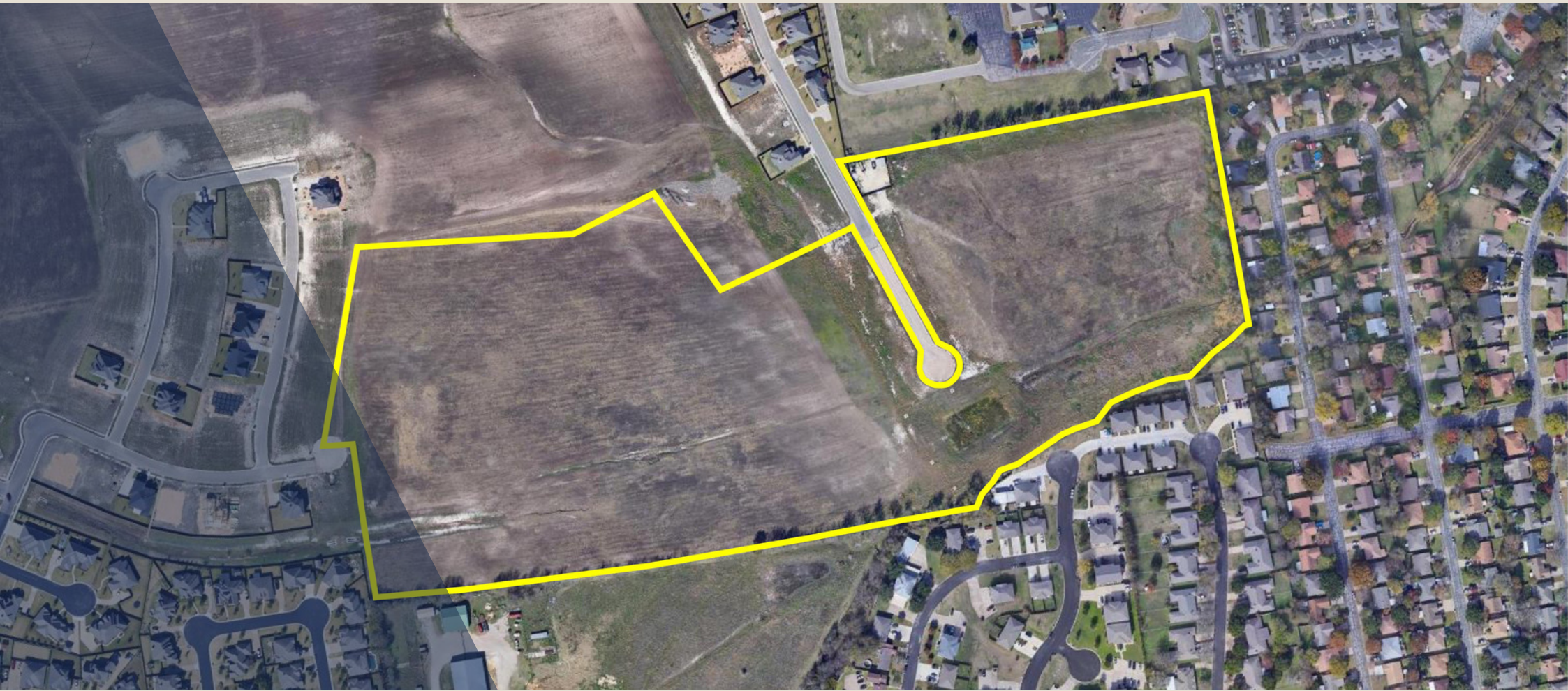


# 38.461 ACRES OF MULTI-FAMILY LAND NEAR MAXIMUS STREET IN WACO, TEXAS 76712



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# Onward

REAL ESTATE TEAM  
— at Keller Williams

## PRESENTED BY:



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Expansive and versatile property offering limitless potential with an impressive lot size of 38.461 acres (1,675,361.16 SF), this remarkable property presents a rare opportunity for both residential and commercial development. Boasting dual zoning classifications - R-1B for single-family residences and R-3B for multiple-family residences - the possibilities are as vast as the land itself.

Positioned in a high-traffic area, this location is ideal for those seeking to secure a versatile piece of land. The proximity to US Highway 84 ensures maximum exposure with over 25,000 vehicles passing by each day according to TxDOT projections for 2022. Additionally, Panther Way sees a steady flow of over 6,000 vehicles a day. The allure of city water and sewer services further enhances the appeal of this exceptional property. Imagine the convenience and ease that come with having these essential utilities readily available at your fingertips.

Whether you envision creating an enchanting residential community or establishing a thriving commercial hub, this expansive property has all the necessary ingredients to transform your dreams into reality. Do not miss out on this unparalleled opportunity to make your mark in one of the most sought-after locations around Waco, Texas.

# 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.



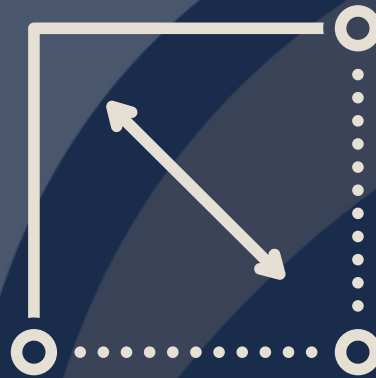
# PROPERTY OVERVIEW

**SALES PRICE**  
**\$4.48/SF**

## Highlights:

- Lot Size: 38.461 Acres (1,675,361.16 SF)
- Zoned:
  - R-1B: Single-Family Residence
  - R-3B: Multiple Family Residence
- City Water
- City Sewer
- High Traffic Area
- US Highway 84: 25,000+ Vehicles/Day (TxDOT 2022)
- Panther Way: 6,000+ Vehicles/Day (TxDOT 2022)

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### LOT SIZE

38.461 Acres (1,675,361.16 SF)



### FRONTAGE

No Frontage



### ZONING

R-1B: Single-Family Residence  
R-3B: Multiple Family Residence



### DEMOGRAPHICS

1 Mile Radius: 11,120 Residents  
5 Mile Radius: 72,016 Residents  
10 Mile Radius: 188,179 Residents



### UTILITIES

City Water  
City Sewer

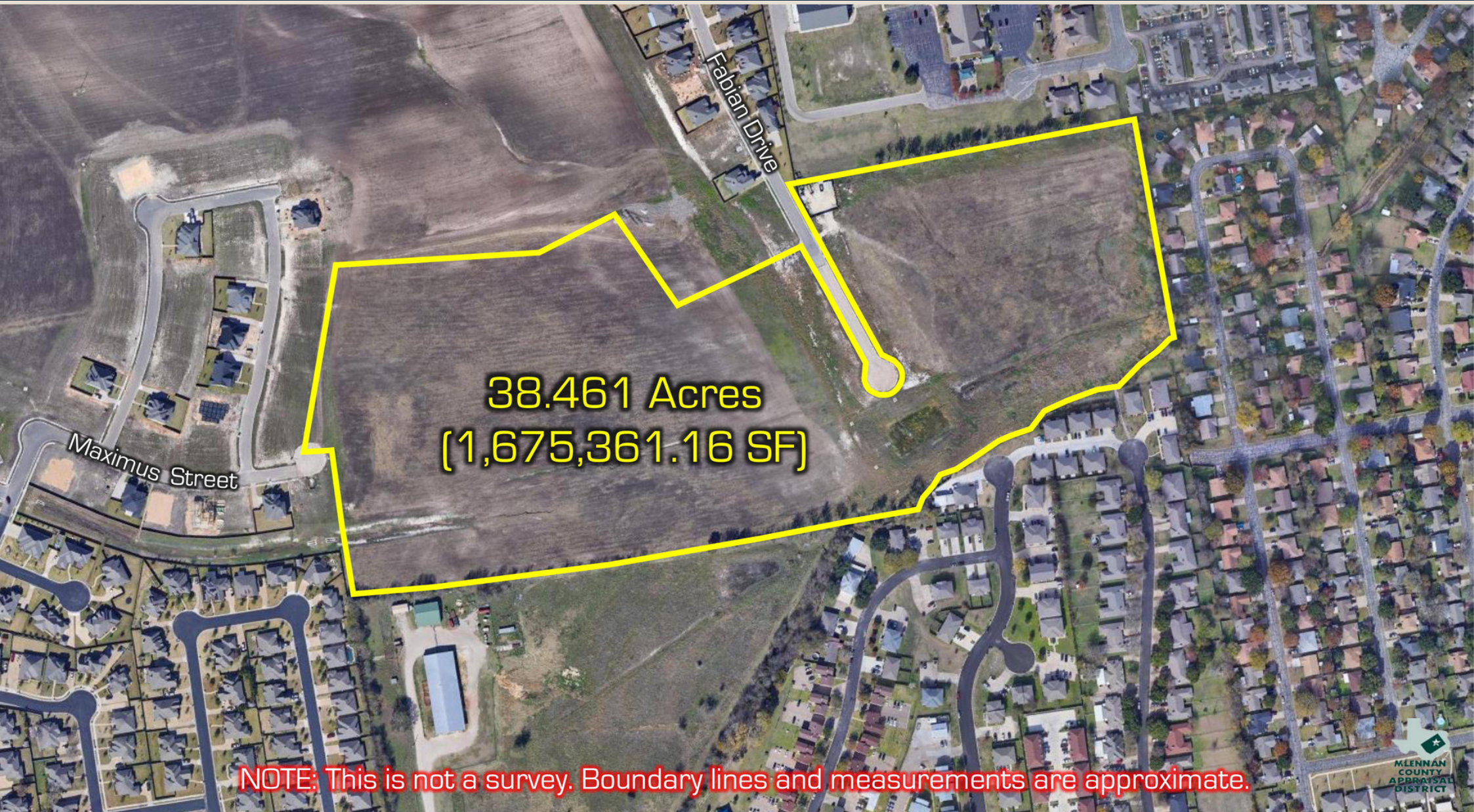


### TRAFFIC COUNTS

US Highway 84: 25,000+ Vehicles/Day  
Panther Way: 6,000+ Vehicles/Day (TxDOT 2022)



# PROPERTY BOUNDARY



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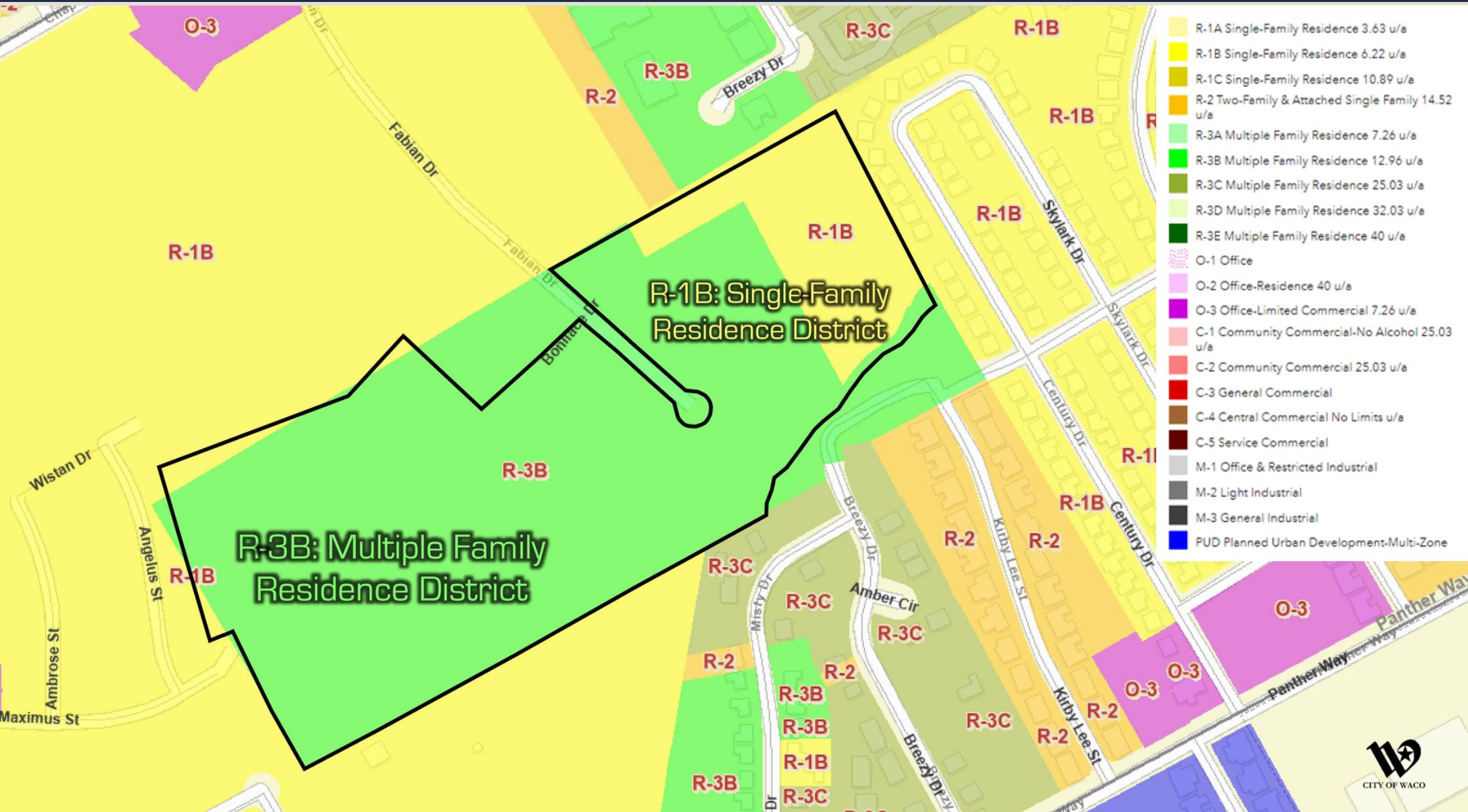
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# ZONING MAP



CITY OF WACO



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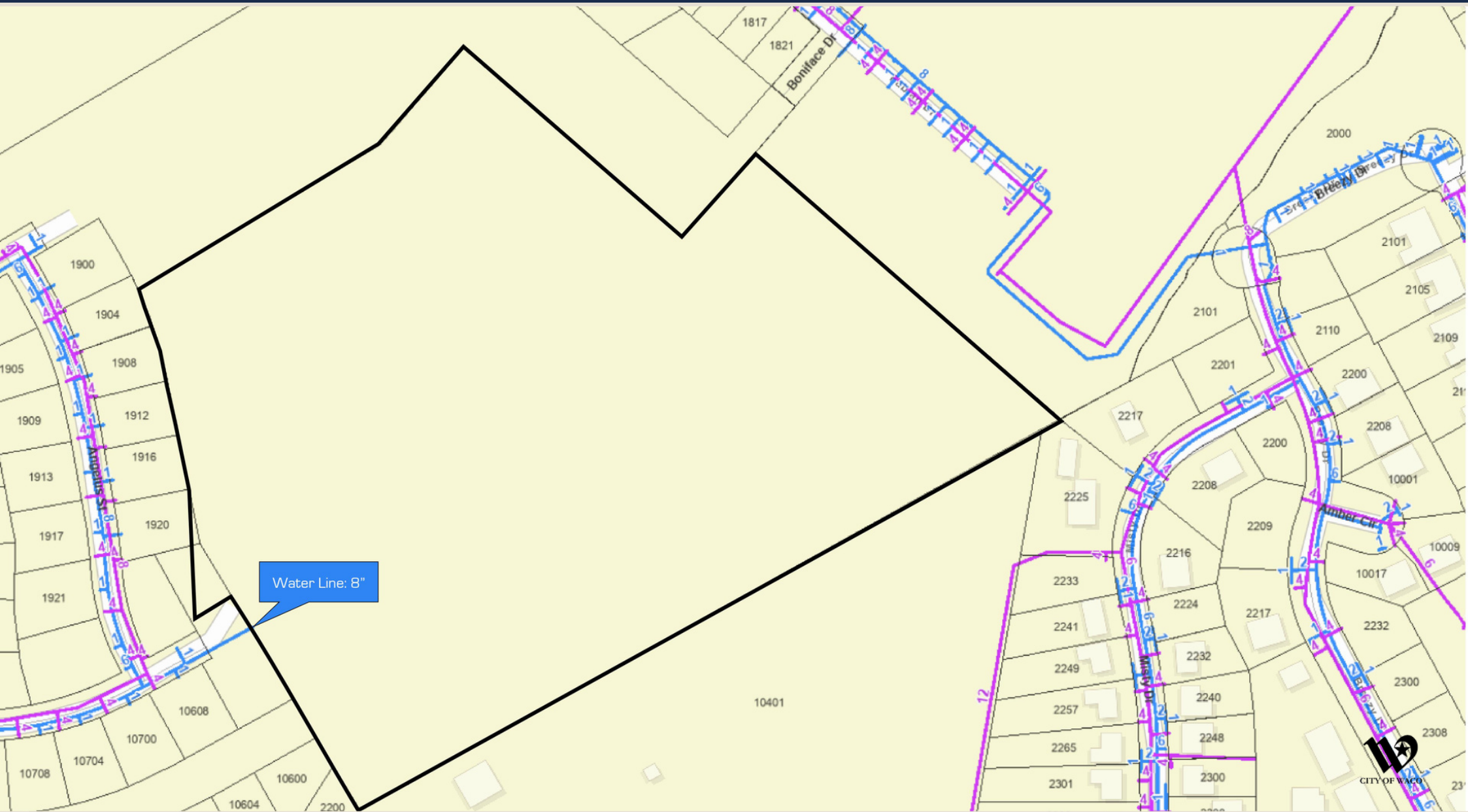
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# UTILITIES MAP



CITY OF WACO

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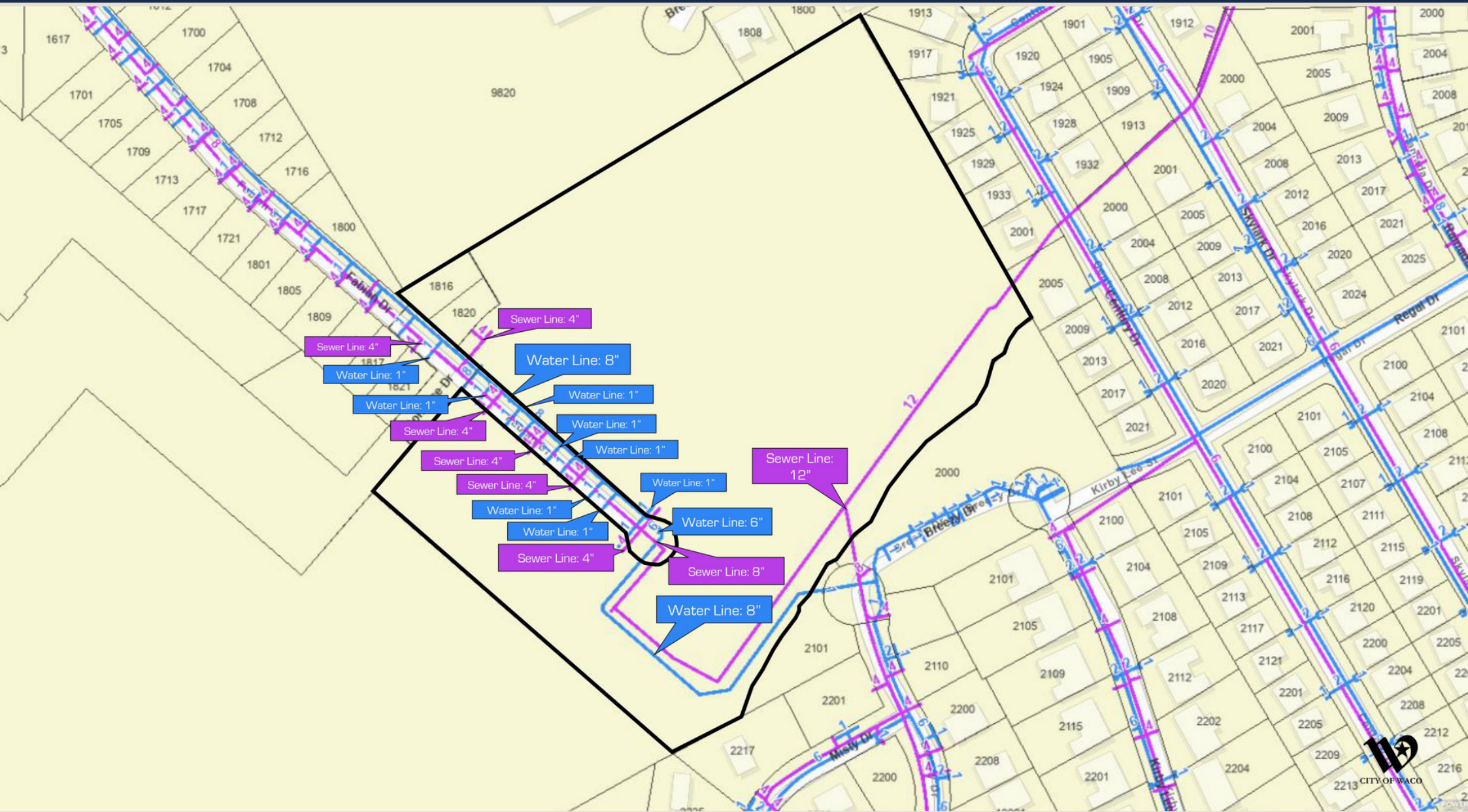
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# UTILITIES MAP





# TXDOT TRAFFIC COUNTS





# FEMA FLOOD MAP



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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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date