

THE CONCOURSE

A WALKABLE COMMUNITY



Onward
REAL ESTATE TEAM
— at Keller Williams

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LOCATION

27300 West Highway 84 McGregor, Texas 76657

DEVELOPMENT AREA

± 88.744 Acres

ZONING

GC: General Commercial
MU: Mixed Use District
SFR: Single Family Residential

TxDOT TRAFFIC COUNTS (2022)

US Highway 84: 23,300+ VPD

UTILITIES

Water, Sewer, & Electricity Available

HOUSEHOLDS

± 1,379 (5 Minutes)
± 8,996 (10 Minutes)
± 38,079 (15 Minutes)

ANNUAL DISPOSABLE INCOME

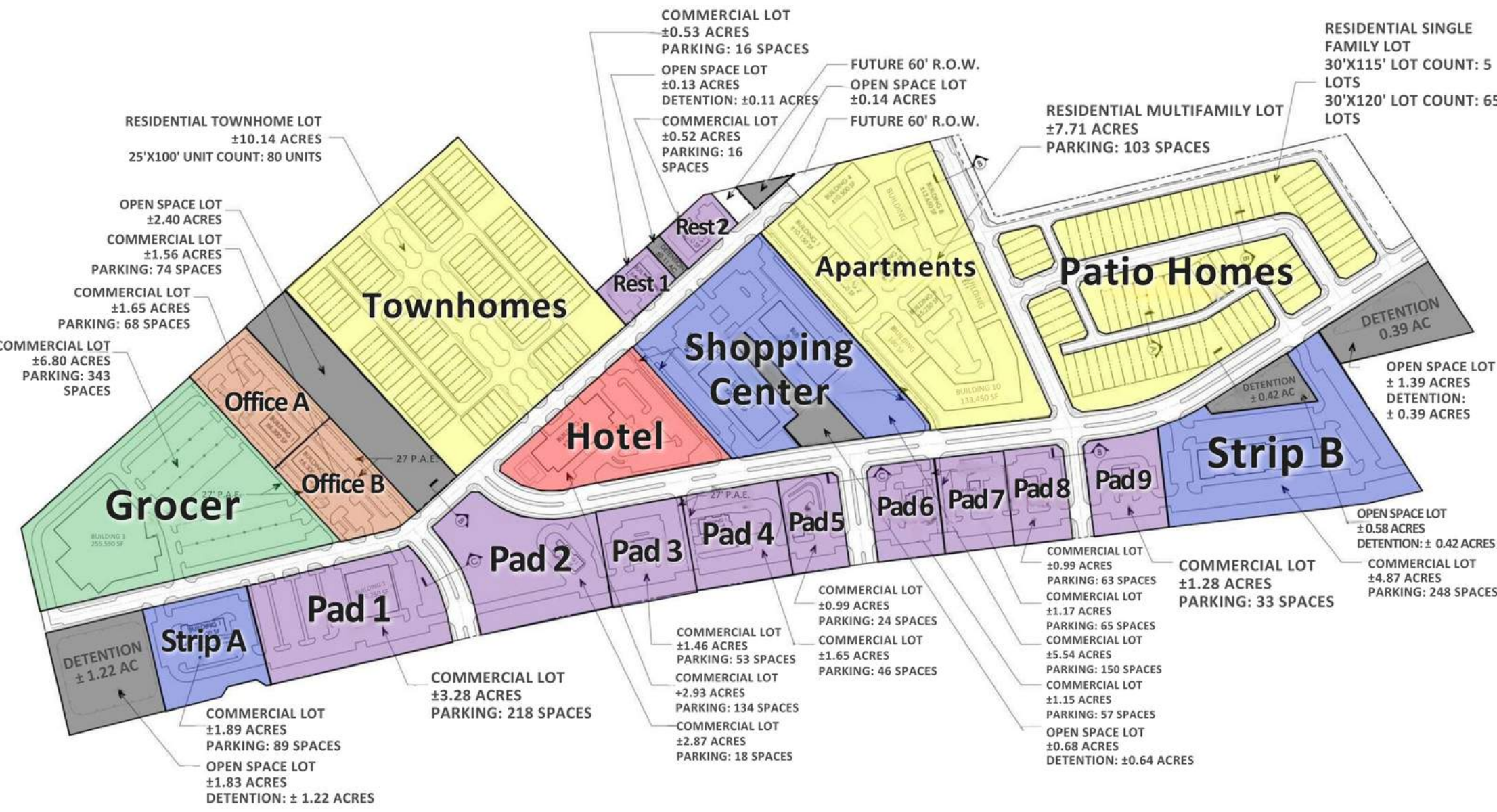
\$139,930.00 (5 Minutes)
\$99,653.00 (10 Minutes)
\$79,647.00 (15 Minutes)

DEVELOPMENT OVERVIEW

- Mixed-Use Development
- Adjacent to McGregor Executive Airport
- Highest Per Capita Income in McLennan County
- Located in McLennan County's Premiere Growth Corridor



BREAKOUT



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PHASE 1

| MAP KEY | LABEL | ACREAGE | SQUARE FOOTAGE |
|----------|---|------------|----------------|
| Grocer | Retail - Grocer | 6.80 Acres | 296,208 SF |
| Office A | Retail/Office- Grocer Pad Site | 1.65 Acres | 71,874 SF |
| Office B | Retail/Office- Grocer Pad Site | 1.56 Acres | 67,953 SF |
| Strip A | Retail- Grocer Pad Site | 1.89 Acres | 82,328 SF |
| Pad 1 | Retail - Grocer Pad Site Main Entrance Corner | 3.28 Acres | 142,876 SF |
| Pad 2 | Retail - Frontage Main Entrance Corner | 2.87 Acres | 125,017 SF |
| Pad 3 | Retail - Frontage | 1.46 Acres | 63,597 SF |
| Pad 4 | Retail - Frontage | 1.65 Acres | 71,874 SF |
| Pad 5 | Retail - Frontage Entrance Corner | 0.99 Acres | 43,124 SF |
| Pad 6 | Retail - Frontage Entrance Corner | 1.15 Acres | 50,094 SF |
| Pad 7 | Retail - Frontage | 1.17 Acres | 50,965 SF |
| Pad 8 | Retail - Frontage Entrance Corner | 0.99 Acres | 43,124 SF |
| Pad 9 | Retail - Frontage Entrance Corner | 1.28 Acres | 55,756 SF |
| Strip B | Retail - Frontage | 4.87 Acres | 212,137 SF |

PHASE 2

| MAP KEY | LABEL | ACREAGE | SQUARE FOOTAGE |
|-----------------|------------------------------------|-------------|----------------|
| Apartments | Multifamily - 103 Units | 7.71 Acres | 335,847 SF |
| Restaurant 1 | Retail/Office | 0.53 Acres | 23,086 SF |
| Restaurant 2 | Retail/Office | 0.52 Acres | 22,651 SF |
| Townhomes | Residential - Townhomes - 80 Units | 10.14 Acres | 441,698 SF |
| Hotel | Hotel | 2.93 Acres | 127,630 SF |
| Shopping Center | Shopping Center | 5.54 Acres | 241,322 SF |
| Patio Homes | Patio Homes | 9.80 Acres | 426,888 SF |

DEMOGRAPHIC SUMMARY

Concourse
Drive time of 15 minutes



KEY FACTS

99,759

Population



38,079

Households

39.2

Median Age

\$60,766

Median Disposable Income

EDUCATION

8.5%

No High School Diploma



22.8%

High School Graduate



30.6%

Some College/ Associate's Degree



38.2%

Bachelor's/Grad/ Prof Degree

INCOME



\$71,978

Median Household Income



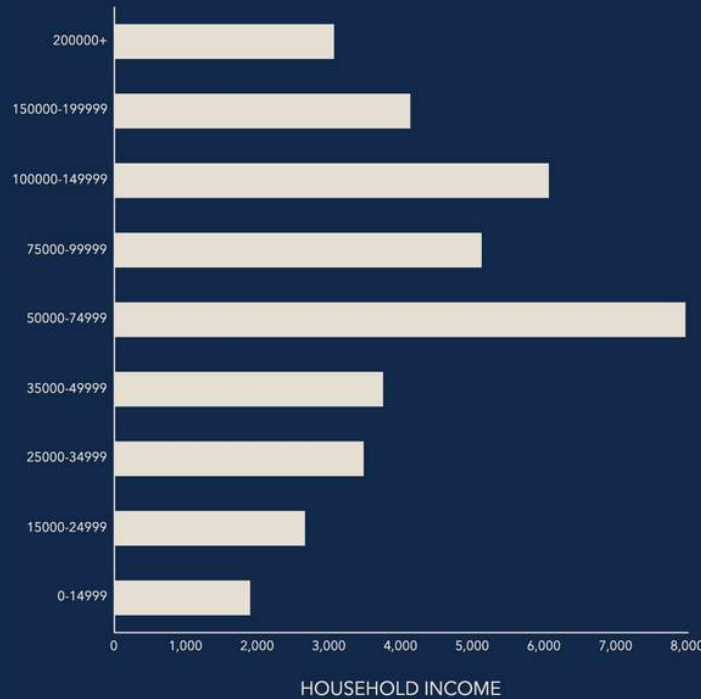
\$39,439

Per Capita Income



\$173,397

Median Net Worth



Concourse

Concourse (15 minutes)

EMPLOYMENT

64.4%

White Collar

23.9%

Blue Collar

14.0%

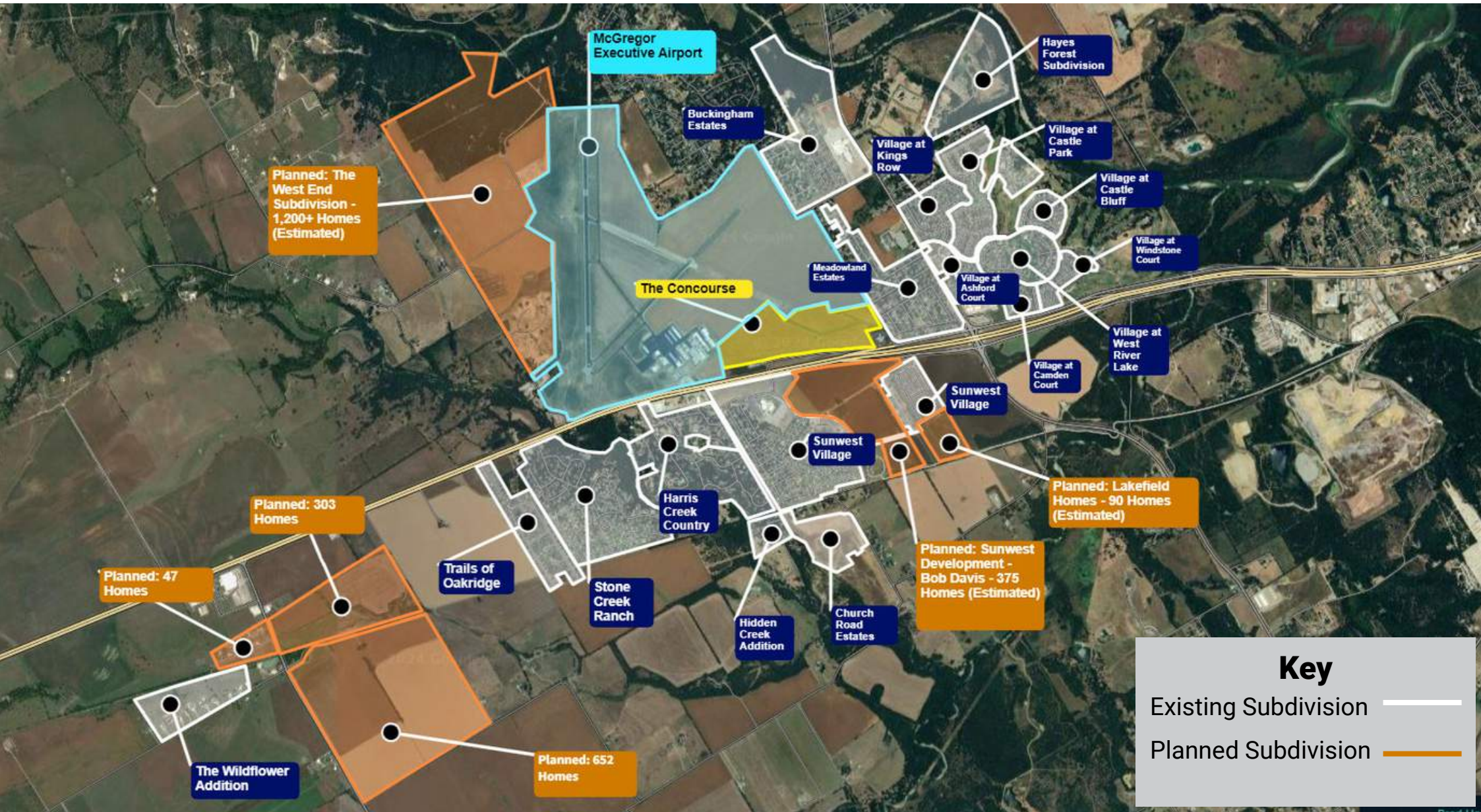
Services

3.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

SURROUNDING RESIDENTIAL



Key

Existing Subdivision

Planned Subdivision

VIBRANT COMMUNITY



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RETAIL



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GROCER



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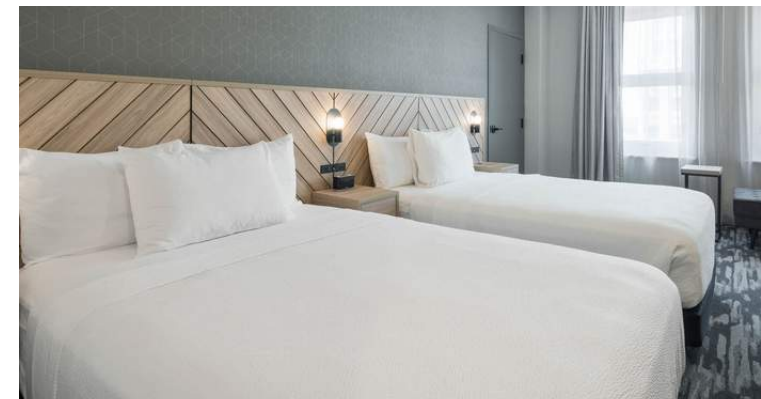
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HOTEL



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DINING



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PROFESSIONAL OFFICE



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SINGLE FAMILY RESIDENTIAL



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MULTI-FAMILY RESIDENTIAL



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PROPERTY BOUNDARY



88.744 Acres
(3,856,688 SF)

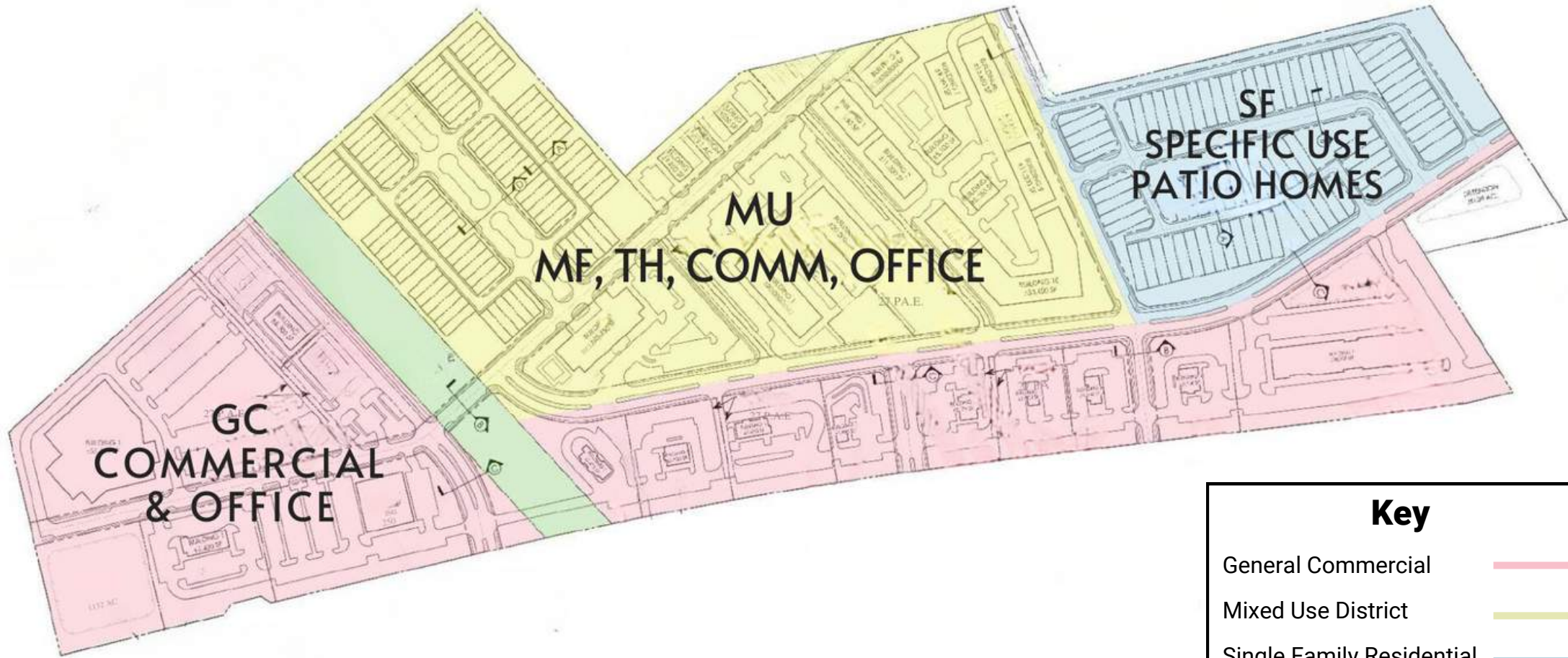
Frontage: \pm 3,660'

W Highway 84

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



ZONING MAP

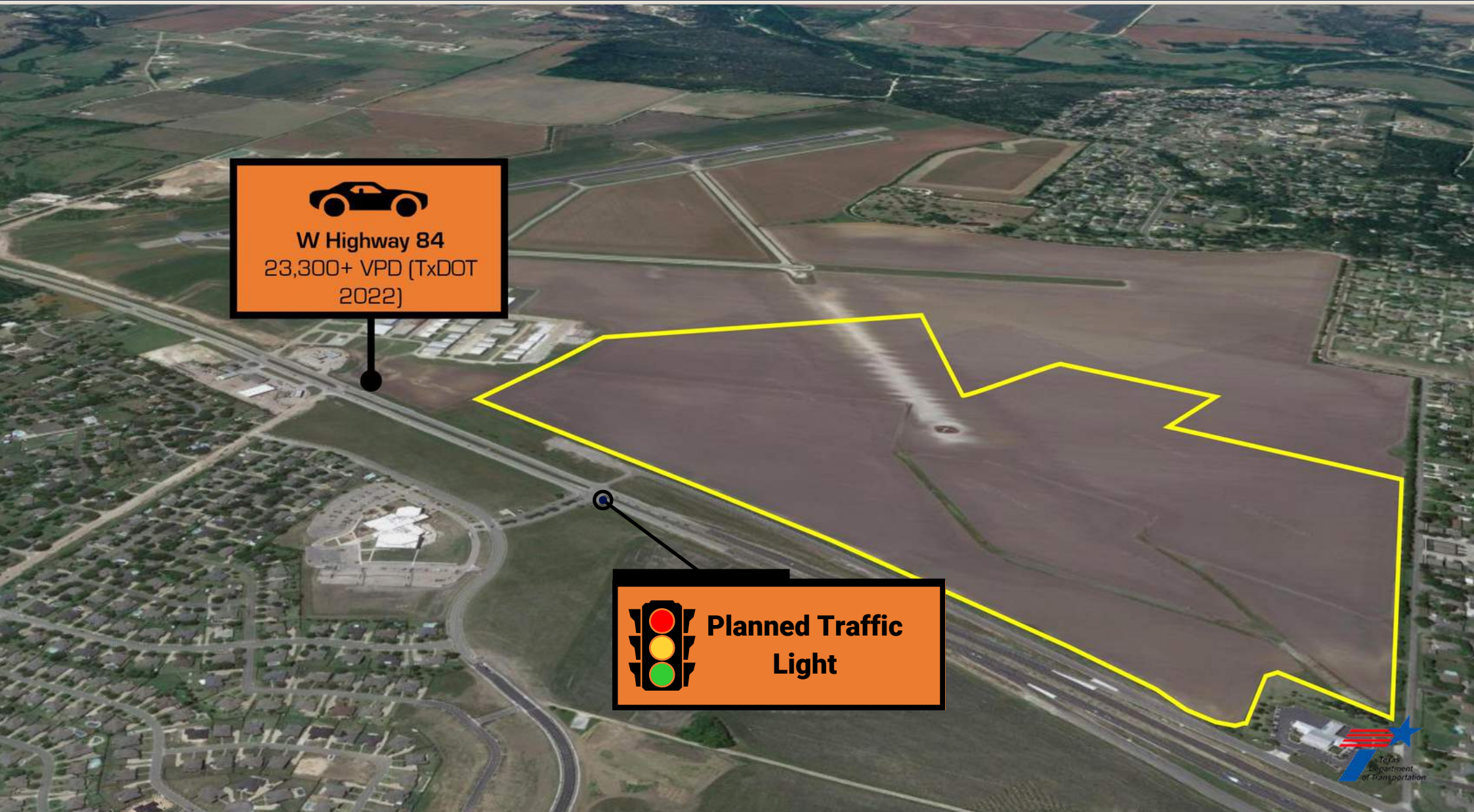



| Key | |
|---------------------------|--|
| General Commercial | |
| Mixed Use District | |
| Single Family Residential | |

UTILITIES MAP



TXDOT MAP

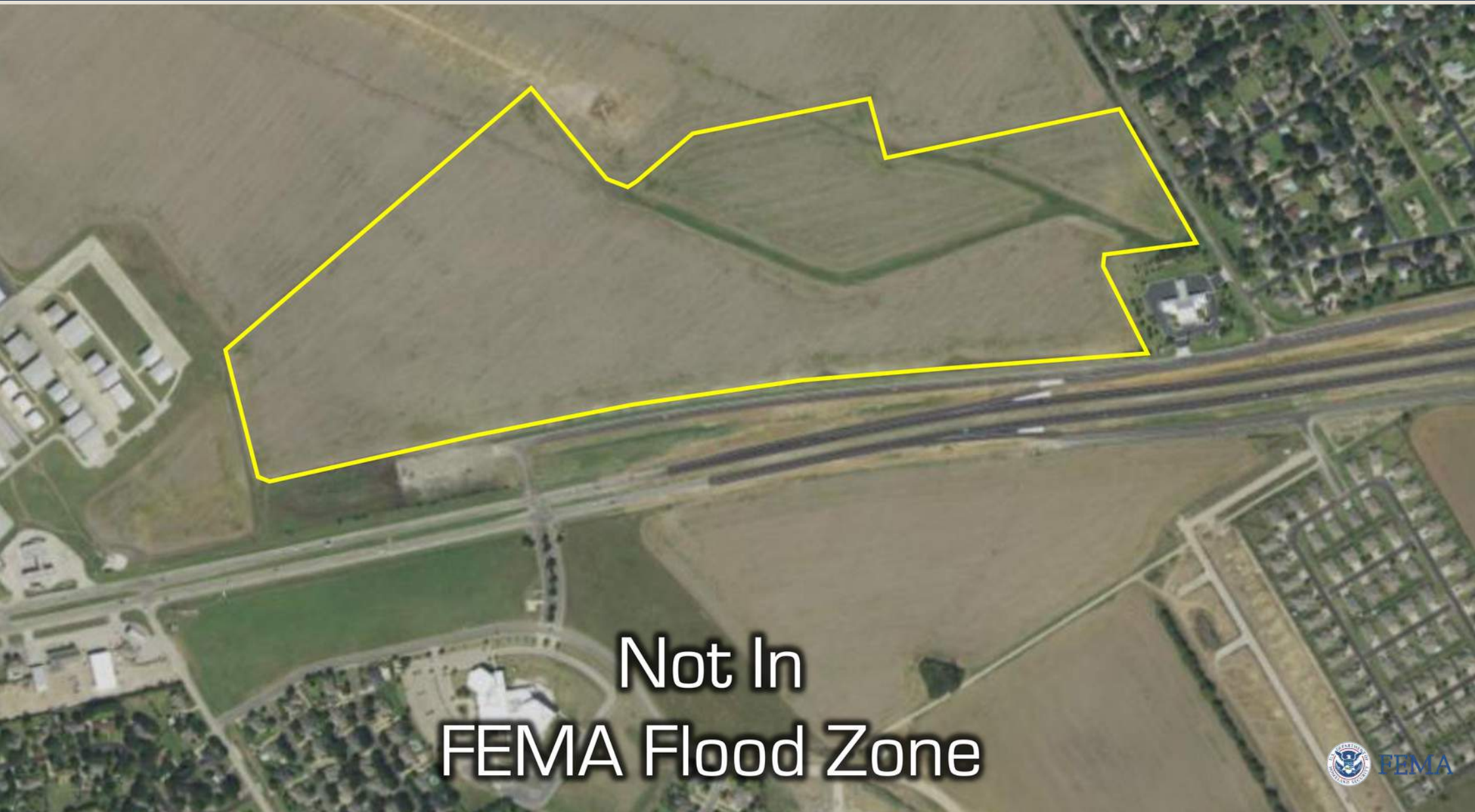



W Highway 84
23,300+ VPD (TxDOT
2022)

 **Planned Traffic
Light**



FEMA FLOOD MAP



Not In
FEMA Flood Zone



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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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Buyer/Tenant/Seller/Landlord Initials

Date