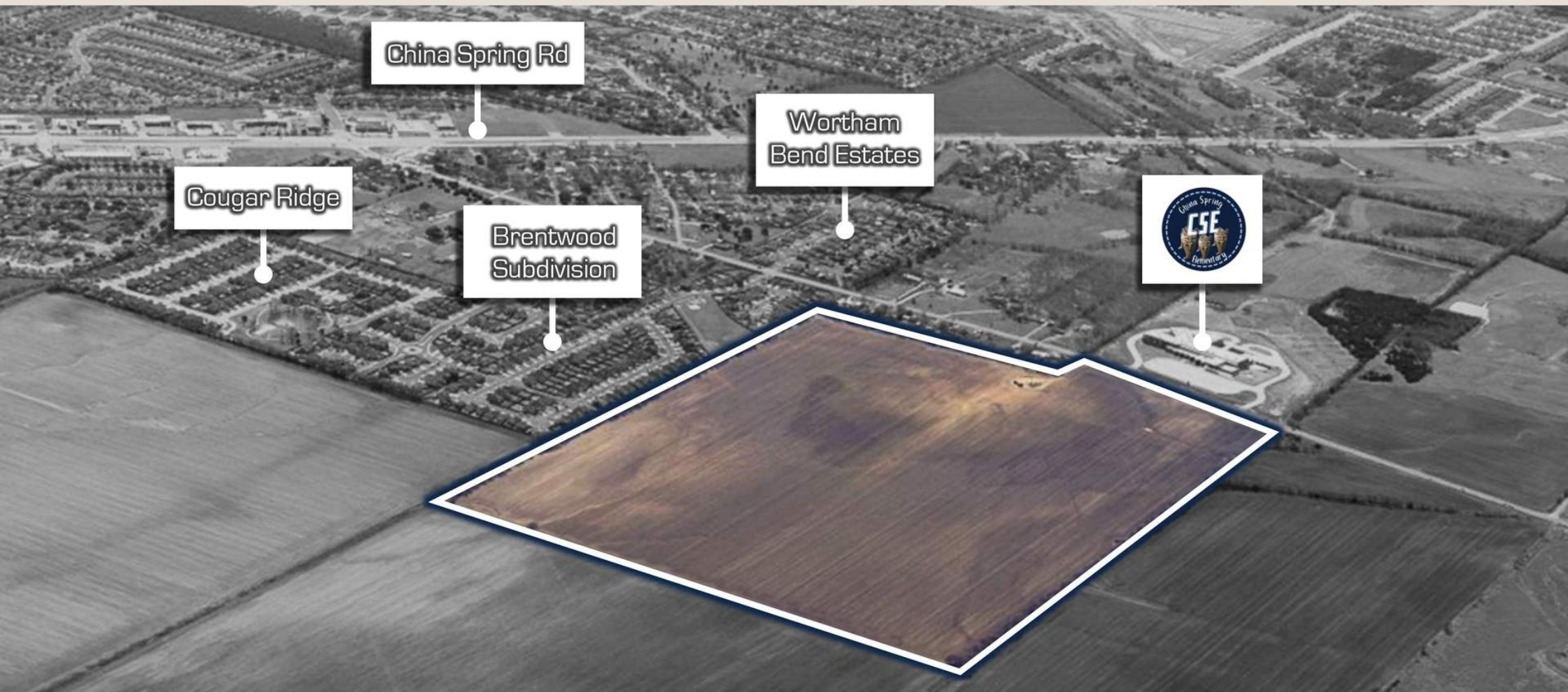


# ± 140 ACRES OF DEVELOPMENT LAND ON TBD WORTHAM BEND RD IN WACO, TEXAS 76708



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## PROPERTY OVERVIEW

- Single Family Development Opportunity
- Across from China Spring Elementary School
- Adjacent to Brentwood Subdivision & Wortham Bend Estates
- Easily Accessible
- High Growth Area

### LOCATION

---

TBD Wortham Bend Road Waco, Texas 76708

### LOT SIZE

---

139.88 Acres (6,093,172.8 SF)

### UTILITIES

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Water, Sewer & Electricity Available  
(City of Waco)

### ZONING

---

R-1B: Single Family Residence  
Waco ETJ

### TRAFFIC COUNTS (2022)

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Wortham Bend Rd: 9,000+ VPD  
China Spring Rd: 13,800+ VPD

### SALES PRICE (\$/ACRE)

---

\$33,000.00/Acre

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# DEMOGRAPHIC SUMMARY

140 Acres on Wortham Bend Road Waco, Texas 76708

Drive time of 15 minutes



## KEY FACTS

40,945

Population



15,303

Households

36.5

Median Age

\$52,750

Median Disposable Income

## EDUCATION

11.4%

No High School Diploma



29.0%

High School Graduate



32.7%

Some College/ Associate's Degree



26.9%

Bachelor's/Grad/ Prof Degree

## INCOME



\$60,789

Median Household Income



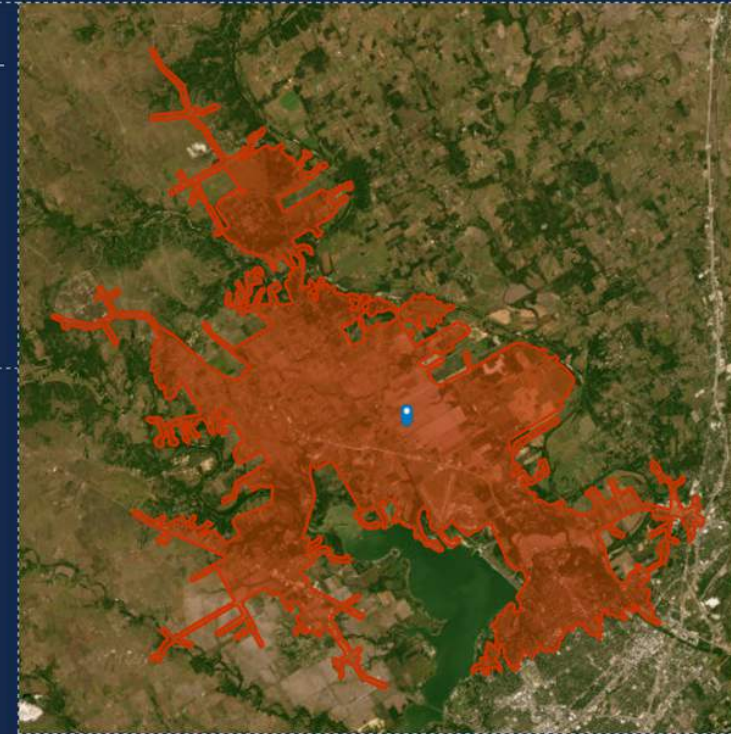
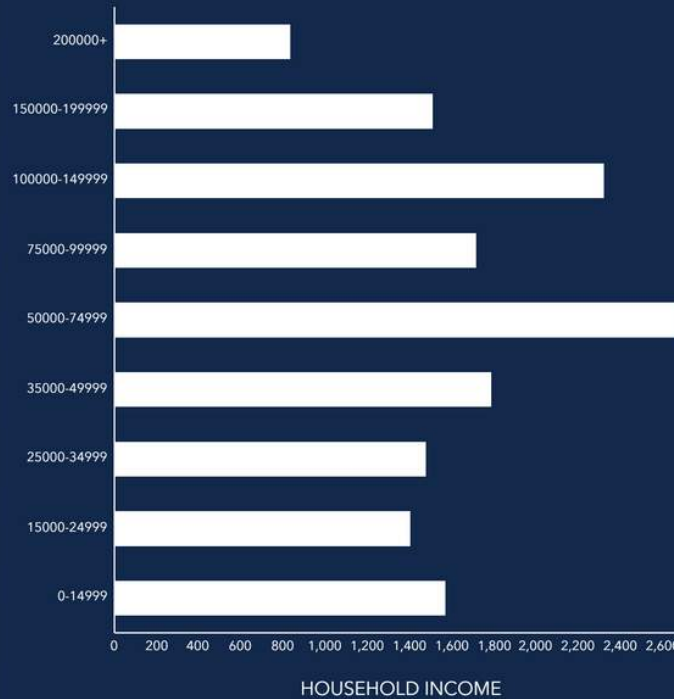
\$33,402

Per Capita Income



\$123,844

Median Net Worth



## EMPLOYMENT

57.3%

White Collar

25.2%

Blue Collar

21.4%

Services

3.8%

Unemployment Rate

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





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# PROPERTY BOUNDARY



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



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# ZONING MAP





# UTILITIES MAP



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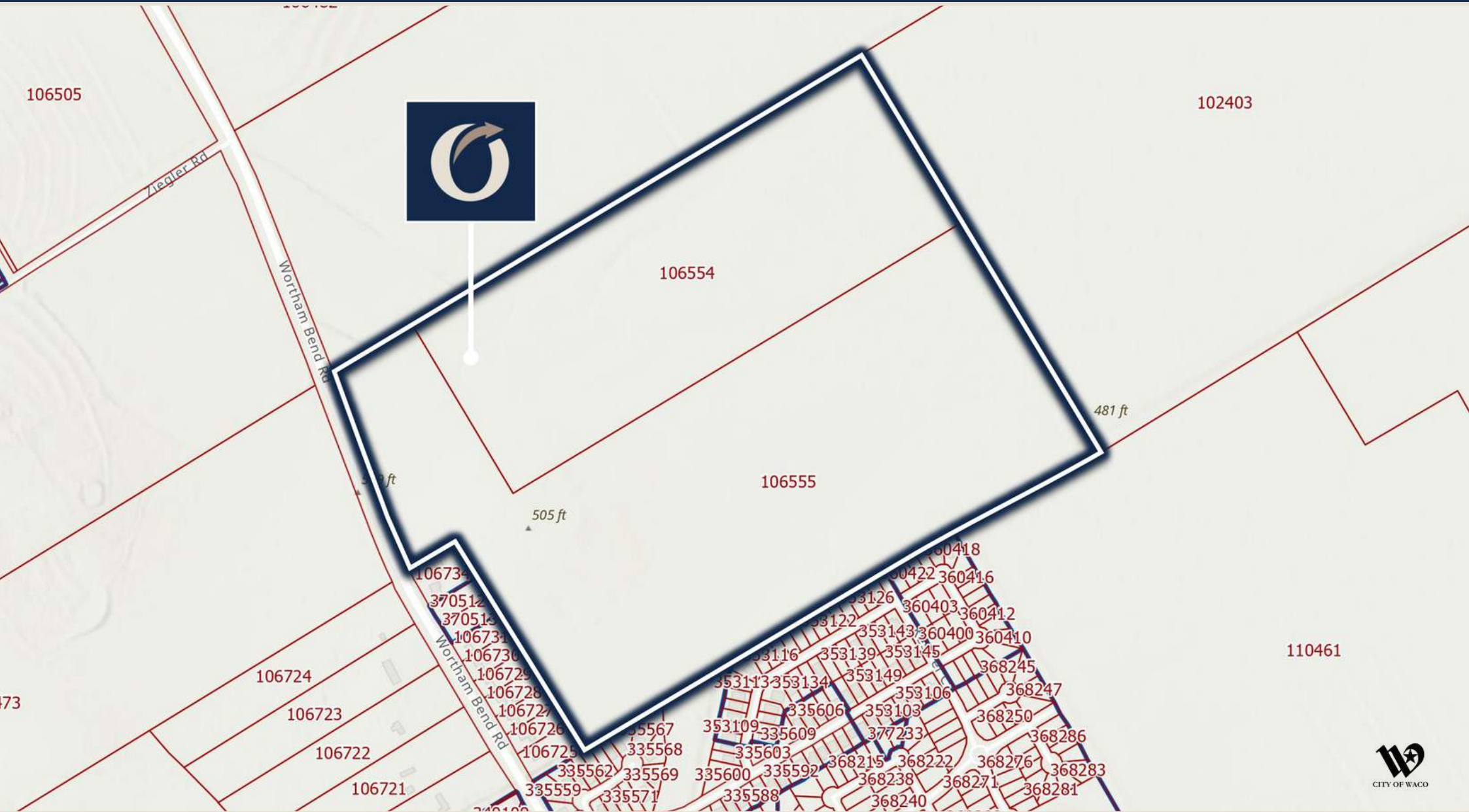
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# TOPOGRAPHY MAP



CITY OF WACO

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# SURROUNDING RETAIL & TRAFFIC COUNTS



Cougar Ridge


Brentwood Subdivision

Wortham Bend Estates



  
China Spring Road  
13,800+ VPD



  
Wortham Bend Road  
9,000+ VPD



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# FEMA FLOOD MAP



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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.

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.

_____	_____	_____	_____
<u>Keller Williams Advantage</u>	<u>9003002</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
<u>Al Rincon</u>	<u>525285</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
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>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
<u>Brad Harrell</u>	<u>363789</u>	<u>bharrell@OnwardRET.com</u>	<u>254.870.9769</u>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date