

10,320 SF FLEX SPACE AT 207 WEST PANTHER WAY IN HEWITT, TEXAS 76643



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Onward

REAL ESTATE TEAM
— at Keller Williams

PRESENTED BY:



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Attention-Grabbing Commercial Opportunity on 0.9607 Acres! This expansive property boasts a total of 10,320 SF of impressive improvements and is strategically located in the thriving city of Hewitt. Zoned as C-2: General Commercial District, this gem offers endless possibilities for entrepreneurial ventures. With a generous frontage of ± 140', it commands attention from passersby on Panther Way, which sees over 7,400 vehicles per day according to TxDOT projections for 2022. Additionally, the nearby N Hewitt Dr experiences an impressive traffic flow of over 27,500 vehicles per day.

Built in 1978 and meticulously maintained throughout the years, this property exudes reliability and longevity. With its prime location within the bustling city limits and its versatile zoning designation, this commercial haven presents an exceptional opportunity for businesses seeking high visibility and convenience.

The spacious lot size allows for ample parking space to accommodate customers or clients effortlessly. Please note that all tax information provided is based on current records but should be verified independently by interested parties. Don't miss out on this remarkable chance to establish your business in a prominent location with substantial potential!

Contact us today to schedule a viewing and explore how you can make your entrepreneurial dreams come true at this extraordinary property.

ABOUT HEWITT, TEXAS

City Overview

Hewitt has an ideal location situated just south of Waco, Texas. This location was integral to the founding of the city and establishment of a rail depot when, in 1882, the Missouri, Kansas, and Texas Railroad began building a line between Waco and Taylor, which eventually required a switch six miles from Waco. The site chosen as the stop along the line was owned by the estate of John H. Brower, a shipping magnate who had once been the Consul of the Republic of Texas in New York. His estate was entrusted to his son-in-law, Thomas B. Hewitt. The MKT named the switch station Hewitt in his honor, and the town was born.

With Austin, Dallas, and Fort Worth all within a 100-mile radius, Hewitt residents can easily make day trips to these Texas hubs of industry, culture, and business. I-35 also provides international access as it travels south through San Antonio and Laredo into Mexico and north to Dallas and Fort Worth all the way through Canada.



HISTORY AT A GLANCE:

The community of Hewitt was established following the donation of land by John A. Warren, the town's first businessman, in the 1880s. Warren purchased roughly 40 acres and the town site was named Hewitt in 1883 for George A. Hewitt, an employee of the Missouri, Kansas, and Texas Railroad.

ACCESSIBILITY:

Hewitt is served by three primary airports: Waco Regional Airport, Texas State Technical College Airport, and the McGregor Executive Airport. Waco Regional Airport (ACT). The Texas State Technical College Airport (CNW) is known locally as the industrial airport, as it is home to numerous aviation-related firms in addition to the top-rated technical college.

FUN & RECREATION:

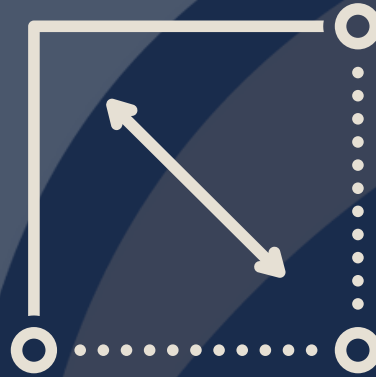
Hewitt Park is situated on Castleman Creek in Hewitt and has a picnic area, ball diamond, soccer/football field, two covered shelters, a 0.5-mile walking track, and a covered pavilion. Warren Park, located just off of Old Temple Road has picnic areas, a ball diamond, a soccer field, playgrounds, a covered pavilion, and the brand-new Creekside Amphitheater.

PROPERTY OVERVIEW

SALES PRICE
\$995,000.00

Highlights:

- Lot Size: 0.9607 Acres (41,848.092 SF)
- Total Improvements: 10,320 SF
 - Multiple Shop Buildings
 - Small Office Buildout
- Ample Yard Space
- Zoned: C-2: General Commercial District (City of Hewitt)
- Frontage: Panther Way: ± 140'
- Year Built: 1978
- Panther Way: 7,400+ Vehicles/Day (TxDOT 2022)
- N Hewitt Dr: 27,500+ Vehicles/Day (TxDOT 2022)
- 2022 Taxes: \$7,703.06 (Please Verify)



LOT SIZE

0.9607 Acres (41,848.092 SF)



FRONTAGE

Panther Way: ± 140'



ZONING

C-2: General Commercial District (City of Hewitt)



DEMOGRAPHICS

1 Mile Radius: 10,144 Residents
5 Mile Radius: 83,049 Residents
10 Mile Radius: 190,928 Residents



UTILITIES

City Water
City Sewer



TRAFFIC COUNTS

Panther Way: 7,400+ Vehicles/Day
N Hewitt Dr: 27,500+ Vehicles/Day (TxDOT 2022)



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PROPERTY BOUNDARY



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



ZONING MAP



- (1) R-1 single-family district.
- (2) R-1-G garden home.
- (3) R-2 duplex district.
- (4) R-3 multifamily low density district.
- (5) R-4 multifamily high density district.
- (6) R-5 single-family attached dwelling district.
- (7) P-R planned residential district.
- (8) MH manufactured home district.
- (9) C-1 restricted commercial district.
- (10) C.O.D. Commercial office district.
- (11) C-2 general commercial district.
- (12) C-O outdoor commercial district.
- (13) P-C planned commercial district.
- (14) M industrial district.
- (15) BP business park district.
- (16) M-P planned industrial district.

HEWITT
TEXAS



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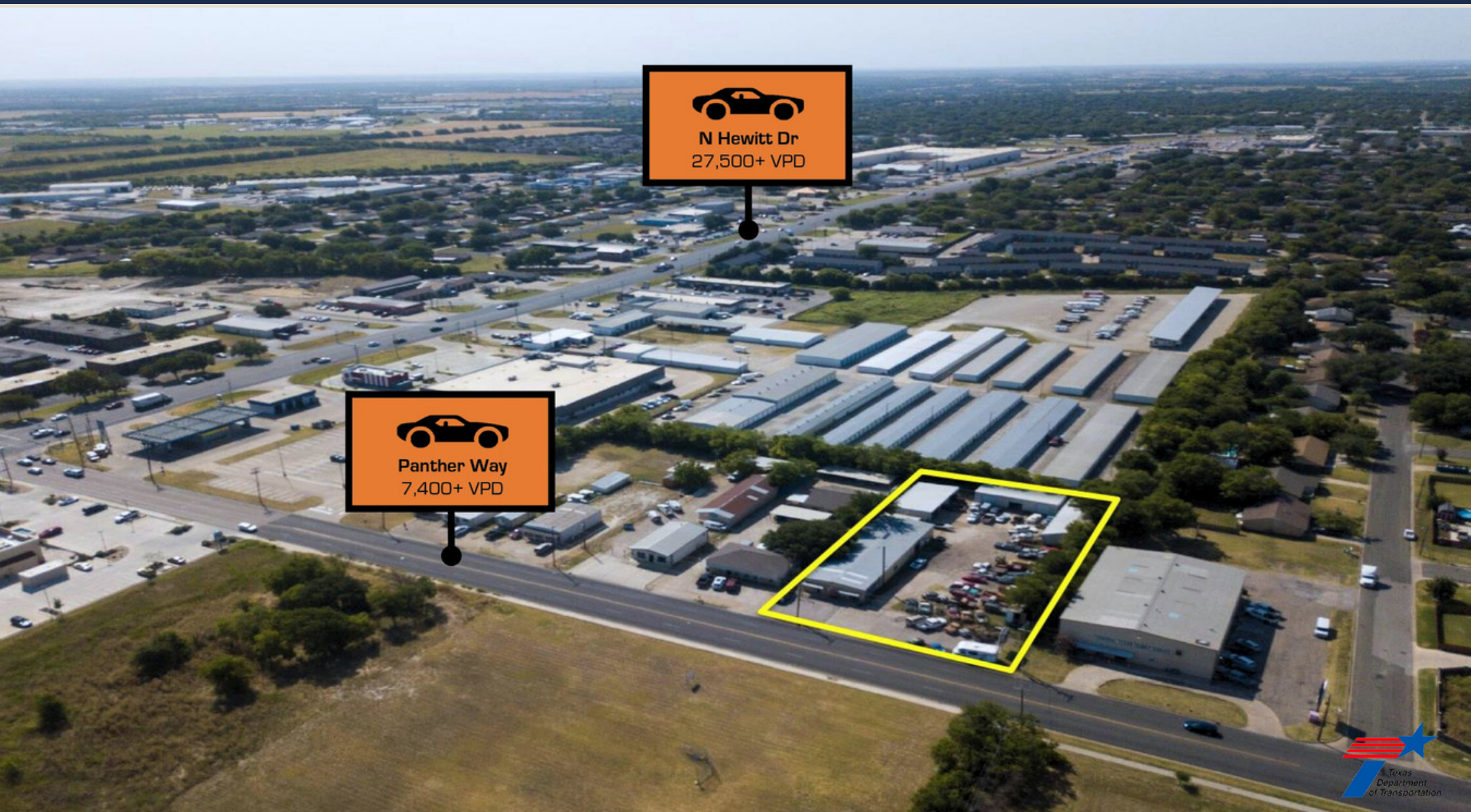
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TXDOT TRAFFIC COUNTS




N Hewitt Dr
27,500+ VPD


Panther Way
7,400+ 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 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.

_____	_____	_____	_____
<u>Keller Williams Advantage</u>	<u>9003002</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
<u>Al Rincon</u>	<u>525285</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
<u>Kerri Humble</u>	<u>693930</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
<u>Brad Harrell</u>	<u>363789</u>	<u>brad@OnwardRET.com</u>	<u>254.870.9769</u>
Sales Agent/Associate's Name	License No.	Email	Phone

_____ Buyer/Tenant/Seller/Landlord Initials

_____ Date