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





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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**

I 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)











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## PROPERTY BOUNDARY

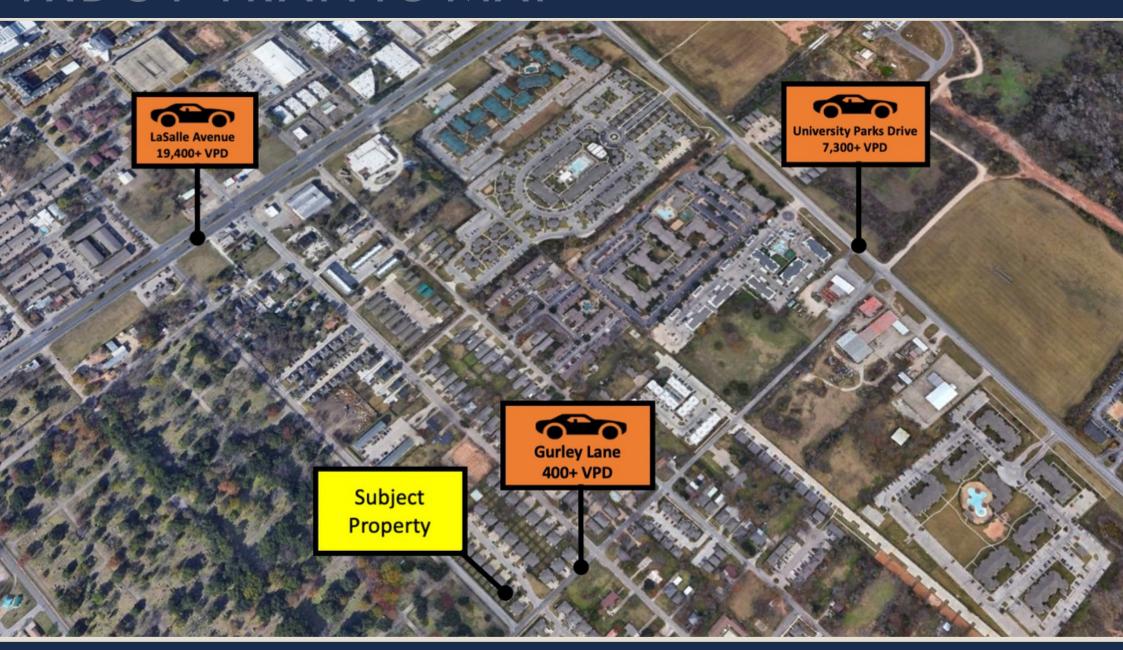




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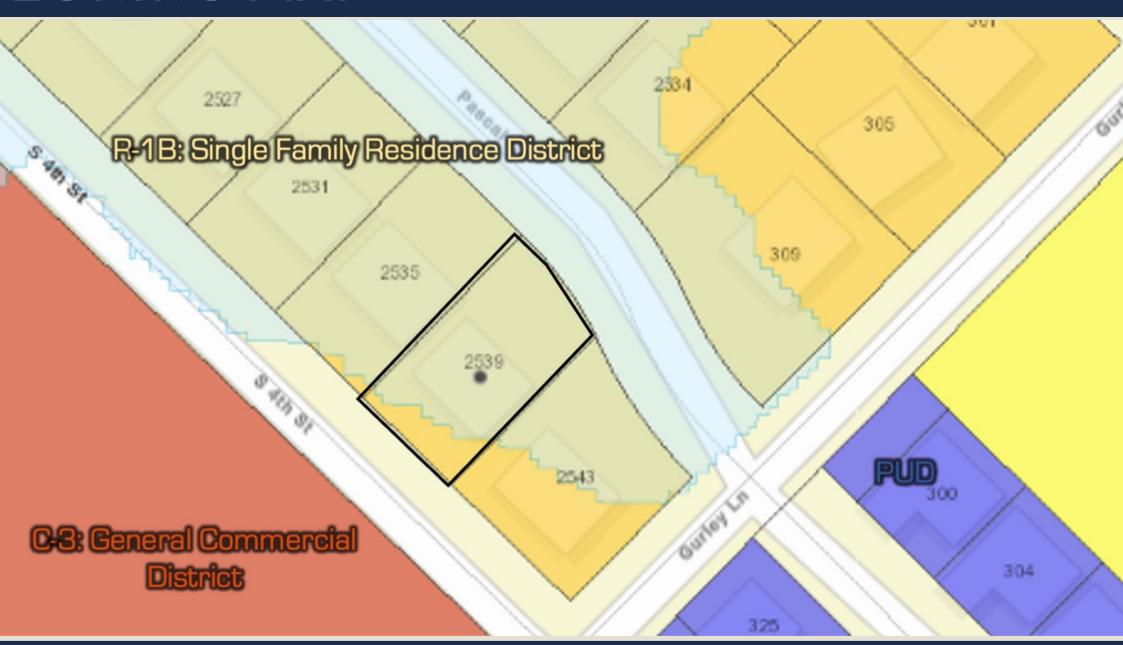
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## TXDOT TRAFFIC MAP





## ZONING MAP

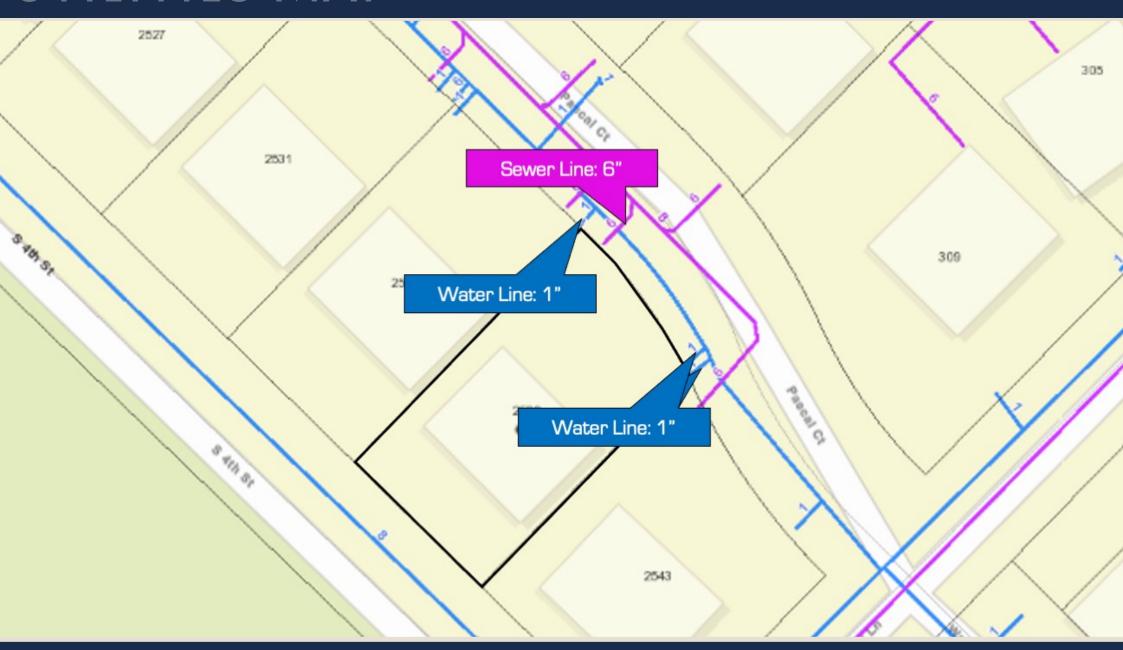




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## UTILITIES MAP





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## FEMA FLOOD MAP





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#### **Information About Brokerage Services**

brokerage services to prospective buyers, tenants, sellers and landlords.

Texas law requires all real estate license holders to give the following information about



#### 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 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.

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Buyer/Tenant/Seller/Landlord Initials	Date	