

3,000+ SF FLEX SPACE AT 24350 N INTERSTATE HIGHWAY 35 IN WEST, TEXAS 76691



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Onward

REAL ESTATE TEAM
— at Keller Williams

PRESENTED BY:



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Expansive and Prominent Commercial Property on N Interstate Highway 35! This remarkable property spans over 5.03 acres (219,106.8 SF) and boasts a total of 3,045 SF in improvements. Situated with an impressive \pm 507' frontage along the bustling N Interstate Highway 35, this location offers exceptional exposure to high traffic volume.

With its prime position in a high-visibility area, this property presents an incredible opportunity for businesses seeking maximum visibility and accessibility. The interstate highway sees a staggering flow of over 76,000 vehicles per day according to TxDOT projections for 2022. Whether you're looking to establish or expand your business presence, this commercial gem provides the perfect platform to capture attention and drive success.

Don't miss out on securing your place in this thriving hub of activity. Contact us today to seize the potential that awaits at this strategically positioned commercial haven!

ABOUT WEST, TEXAS

City Overview

West was officially founded in the year 1892 and is situated on Interstate Highway 35, 80 miles south of Dallas in northeastern McLennan County, United States. As of the 2020 census, the city population was 2,531.

The present townsite was established in 1881 and the name was changed to West, in honor of Thomas M. West, prominent businessman, landowner, and postmaster of the new post office established in 1882.

The city of West is situated within a relatively short drive of most of the major cities of Texas: 69 mi north to Fort Worth, 80 mi north-northeast to Dallas, 179 mi southwest to Austin, and 198 mi southeast to Houston.



HISTORY AT A GLANCE:

It traces its beginnings to a settlement at Bould (or Bold) Springs begun by Carey Boulds prior to 1852. In 1852 a post office was established at Boulds's cabin. In 1856 the family of Walter Wyatt Bennett moved into the cabin and became the first permanent residents of the community. It is named after Thomas West, the first postmaster of the city.

CZECH HERITAGE:

West has been recognized as the "Czech Heritage Capital of Texas" and home of the official Kolache of the Texas Legislatures. Visitors will enjoy engaging with the Czech culture through the many local attractions. In 1989 West was known for its restaurants and bakeries that specialized in Czech and German foods.

DOWNTOWN EXPERIENCES:

West offers an abundance of restaurants, shops, businesses, and authentic Czech bakeries for residents and guests alike. Visitors can take a stroll through our history at the History of West Museum located downtown, check out the charming public library, or look around the West Depot. The City also has several lodging options from historic homes to a well-appointed hotel.

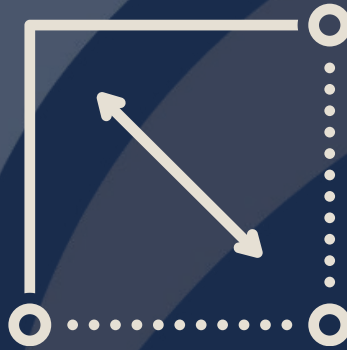
PROPERTY OVERVIEW

SALES PRICE
\$435,000.00

Highlights:

- 5.03 Acres (219,106.8 SF)
- Total Improvements: 3,045 SF
- Zoned: West ETJ
- N Interstate Highway 35 Frontage: \pm 507'
- High Traffic Area
- Excellent Visibility
- Interstate Highway 35: 76,000+ Vehicles/Day (TxDOT 2022)
- 2022 Taxes: \$5,841.48 (Please Verify)

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LOT SIZE

5.03 Acres (219,106.8 SF)



FRONTAGE

N Interstate Highway
35: \pm 507'



ZONING

West ETJ



DEMOGRAPHICS

1 Mile Radius: 274 Residents
5 Mile Radius: 4,976 Residents
10 Mile Radius: 11,129 Residents



UTILITIES

No Water
No Sewer



TRAFFIC COUNTS

Interstate Highway 35:
76,000+ Vehicles/Day
(TxDOT 2022)

PROPERTY PHOTOS



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PROPERTY BOUNDARY



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



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TXDOT TRAFFIC COUNTS




Interstate Highway 35
76,000+ VPD



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FEMA FLOOD MAP



Not in
FEMA Flood Zone





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.

_____	_____	_____	_____
<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