

# PEACHWAVE FROZEN YOGURT 1605 HEWITT DR STE 105 HEWITT, TEXAS 76643



**Onward**  
REAL ESTATE TEAM  
at Keller Williams

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## PRESENTED BY:



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Strategically positioned along Hewitt Drive, this property benefits from excellent visibility and accessibility, catering to a broad customer base. With a high volume of daily traffic, the location ensures maximum exposure for businesses seeking to capitalize on prime footfall.

Boasting a lot size of 1.57 acres (68,389.2 SF), the property provides ample space for expansion, redevelopment, or additional ventures. Included in the sale is the renowned Peachwave Frozen Yogurt business, offering a well-established brand presence and loyal customer following. With a proven track record of success, this turnkey operation presents immediate revenue potential for aspiring entrepreneurs or seasoned investors.

With over 27,500 vehicles per day traversing Hewitt Drive (TxDOT 2022), the business benefits from unparalleled exposure to a constant flow of potential customers. This exceptional traffic count enhances the visibility and viability of businesses operating on the premises, ensuring sustained growth and profitability.

Seize the opportunity to invest in a established business! Whether you're a budding entrepreneur looking to enter the market or a seasoned investor seeking a lucrative venture, this offering presents the perfect blend of location, potential, and profitability. Don't miss your chance to make your mark in this dynamic business landscape.



# ABOUT HEWITT, TEXAS

## City Overview

Hewitt has an ideal location situated just south of Waco, Texas. This location was integral to the founding of the city and establishment of a rail depot when, in 1882, the Missouri, Kansas, and Texas Railroad began building a line between Waco and Taylor, which eventually required a switch six miles from Waco. The site chosen as the stop along the line was owned by the estate of John H. Brower, a shipping magnate who had once been the Consul of the Republic of Texas in New York. His estate was entrusted to his son-in-law, Thomas B. Hewitt. The MKT named the switch station Hewitt in his honor, and the town was born.

With Austin, Dallas, and Fort Worth all within a 100-mile radius, Hewitt residents can easily make day trips to these Texas hubs of industry, culture, and business. I-35 also provides international access as it travels south through San Antonio and Laredo into Mexico and north to Dallas and Fort Worth all the way through Canada.



## HISTORY AT A GLANCE:

The community of Hewitt was established following the donation of land by John A. Warren, the town's first businessman, in the 1880s. Warren purchased roughly 40 acres and the town site was named Hewitt in 1883 for George A. Hewitt, an employee of the Missouri, Kansas, and Texas Railroad.

## ACCESSIBILITY:

Hewitt is served by three primary airports: Waco Regional Airport, Texas State Technical College Airport, and the McGregor Executive Airport. Waco Regional Airport (ACT). The Texas State Technical College Airport (CNW) is known locally as the industrial airport, as it is home to numerous aviation-related firms in addition to the top-rated technical college.

## FUN & RECREATION:

Hewitt Park is situated on Castleman Creek in Hewitt and has a picnic area, ball diamond, soccer/football field, two covered shelters, a 0.5-mile walking track, and a covered pavilion. Warren Park, located just off of Old Temple Road has picnic areas, a ball diamond, a soccer field, playgrounds, a covered pavilion, and the brand-new Creekside Amphitheater.

# PROPERTY OVERVIEW

**SALES PRICE**  
**\$98,000.00**

## Highlights:

- Business is for sale
  - Current lease is month-to-month, so easily moveable if a buyer would like a new location.
- Financials Available Upon Request
- End Cap of Popular Local Shopping Center
- Zoned: C-3: General Commercial District
- Frontage: Hewitt Drive: ± 262'
- Hewitt Drive: 27,500+ Vehicles/Day (TxDOT 2022)



### LOT SIZE

1.57 Acres (68,389.2 SF)



### FRONTAGE

Hewitt Drive: ± 262'



### ZONING

C-3: General Commercial District



### DEMOGRAPHICS

1 Mile Radius: 9,578 Residents  
5 Mile Radius: 87,131 Residents  
10 Mile Radius: 190,300 Residents



### UTILITIES

City Water  
City Sewer



### TRAFFIC COUNTS

Hewitt Drive: 27,500+ Vehicles/Day (TxDOT 2022)



# PROPERTY PHOTOS



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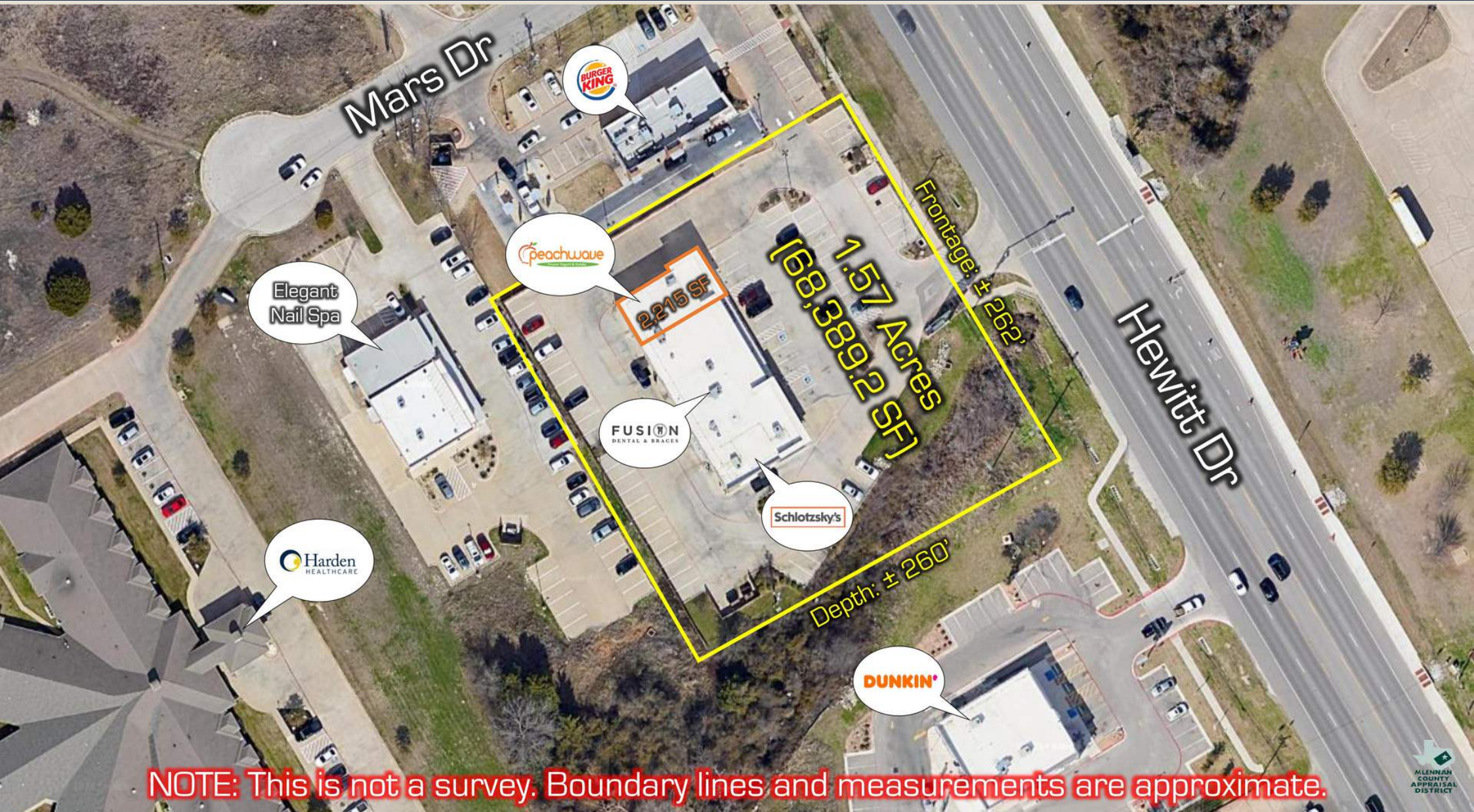
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# PROPERTY BOUNDARY



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



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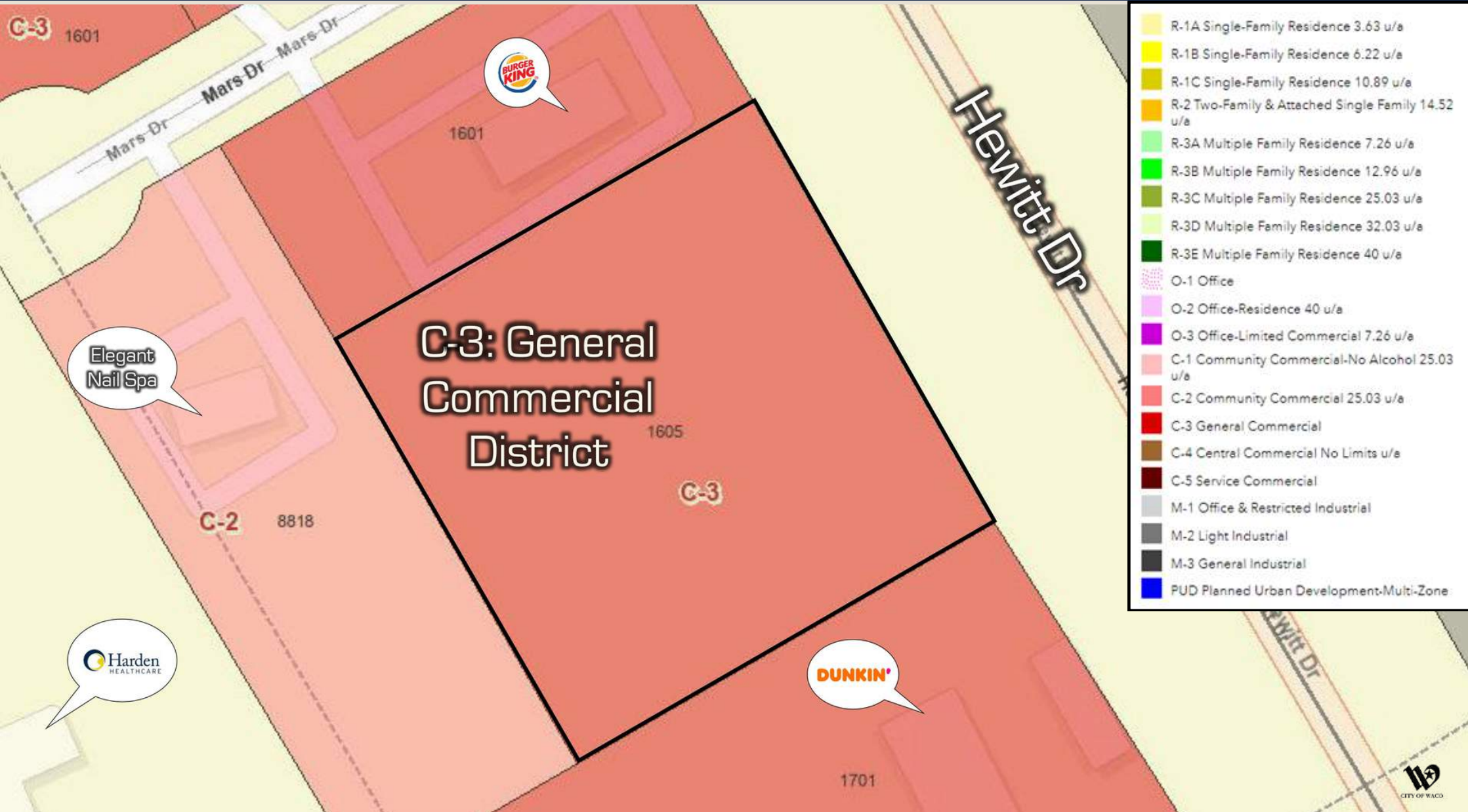
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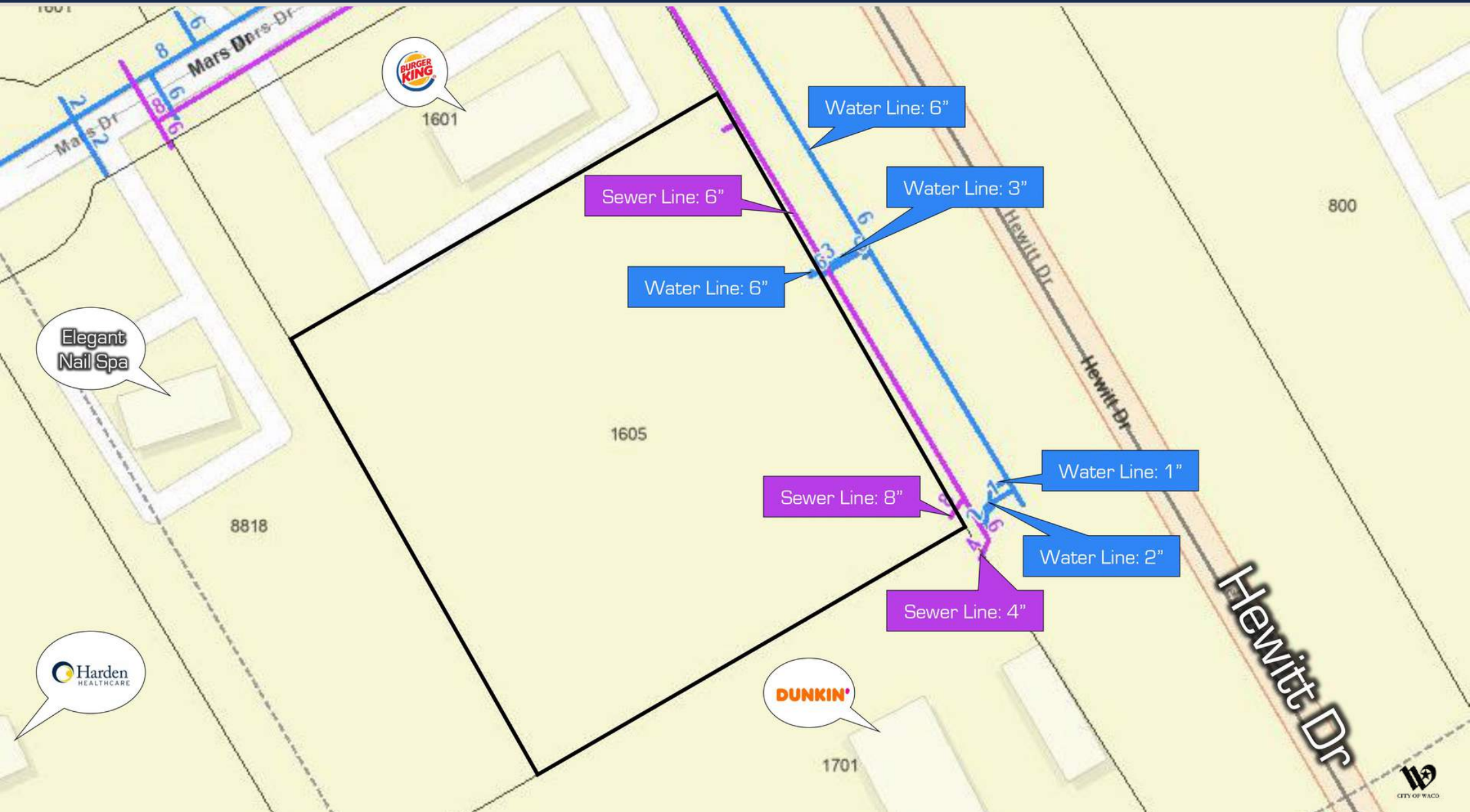


# ZONING MAP



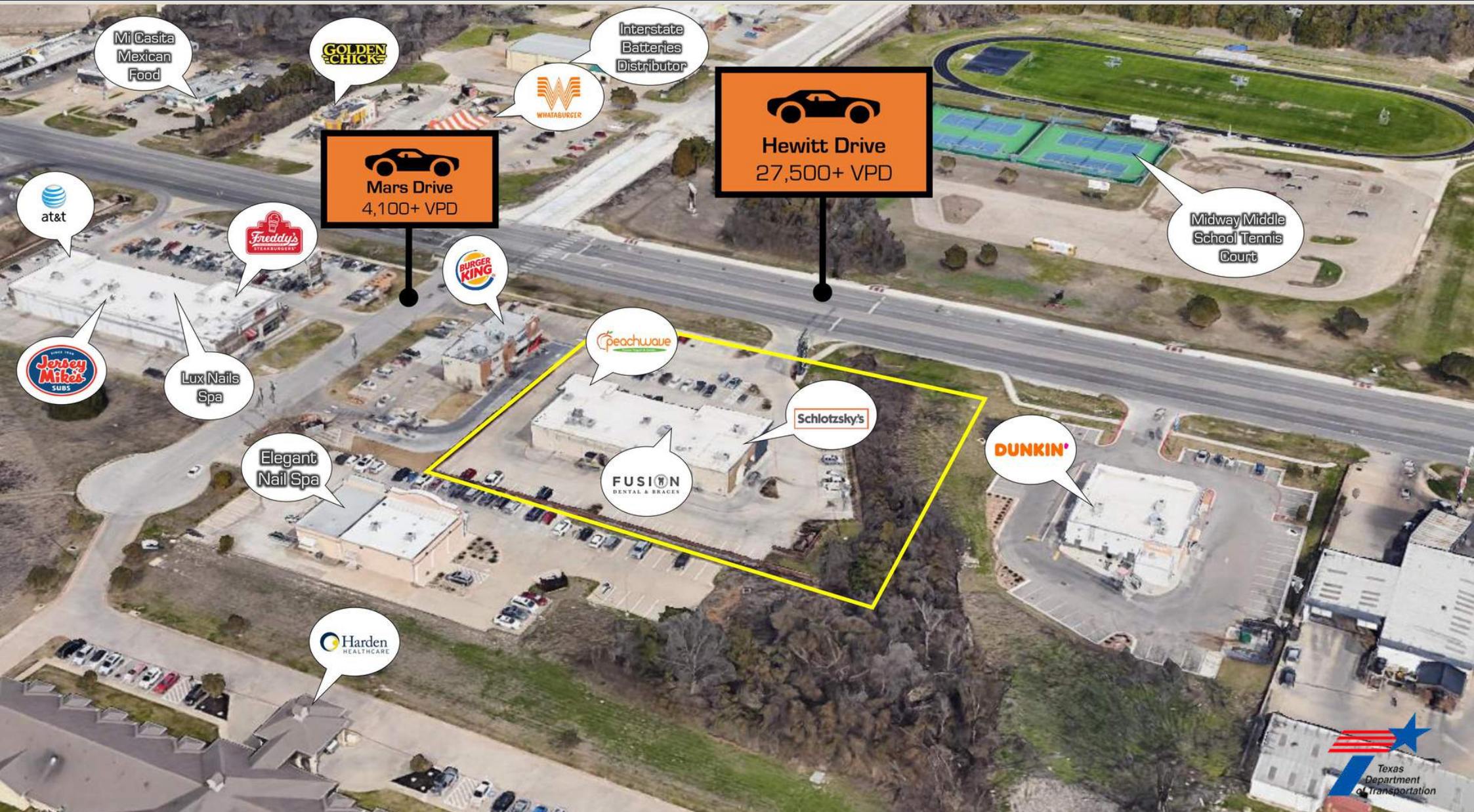


# UTILITIES MAP



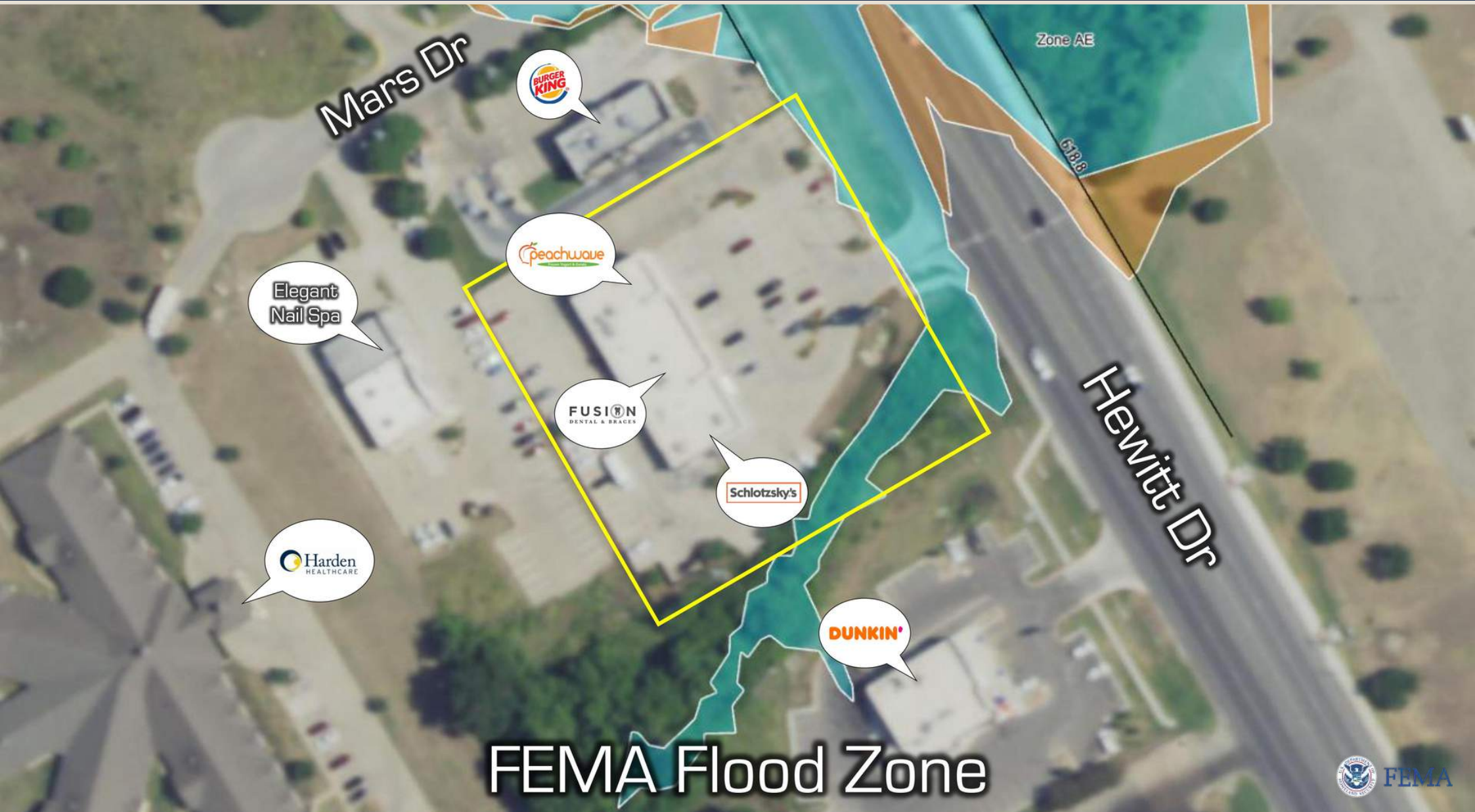


# TXDOT TRAFFIC COUNTS





# FEMA FLOOD MAP







# 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 con den al 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