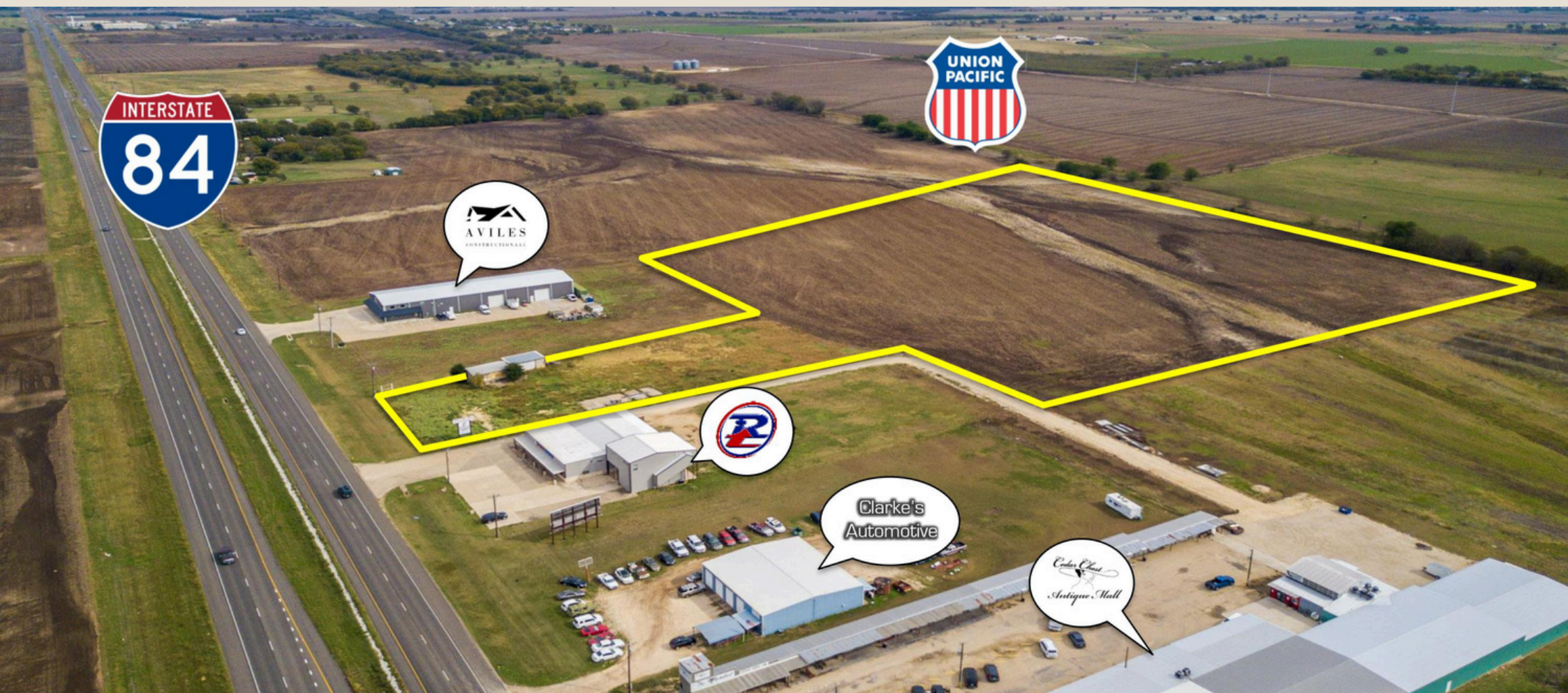


# 15.90 ACRES OF DEVELOPMENT LAND AT 31589 W HIGHWAY 84 IN MCGEGOR, TEXAS 76657



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## PROPERTY OVERVIEW

- Easily Accessible
- Great Visibility
- High Growth Area

## LOCATION

31589 W HIGHWAY 84 MCGEGOR, TEXAS 76657

## LOT SIZE

15.90 Acres (692,604 SF)

## TOTAL IMPROVEMENTS

1,341 SF (Built 2013)

## ZONING

R-10: Single Family Residential

GC: General Commercial (City of McGregor)

## UTILITIES

City Water

Septic

## TRAFFIC COUNTS (TxDOT 2023)

US Highway 84: 17,600+ Vehicles/Day

## TAXES

\$25,381.82 (Buyer to Verify)

## SALES PRICE

\$549,900.00

# DEMOGRAPHIC SUMMARY

31589 W Highway 84, Mcgregor, Texas, 76657 2

Drive time of 15 minutes



## KEY FACTS

50,395

Population



18,952

Households

39.9

Median Age

\$74,021

Median Disposable Income

## EDUCATION

5.2%

No High School Diploma



20.4%

High School Graduate



28.5%

Some College/ Associate's Degree



45.9%

Bachelor's/Grad/ Prof Degree

## INCOME



\$88,372

Median Household Income



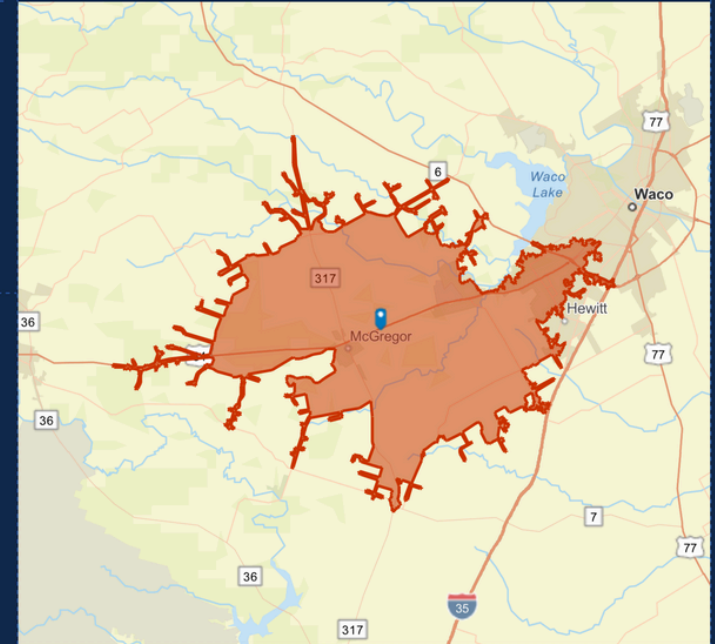
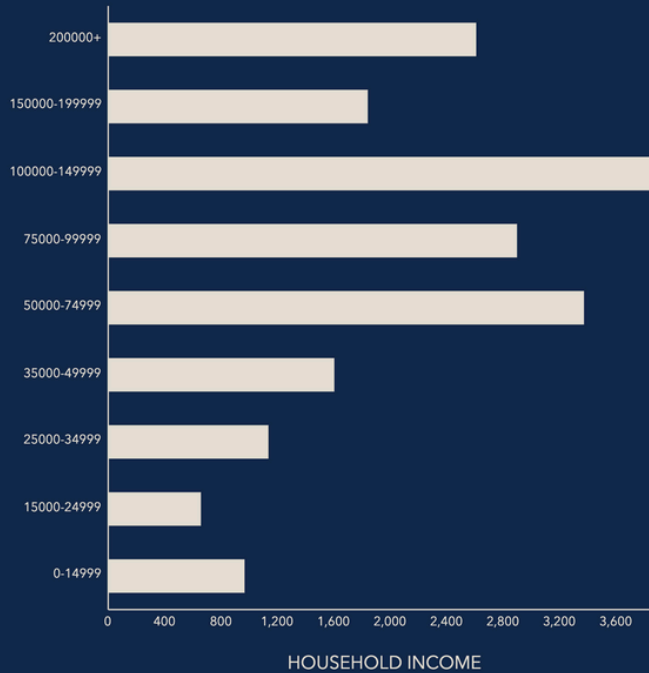
\$45,744

Per Capita Income



\$299,919

Median Net Worth



## EMPLOYMENT

69.2%

White Collar



21.0%

Blue Collar



11.6%

Services

2.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

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# PROPERTY PHOTOS



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# SURROUNDING AREA



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# PROPERTY BOUNDARY



15.90 Acres  
(692,604 SF)

1,341 SF

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



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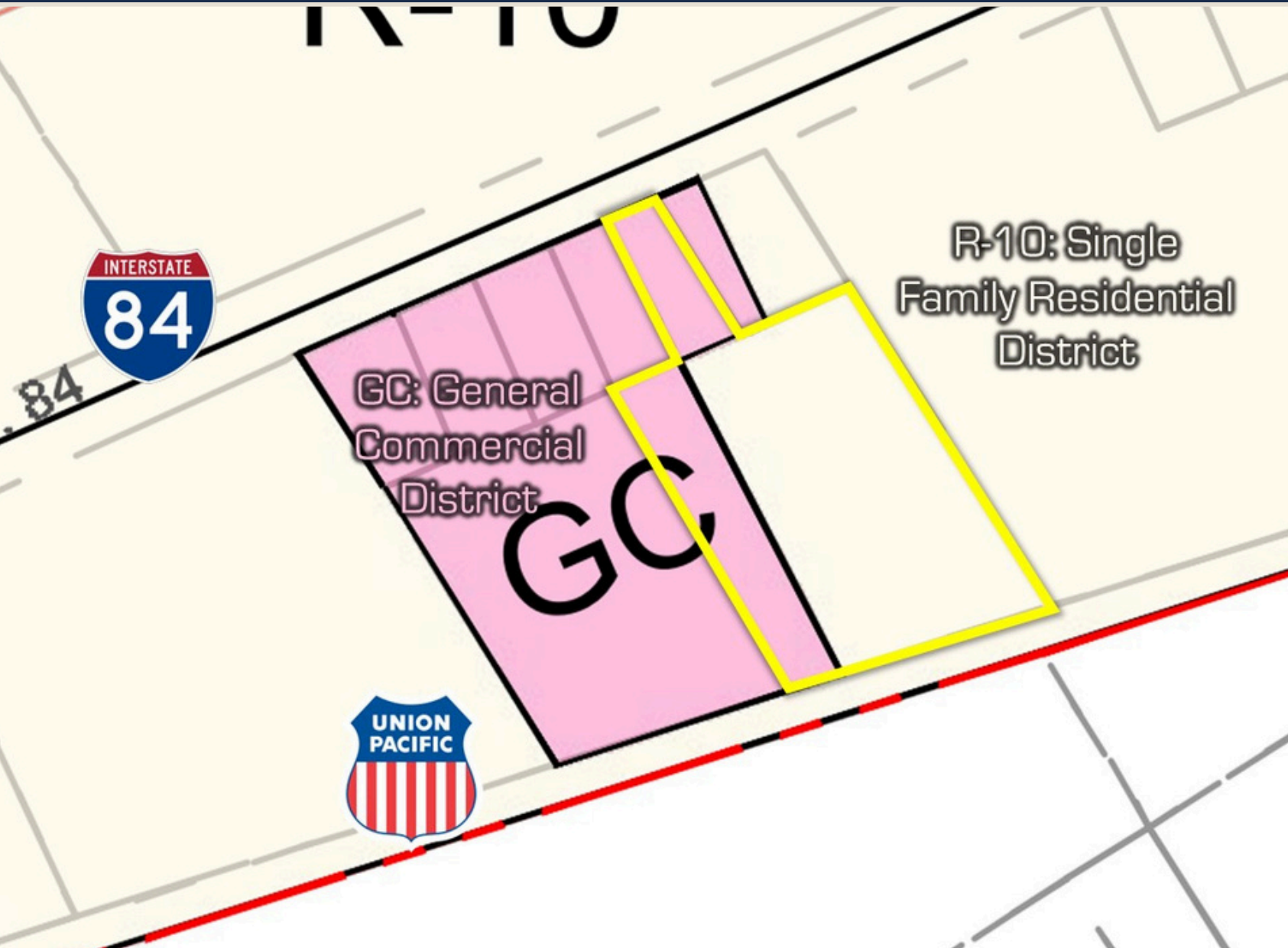
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# ZONING MAP



R-10	Single Family Residential, 10,000 Sq. Ft. Lot
R-7.2	Single Family Residential, 7,200 Sq. Ft. Lot
R-6	Single Family Residential, 6,000 Sq. Ft. Lot
MH	HUD Code Manufactured Home Residential
MD	Medium Density Residential
MF	Multi-Family Residential (Apartments)
NC	Neighborhood Commercial
CBD	Central Business District
CBD-1	Central Business District - 1
GC	General Commercial
LI	Light Industrial
MI	Medium Industrial
HI	Heavy Industrial



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# TXDOT TRAFFIC COUNTS



  
US Highway 84  
17,600+ VPD



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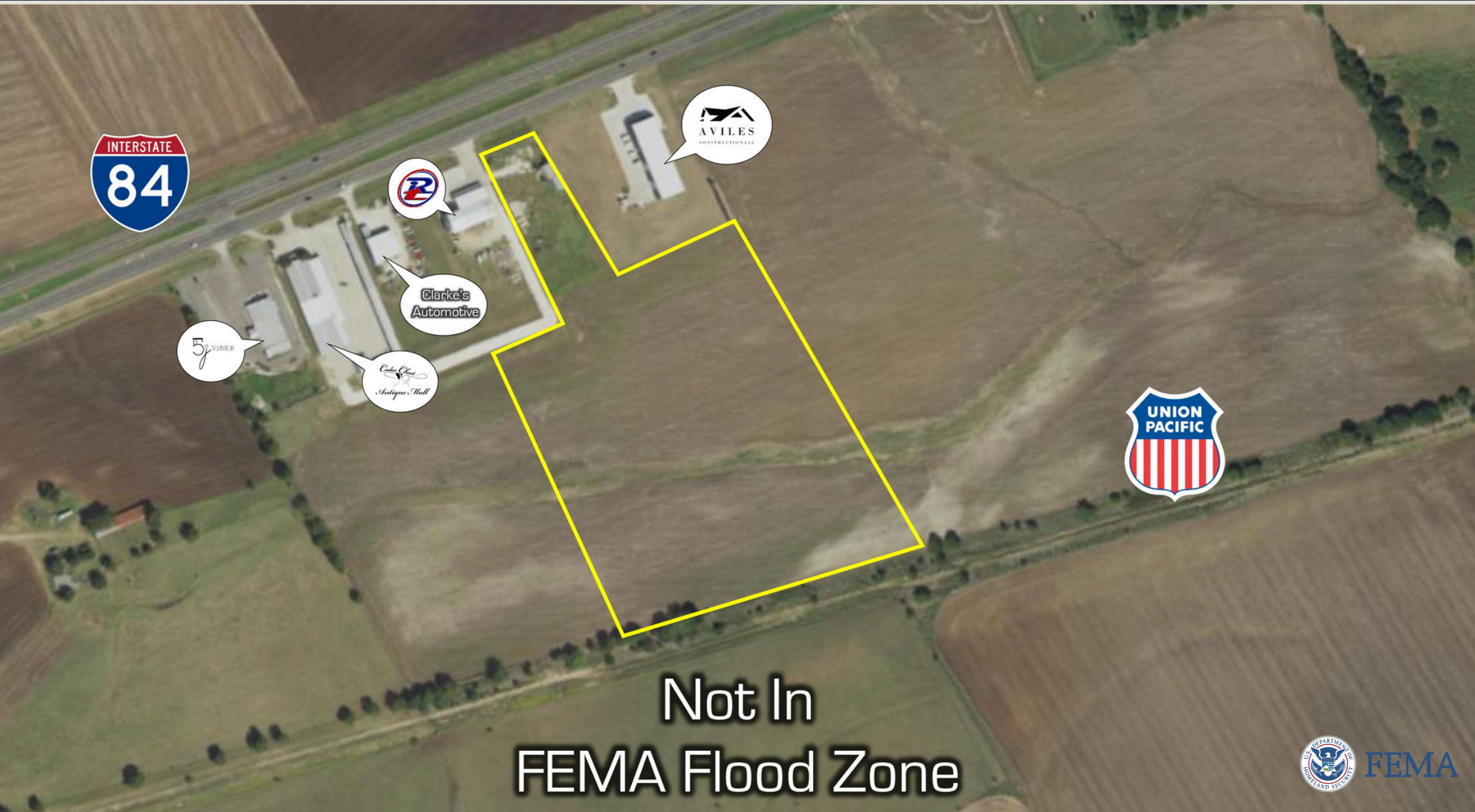
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# FEMA FLOOD MAP





# PRESENTED BY:



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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
<u>Kerri Humble</u>	<u>693930</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
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Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date