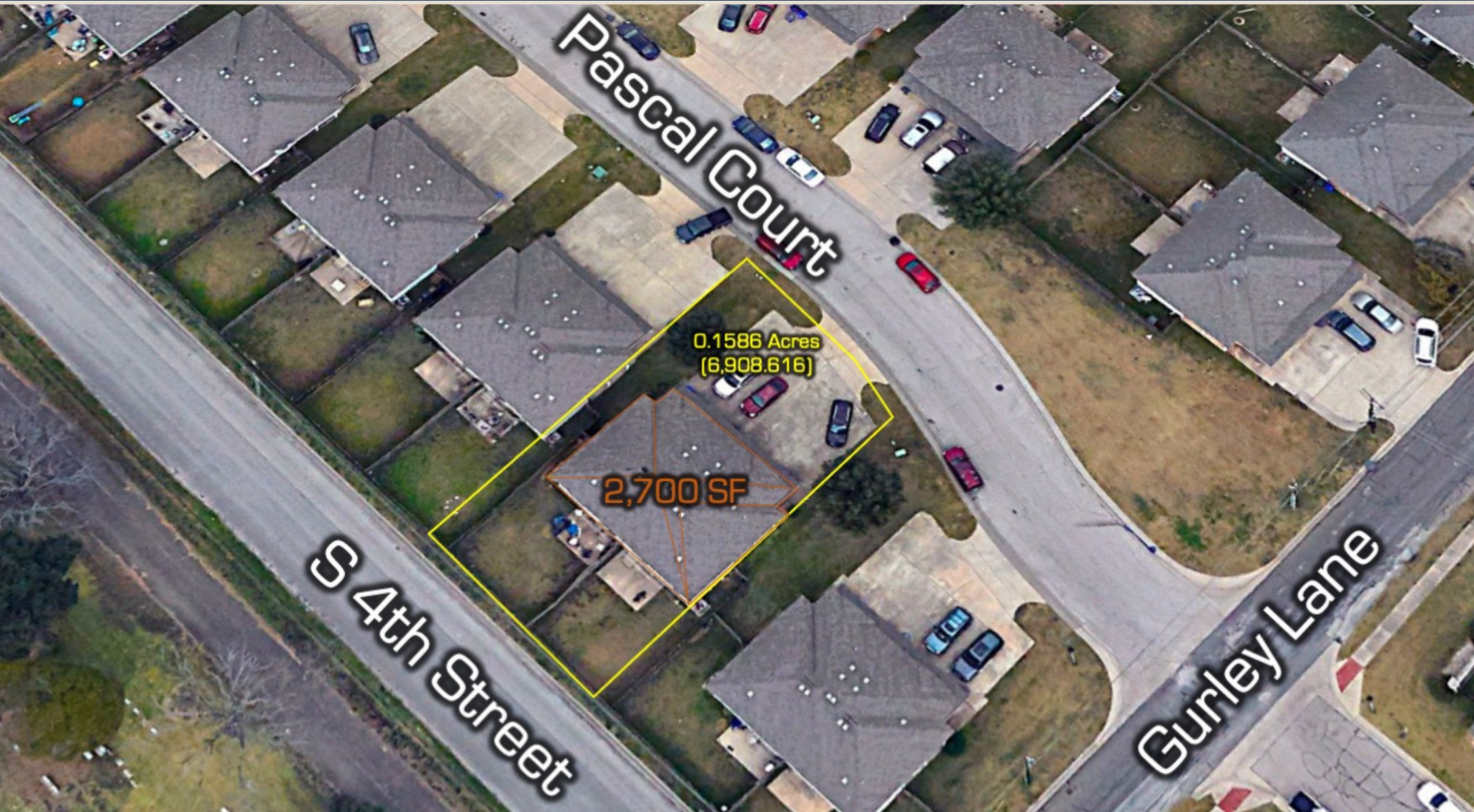
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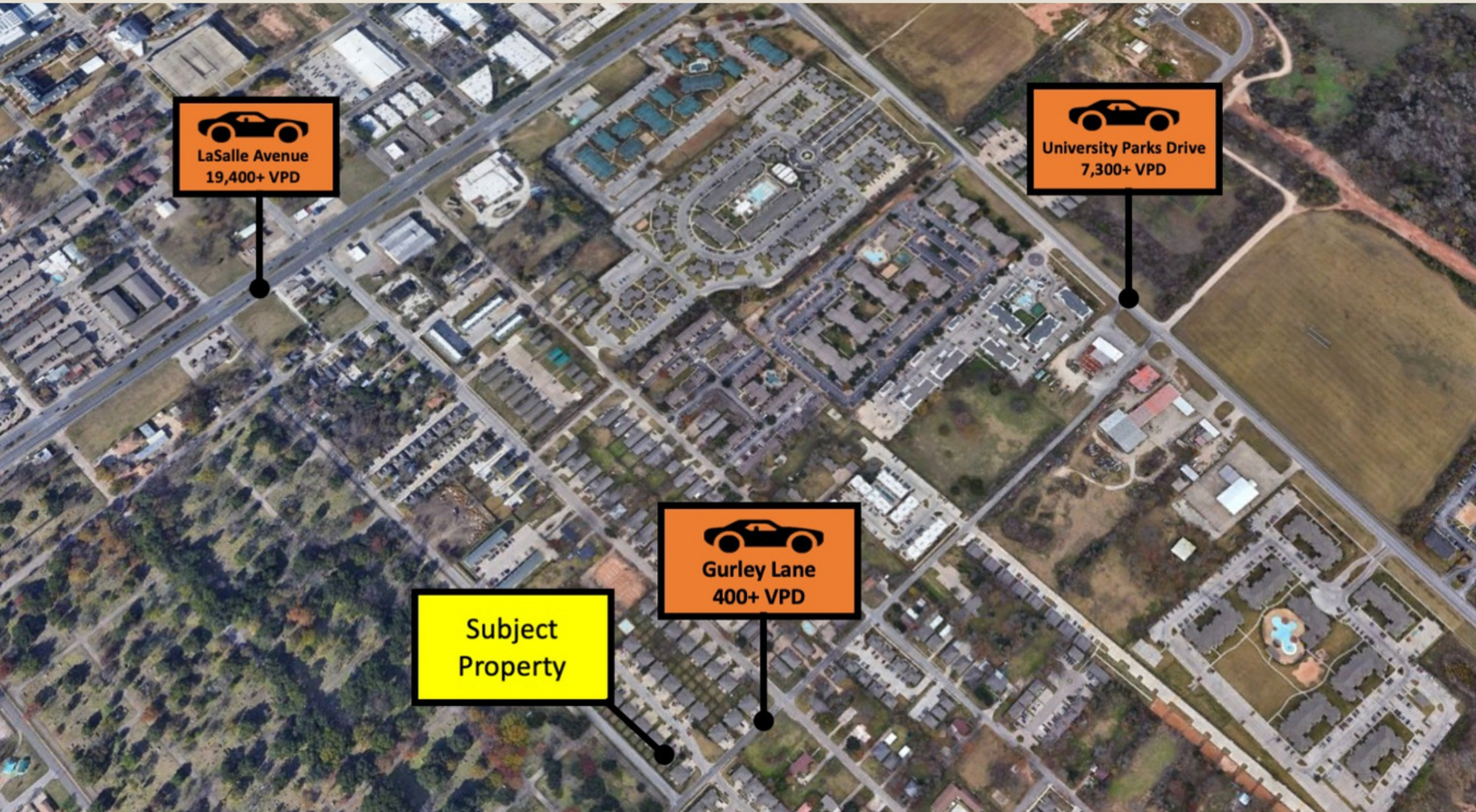
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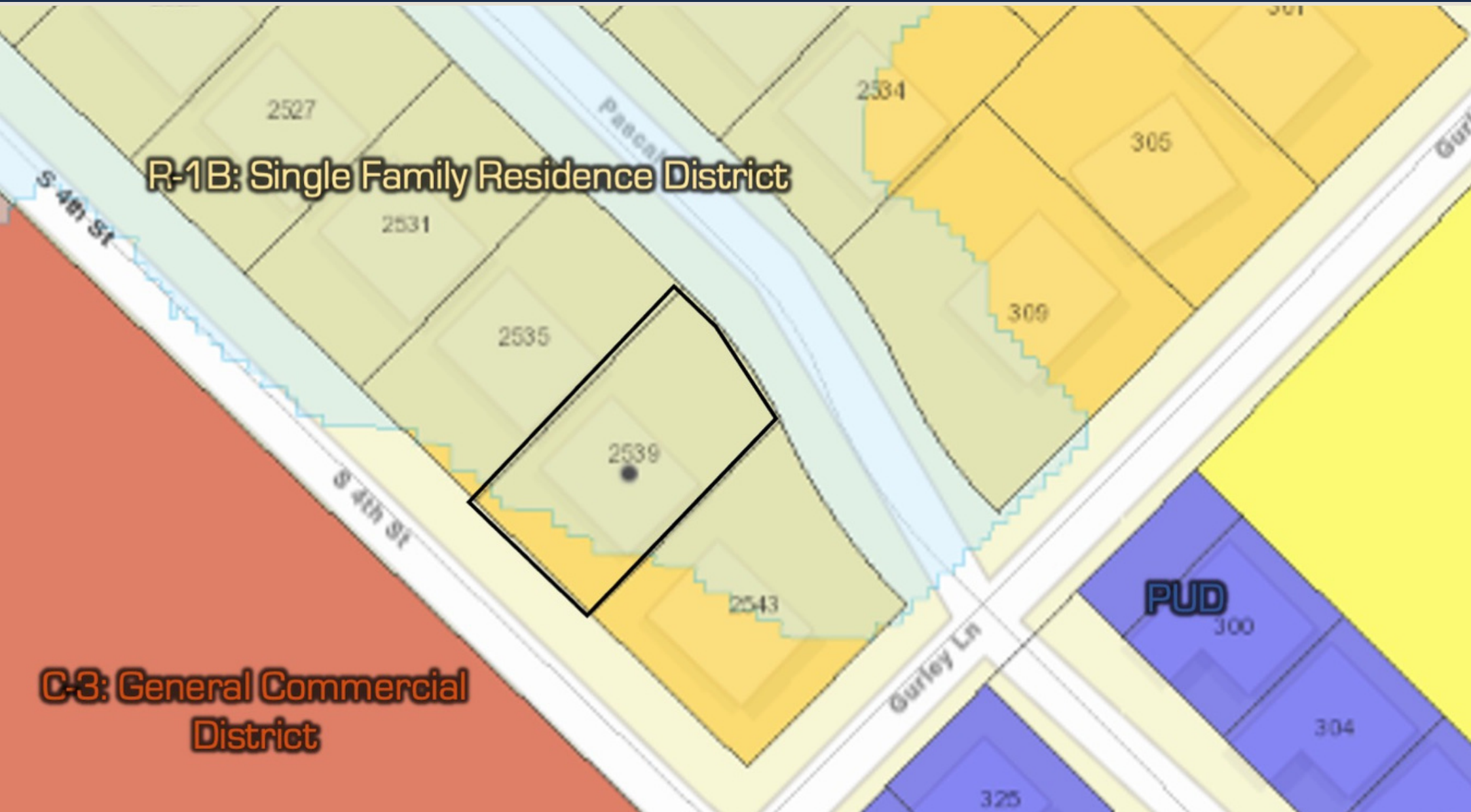
PROPERTY BOUNDARY



TXDOT TRAFFIC MAP



ZONING MAP



R-1B: Single Family Residence District

C-3: General Commercial District

PUD 300

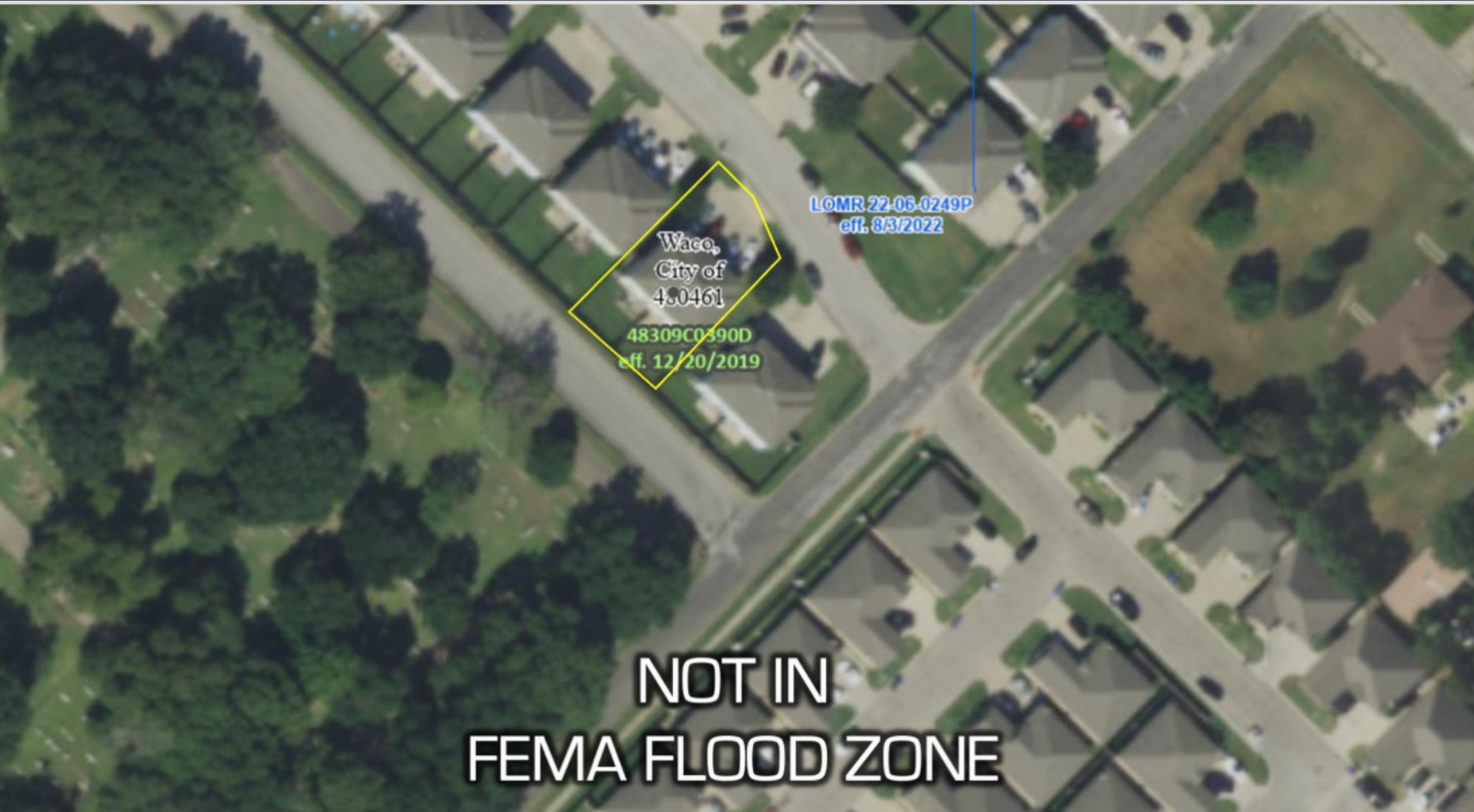
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325

UTILITIES MAP



FEMA FLOOD MAP



**NOT IN
FEMA FLOOD ZONE**

