

# ±15 ACRES OF COMMERCIAL LAND OFF IH-35 IN LORENA, TEXAS 76655

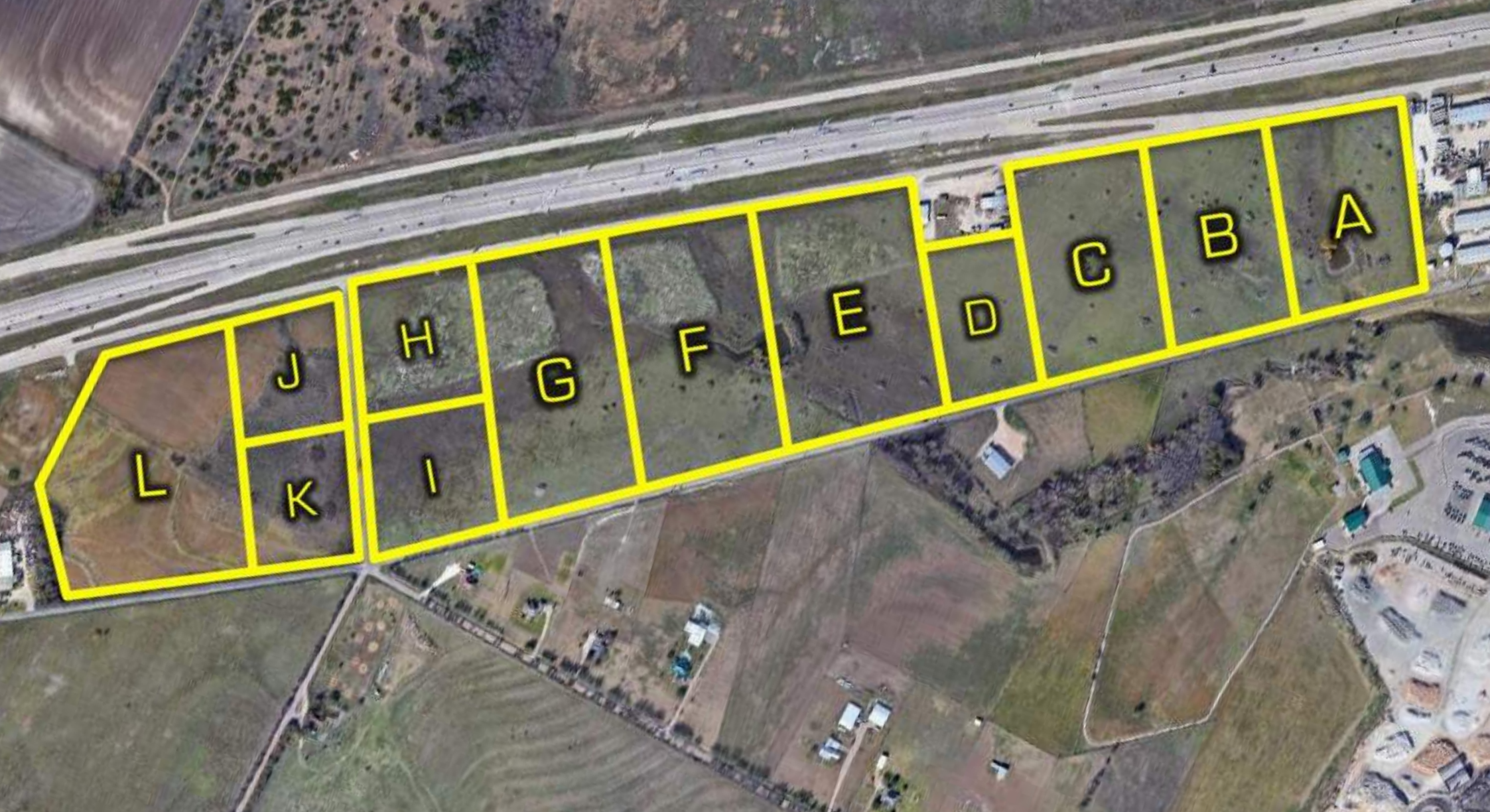


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### Pricing Exhibit

From North To South

	Acres	PSF	Total
Parcel A	10 Acres	\$5.00	\$2,178,000.00
Parcel B	10 Acres	\$5.00	\$2,178,000.00
Parcel C	10 Acres	\$5.00	\$2,178,000.00
Parcel D	5 Acres	\$2.50	\$544,500.00
Parcel E	15 Acres	\$5.00	\$3,267,000.00
Parcel F	15 Acres	\$5.00	\$3,267,000.00
Parcel G	10 Acres	\$5.00	\$2,178,000.00
Parcel H	5 Acres	\$10.00	\$2,178,000.00
Parcel I	5 Acres	\$8.50	\$1,851,300.00
Parcel J	5 Acres	\$10.00	\$2,178,000.00
Parcel K	5 Acres	\$8.50	\$1,851,300.00
Parcel L	15 Acres	\$5.00	\$3,267,000.00
	<b>110 Acres</b>	<b>\$5.66</b>	<b>\$27,116,100.00</b>
	<b>120.928 Acres</b>	<b>\$2.50</b>	<b>\$13,169,059.20</b>

# PRICING BREAKDOWN



# ±15 ACRES OF COMMERCIAL LAND OFF IH-35 IN LORENA, TEXAS 76655

# Onward

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## PRESENTED BY:



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Prime Commercial Land in Lorena, Texas!

Welcome to a unique opportunity to invest in a strategically located ±117 acre tract of land in the heart of Lorena, Texas, just 13 miles south of Waco. This expansive property offers versatile options for development and is zoned as Interstate 35 Planned Corridor District by the City of Lorena.

### Key Features:

- **Size:** ± 15 Acres (653,400 SF approx.) of prime commercial land.
- **Division Options:** The seller is open to dividing the tract to accommodate specific purchase needs, offering the flexibility to acquire portions of the land or the entire ±117 acres.
  - ± 15 Acres (653,400 SF)
  - ± 10 Acres (435,600 SF)
  - ± 5 Acres (217,800 SF)
- **Zoning:** Designated as Interstate 35 Planned Corridor District, providing flexibility for various commercial and mixed-use developments.
- **Utilities:** The City of Lorena provides water services to the property, ensuring essential infrastructure support. Electricity is readily available on-site.
- **Location:** Situated just south of Waco, this property enjoys excellent connectivity with convenient access to Interstate 35, a major artery for regional and interstate travel.

### Additional Information:

- **Development Potential:** Ideal for a range of commercial and mixed-use developments, including retail, hospitality, or industrial projects.
- **Infrastructure:** While sewer services are not currently available, the property is well-served by electricity, paving the way for efficient development.
- **Strategic Positioning:** Benefit from the growing economic opportunities in the vibrant Lorena area while taking advantage of the planned development options along Interstate 35.

Whether you're considering the entire ±117 acres or a tailored portion, this commercial land presents an exciting canvas for visionary developers and investors. Don't miss the chance to be part of the dynamic growth in Lorena, Texas.

For more information or to schedule a site visit, please contact the Onward Commercial Team at 254.870.0050 or email us at [commercial@onwardret.com](mailto:commercial@onwardret.com).

# ABOUT LORENA, TEXAS

## City Overview

Lorena is on Interstate Highway 35 and U.S. Highway 81, 13 mi southwest of Waco in southern McLennan County. Settlers began arriving in the area in the 1850s. The townsite was laid out in 1881, when the Missouri, Kansas and Texas line was being built between Hillsboro and Taylor. The community was named in honor of Lorena Westbrook, the daughter of a prominent local family.

Lorena has a 2023 population of 1,783 and is currently declining at a rate of -0.22% annually and its population has decreased by -0.67% since the most recent census, which recorded a population of 1,795 in 2020.

The city of Lorena is situated within a relatively short drive of most of the major cities of Texas: 101 mi north to Fort Worth, 106 mi north-northeast to Dallas, 88 mi southwest to Austin, and 185 mi southeast to Houston.



## HISTORY AT A GLANCE:

Lorena is a community honoring the past and embracing the future. The MKT Railroad played an important part in establishing the city. A railroad stop was placed in Lorena to pick up cotton from the nearby cotton gins. Settled in 1854, the city was named after Lorena Westbrook, daughter of a prominent citizen of the community.

## SPECIALIZED BANKS

Over the course of about thirty-five years, residents of the Lorena area supported several small banks that specialized in farm loans. A private bank was established in Lorena in 1894; it was reorganized as Lorena State Bank in 1909. A second bank, called the First National Bank of Lorena, was established in 1914.

## COMMUNITY & RECREATIONAL:

Today, Lorena is rich in community - the Olde Town area along Center Street is drawing tourists and visitors to enjoy the historic buildings, specialty shops, and fine dining establishments. McBrayer City Park is the City's public recreational facility. This approximate 2.5-acre facility includes passive recreation, a hike and bike trail, and a picnic area with a pavilion. The park is centrally located along West Center Street.

# PROPERTY OVERVIEW



## SALES PRICE

Pricing Guidance on Page 3



## LOT SIZE

± 117 Acres  
(5,096,520.0 SF)



## FRONTAGE

Interstate Highway 35:  
North of Cooksey Lane: ± 4,020'  
South of Cooksey Lane: ± 1,000'



## ZONING

(IC) I35 Planned Corridor  
District  
Waco ETJ



## ALL OR PART

Seller Will Divide



## DEMOGRAPHICS

1 Mile Radius: 593 Residents  
5 Mile Radius: 28,390 Residents  
10 Mile Radius: 110,708 Residents



## UTILITIES

City Water  
Electricity Available



## TRAFFIC COUNTS

Interstate Highway 35:  
75,300+ Vehicles/Day  
(TxDOT 2022)

# PROPERTY PHOTOS



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# SURROUNDING AREA



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# UTILITIES



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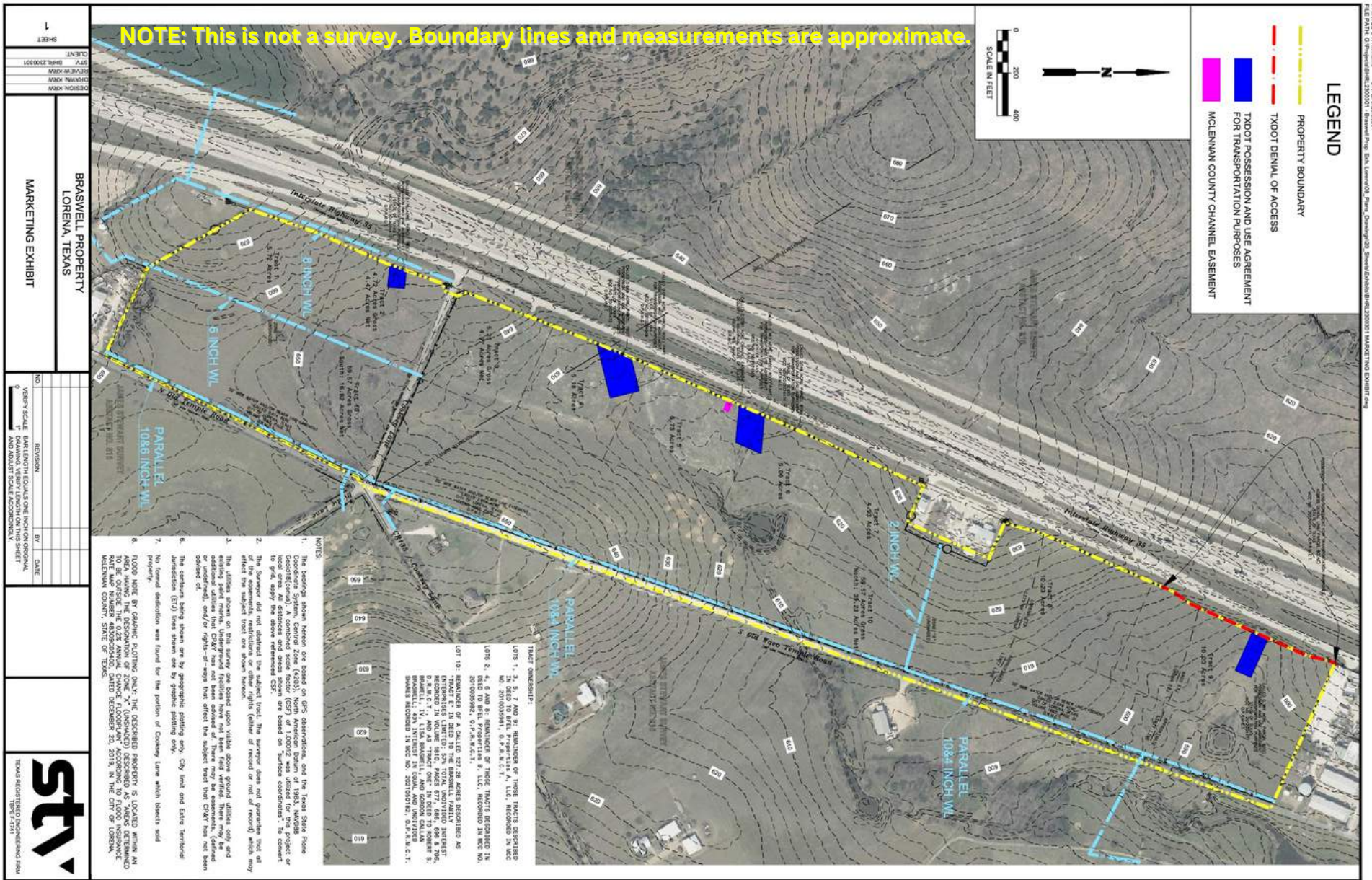
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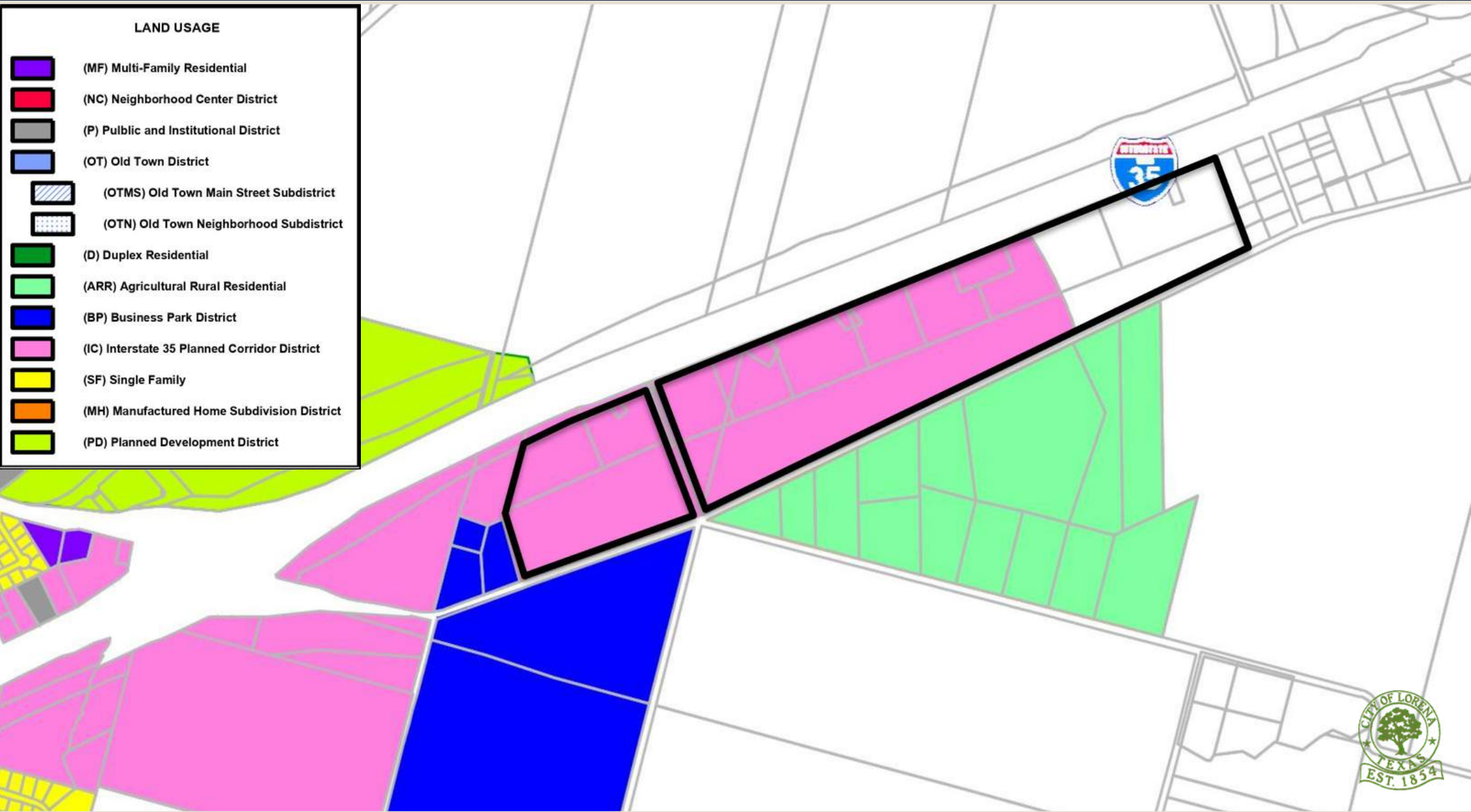
# PROPERTY BOUNDARY (ALL)



# ZONING MAP - CITY OF LORENA

## LAND USAGE

-  (MF) Multi-Family Residential
-  (NC) Neighborhood Center District
-  (P) Public and Institutional District
-  (OT) Old Town District
-  (OTMS) Old Town Main Street Subdistrict
-  (OTN) Old Town Neighborhood Subdistrict
-  (D) Duplex Residential
-  (ARR) Agricultural Rural Residential
-  (BP) Business Park District
-  (IC) Interstate 35 Planned Corridor District
-  (SF) Single Family
-  (MH) Manufactured Home Subdivision District
-  (PD) Planned Development District




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# TXDOT TRAFFIC COUNTS



Interstate Highway 35  
75,300+ VPD



Cooksey Lane  
300+ 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.

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 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.

_____	_____	_____	_____
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Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date