

163.40 ACRES AT TBD BARRETT ROAD IN WOODWAY, TEXAS 76712



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Onward

REAL ESTATE TEAM
— at Keller Williams

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Sprawling over 163.40 acres of picturesque land in the enchanting Woodway, Texas, lies a captivating property waiting to be discovered. This remarkable piece of real estate is zoned for single-family residence district, offering endless possibilities and potential. With a frontage spanning approximately 5,328 feet along Barrett Road, accessibility is effortlessly granted to those seeking an idyllic retreat. Also situated within the Waco ETJ (Extraterritorial Jurisdiction).

Moreover, this property boasts easy access to Speegleville Road, which sees a steady flow of over 3,600 vehicles per day according to TxDOT's projections for 2022. Convenience meets tranquility as you navigate through this serene landscape. Immerse yourself in the vastness of nature as you explore the sprawling acreage that surrounds you.

The lot size encompasses an impressive 7,117,704 square feet — providing ample space for your vision to come alive. As you embark on this journey towards creating your dream home or investment opportunity, it is essential to consider all factors involved. Let your imagination run wild amidst this breathtaking canvas where dreams manifest into reality.

ABOUT WOODWAY, TEXAS

City Overview

Woodway, Texas, in McLennan county, is 4 miles southwest of Waco, Texas (center to center) and 84 miles south of Fort Worth, Texas. It is part of the surrounding Waco metro area. The city of Woodway is served by both the Midway Independent School District and the Waco Independent School District.

Woodway has a 2023 population of 9,554 and is currently growing at a rate of 0.42% annually and its population has increased by 1.27% since the most recent census, which recorded a population of 9,434 in 2020. This city is the 275th most populated city in the state of Texas out of 1,799 cities.

The city of Woodway is situated within a relatively short drive of most of the major cities of Texas: 97 mi north to Fort Worth, 102 mi north-northeast to Dallas, 98 mi southwest to Austin, and 189 mi southeast to Houston.

HISTORY AT A GLANCE:

Woodway, or Woodway Village, is adjacent to the southwestern city limits of Waco between U.S. Highway 84 and State Highway 6, in west-central McLennan County. It began as a small community on U.S. Highway 84 in the late 1940s and early 1950s but grew so rapidly that in 1955 residents voted to incorporate as Woodway Village in order to keep up with the demand for street building and other public improvements. The community became the city of Woodway in 1973.

ARTS & CULTURE

The Carleen Bright Arboretum is a 15-acre (61,000 m²) arboretum containing 6 acres of gardens, an amphitheater with a covered gazebo, a chapel, and a rental facility. Cardinals, the official bird of Woodway, are sometimes seen in the arboretum.

FUN & RECREATIONAL:

Places of historic interest located nearest to Woodway are Earle-Harrison House & Gardens and Acton State Historic Site. Fishing, camping, boating, swimming, biking, and hiking are among the activities that may be enjoyed at Lake Whitney State Park, Fort Parker State Park, and Mother Neff State Park. There are several museums near Woodway including Taylor Museum of Waco History, Mayborn Museum, and 1st Cavalry Division Museum.

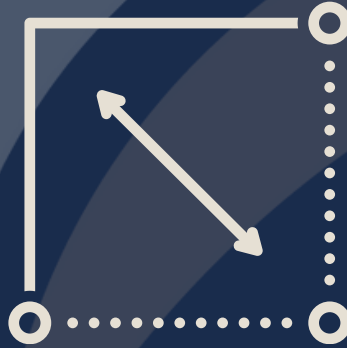
PROPERTY OVERVIEW

SALES PRICE

\$2,860,000.00

Highlights:

- Lot Size: 163.40 Acres (7,117,704 SF)
- Zoned:
 - R-IB: Single-Family Residence District
 - Waco ETJ
- Barrett Road Frontage: ± 5,328'
- Property Depth:
 - ± 3,087'
 - ± 1,039'
- Easily Accessible
- Speegleville Road: 3,600+ Vehicles/Day (TxDOT 2022)
- 2022 Taxes: \$11,258.20 (Please Verify)



LOT SIZE

163.40 Acres (7,117,704 SF)



FRONTAGE

Barrett Road: ± 5,328'



ZONING

R-IB: Single-Family Residence District
Waco ETJ



DEMOGRAPHICS

1 Mile Radius: 708 Residents
5 Mile Radius: 39,175 Residents
10 Mile Radius: 179,720 Residents



UTILITIES

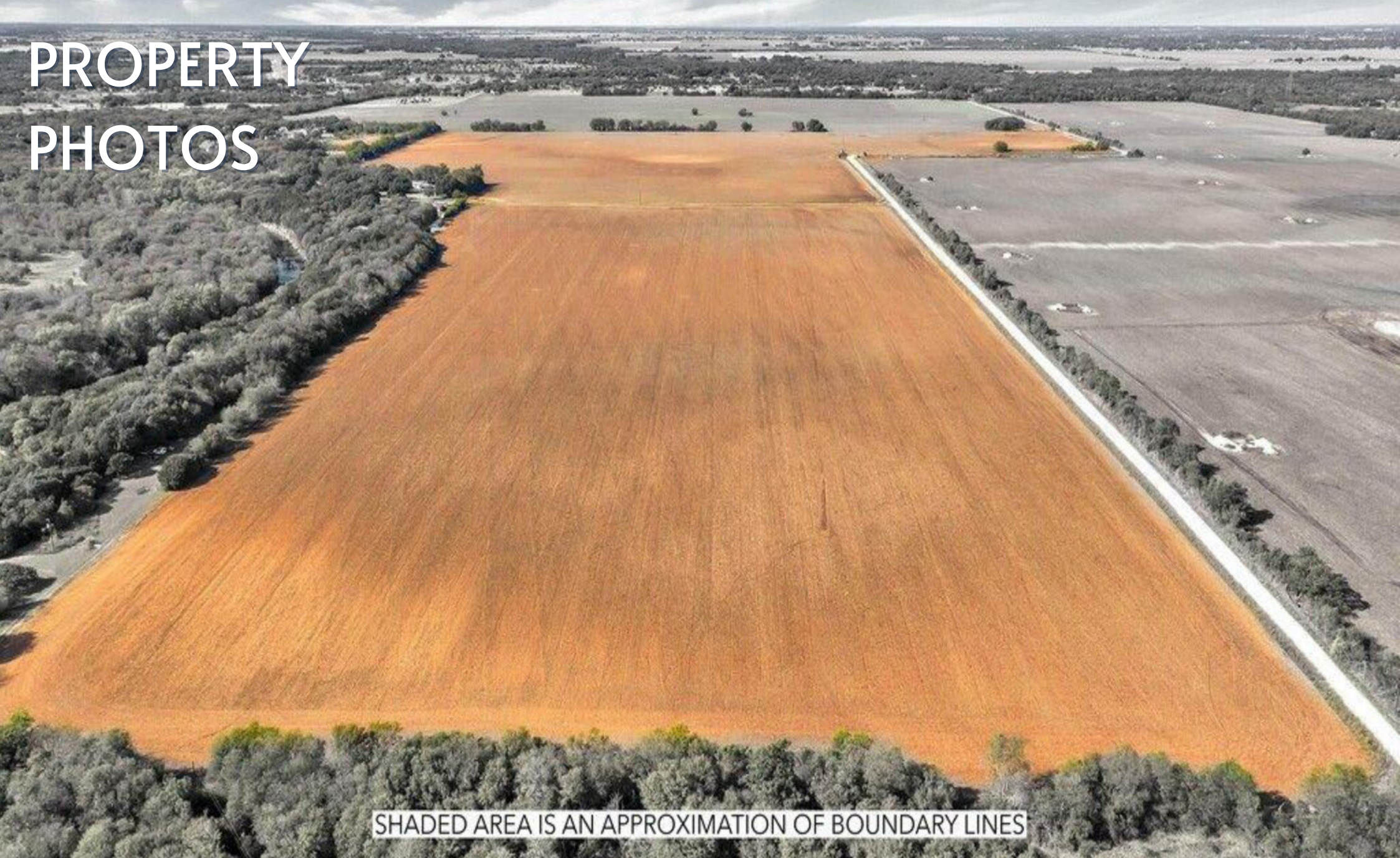
City Water
City Sewer
(City of Waco)



TRAFFIC COUNTS

Speegleville Road: 3,600+ Vehicles/Day (TxDOT 2022)

PROPERTY PHOTOS



SHADED AREA IS AN APPROXIMATION OF BOUNDARY LINES

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NORTH ACREAGE

SOUTH ACREAGE

WHITE LINES ARE AN APPROXIMATION OF BOUNDARY LINES



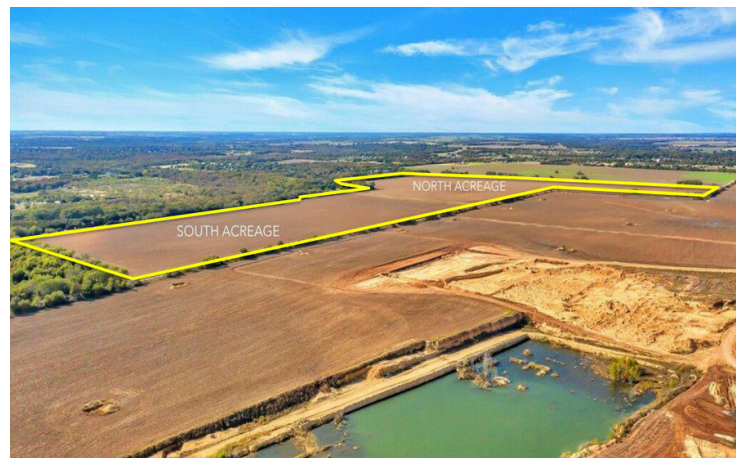
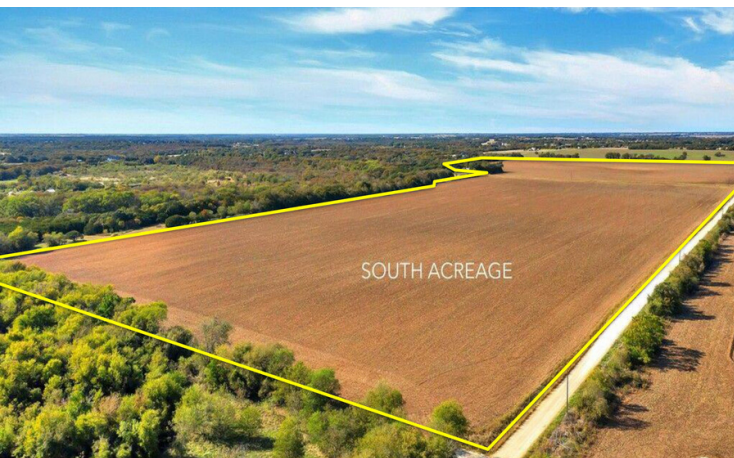
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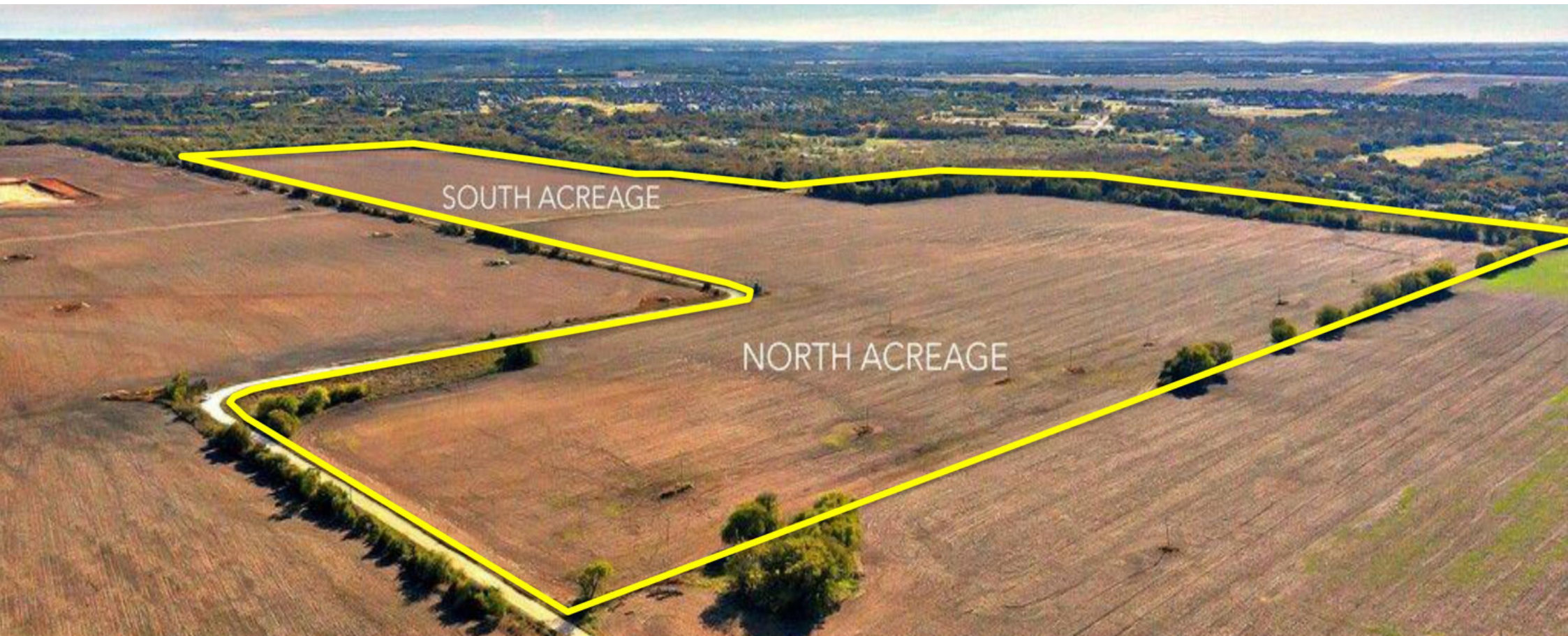
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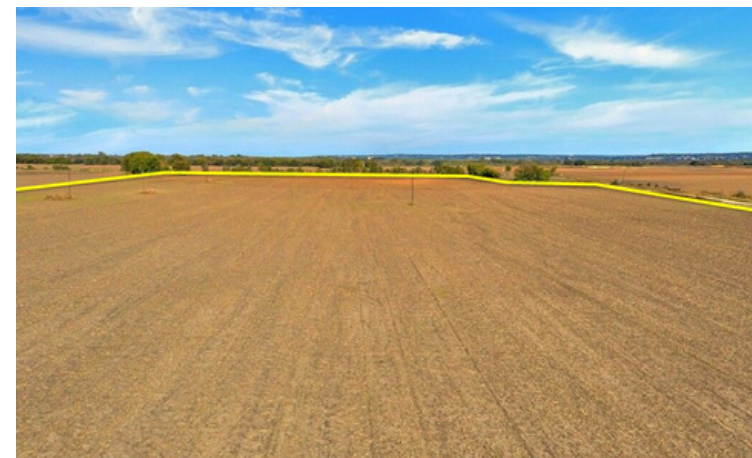
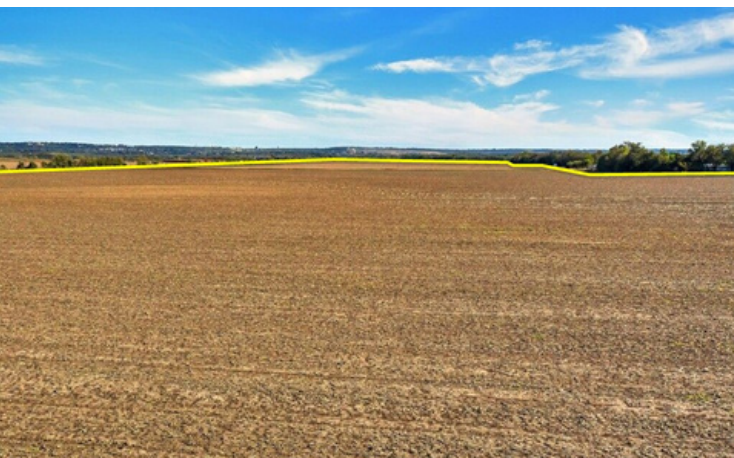
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AERIAL EXHIBIT



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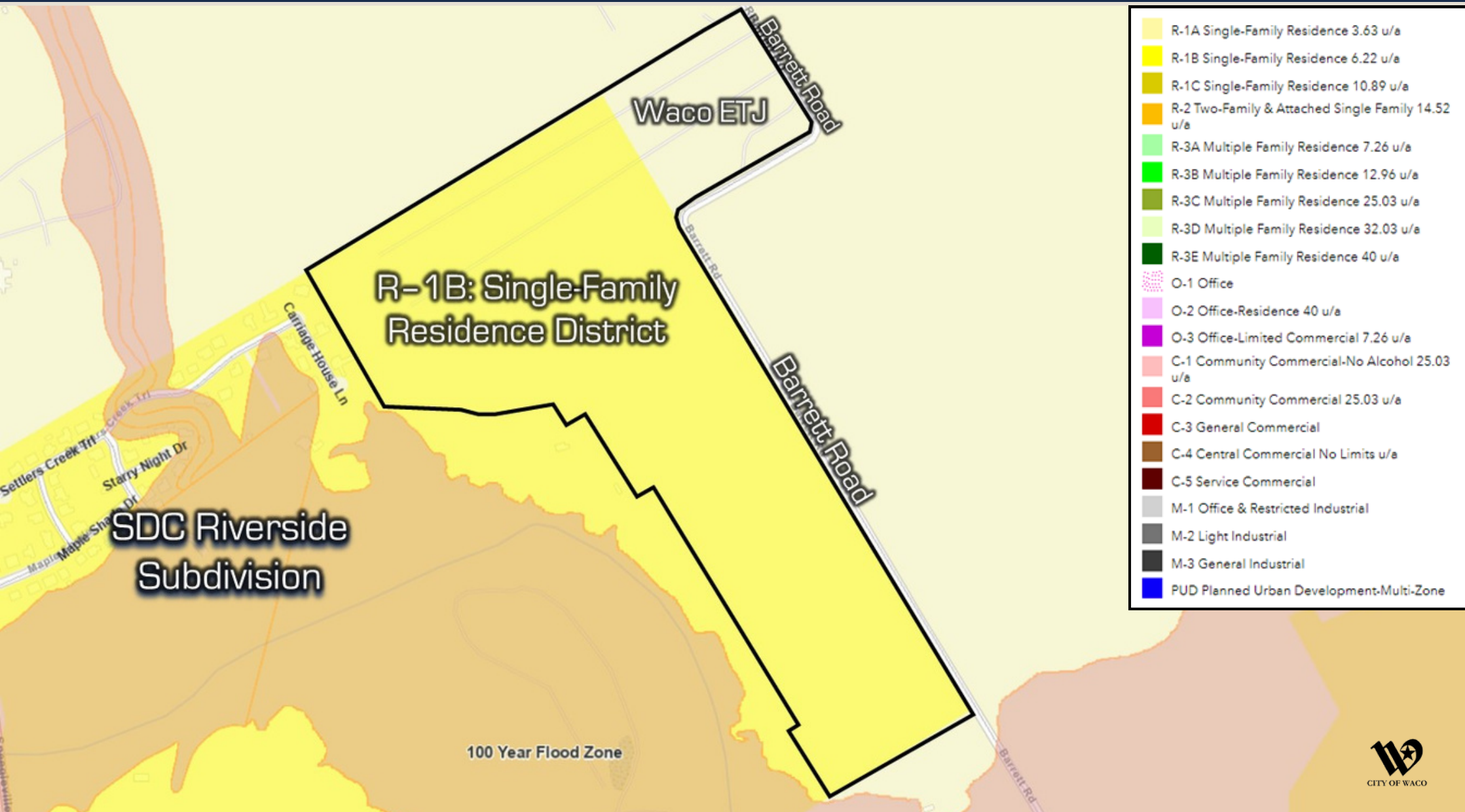
PROPERTY BOUNDARY



UTILITY MAP



ZONING MAP



TXDOT TRAFFIC COUNTS



FEMA FLOOD MAP



