

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



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Magnificent and expansive, this remarkable property spans over 15.90 Acres (692,604 SF) of sprawling land. With a total of 1,341 SF in improvements, the possibilities are endless. This unique property is zoned for both R-10: Single Family Residential and GC: General Commercial use, offering incredible versatility.

Situated in a location of high visibility along US Highway 84 with approximately \pm 140' of frontage, this property is sure to captivate attention. Built in 2013 with meticulous craftsmanship and attention to detail, it exudes modern elegance. The strategic positioning along US Highway 84 ensures exposure to a substantial flow of traffic with over 17,600 vehicles passing by daily according to TxDOT projections for the year 2022.

Whether you envision creating your dream residential estate or embarking on a commercial venture that demands prime visibility and accessibility – this property holds immense potential. Let your imagination run wild as you explore the boundless opportunities that await within these vast grounds. Don't miss out on the chance to make your mark on this truly extraordinary piece of real estate. Act now and seize the opportunity to transform your vision into reality!

ABOUT MCGREGOR, TEXAS

City Overview

McGregor, first known as McGregor Springs, is an incorporated town sixteen miles southwest of Waco on U.S. Highway 84 in western McLennan County. McGregor is a city in McLennan and Coryell counties.

McGregor has a 2023 population of 5,857. McGregor is currently growing at a rate of 2.99% annually and its population has increased by 9.23% since the most recent census, which recorded a population of 5,362 in 2020.

The city of McGregor is situated within a relatively short drive of most of the major cities of Texas: 109 mi north to Fort Worth, 114 mi north-northeast to Dallas, 92 mi south to Austin, and 201 mi southeast to Houston.



HISTORY AT A GLANCE:

The city of McGregor was established in 1882 at the intersection of the Gulf, Colorado, and Santa Fe and the Texas and St. Louis railways. The new town was named McGregor Springs in honor of Gregor Carmichael McGregor, a doctor who gave the railroad right-of-way to cross his land.

INDUSTRY & ECONOMY

Due to its location on major railroad lines, McGregor first developed as an agricultural shipping center. The local economy received a significant boost in 1942 when the United States Army announced plans to build the Bluebonnet Ordnance Plant on 18,000 acres just southwest of town. As a result of this new industry, the population of McGregor tripled in three months to more than 6,000.

PARKS & RECREATIONAL:

McGregor has five public parks - Amsler Park, Legacy Park, Bewley Park, Kasting Park, and Launch Pad Park. The parks serve as places to picnic, enjoy outdoor recreation, and relax. With something for everyone, there are walking trails, baseball fields, basketball courts, playgrounds, a double 9 hole disc golf course, pavilions, soccer fields, fishing, splash pad and a swimming pool.

PROPERTY OVERVIEW

SALES PRICE

\$575,000.00

Highlights:

- Lot Size: 15.90 Acres (692,604 SF)
- Total Improvements: 1,341 SF
- Zoned:
 - R-10: Single Family Residential
 - GC: General Commercial
- High Visibility
- Frontage: US Highway 84: ± 140'
- Year Built: 2013
- US Highway 84: 17,600+ Vehicles/Day (TxDOT 2022)
- 2022 Taxes: \$28,092.42 (Please Verify)



LOT SIZE

15.90 Acres (692,604 SF)



FRONTAGE

US Highway 84: ± 140'



ZONING

R-10: Single Family Residential
GC: General Commercial (City of McGregor)



DEMOGRAPHICS

1 Mile Radius: 77 Residents
5 Mile Radius: 10,508 Residents
10 Mile Radius: 50,559 Residents



UTILITIES

City Water
Septic



TRAFFIC COUNTS

US Highway 84: 17,600+ Vehicles/Day (TxDOT 2022)

PROPERTY PHOTOS



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SURROUNDING AREA



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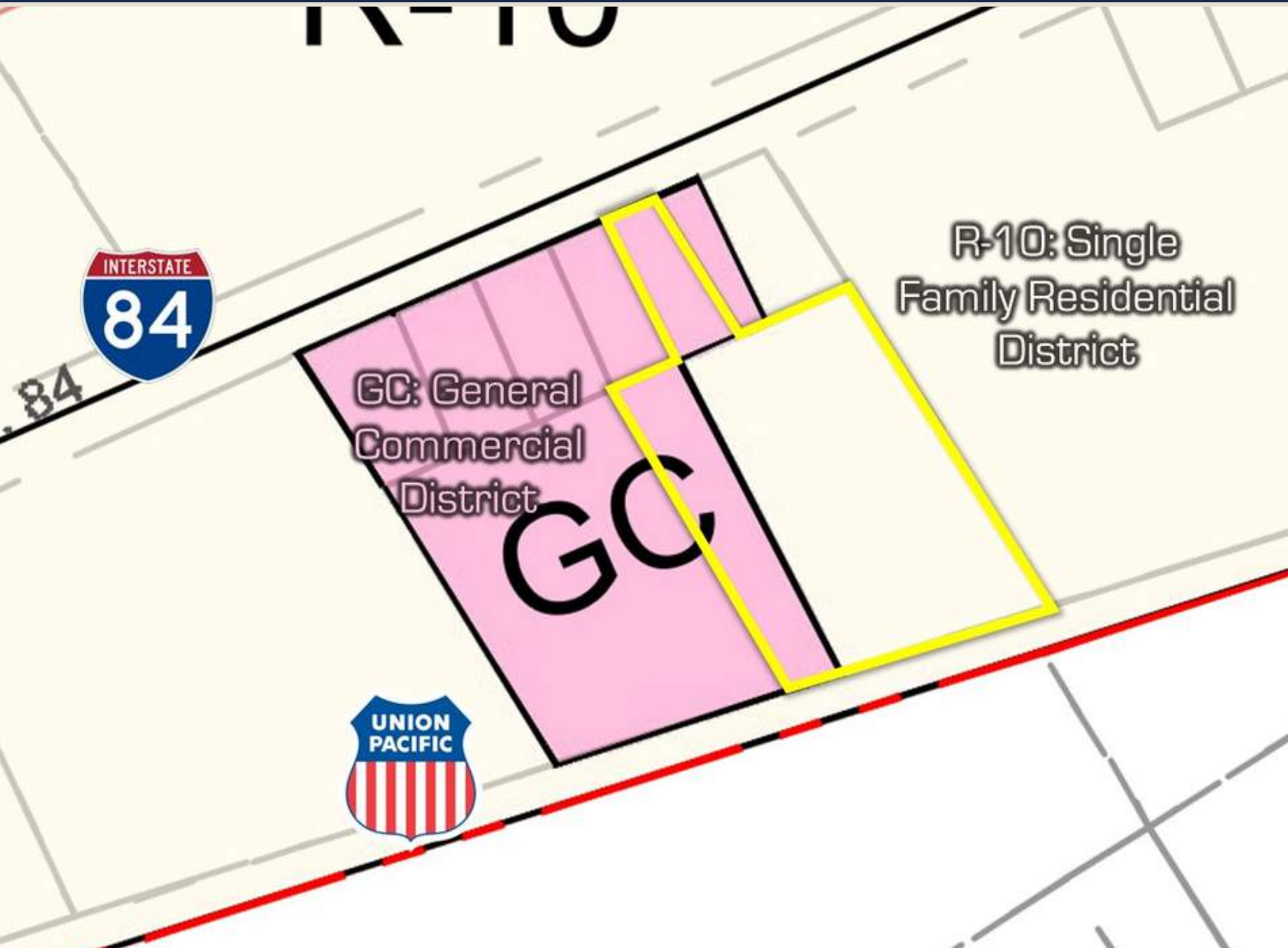
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PROPERTY BOUNDARY



15.90 Acres
(692,604 SF)

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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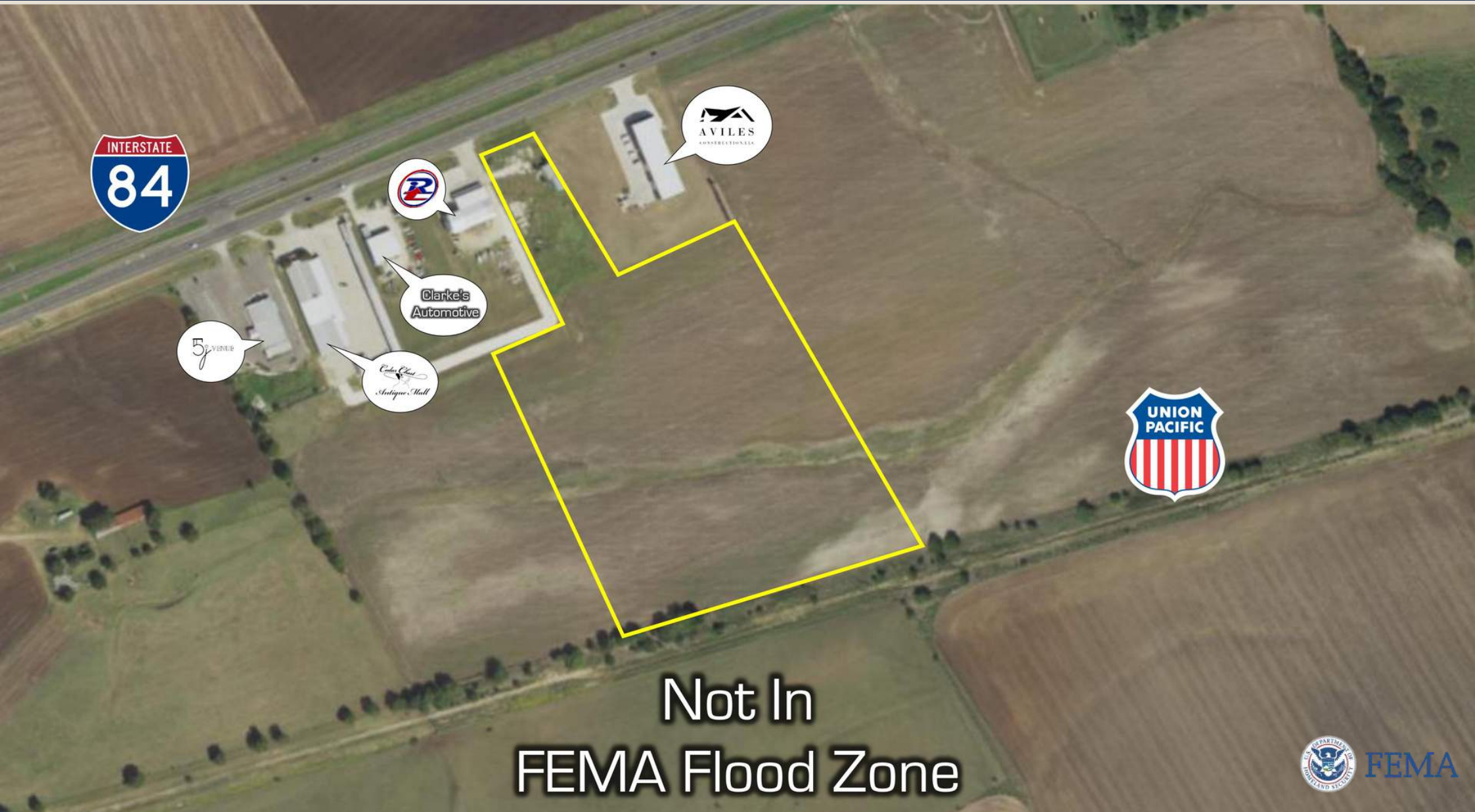
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FEMA FLOOD MAP



Not In
FEMA Flood Zone



FEMA

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