

50.6687 ACRES OF DEVELOPMENT LAND TBD TREE LAKE DRIVE IN WACO, TEXAS 76708



Xavier Rosas
Commercial Specialist
254.870.1426
xrosas@OnwardRET.com

Adam Voight
Director of Commercial Operations
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
Associate Broker
254.870.0050
bharrell@OnwardRET.com



PROPERTY OVERVIEW

- Prime Residential Development Opportunity
- Quick Development Turnaround Time
- Previously Approved Plans for 234 Lots
- School District: China Spring ISD
- Close Proximity to Waco Regional Airport
- 10 Miles from Downtown Waco/IH-35

LOCATION

TBD Tree Lake Drive Waco, Texas 76708

LOT SIZE

50.6687 Acres (2,207,128.572 SF)

UTILITIES

Water, Sewer & Electricity Available
(City of Waco)

ZONING

R-1B: Single Family Residence

TRAFFIC COUNTS (2022)

Tree Lake Drive: 1,400+ VPD
China Spring Rd: 13,800+ VPD
Flat Rock Rd: 900+ VPD

SALES PRICE

\$2,200,000.00

Onward
REAL ESTATE TEAM
at Keller Williams



The Reserve
At Lake
Meadows

Austin
Colony

Willow
Bend

China Spring
Intermediate School

Tree Lake
Ranch

Lake Waco Golf Club

Waco Regional Airport

China Spring Road

Onward
REAL ESTATE TEAM
at Keller Williams

Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHIC SUMMARY

Tree Lake Drive Waco, Texas 76708

Drive time of 15 minutes



KEY FACTS

34,910

Population



13,114

Households

36.4

Median Age

\$53,594

Median Disposable Income

EDUCATION

10.9%

No High School Diploma



28.9%

High School Graduate



33.5%

Some College/ Associate's Degree



26.6%

Bachelor's/Grad/ Prof Degree

INCOME



\$61,944

Median Household Income



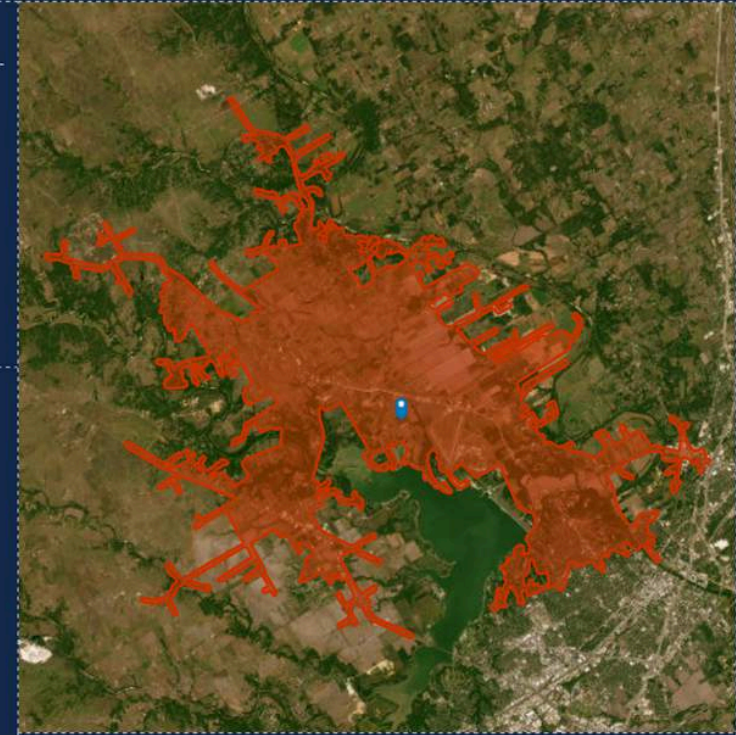
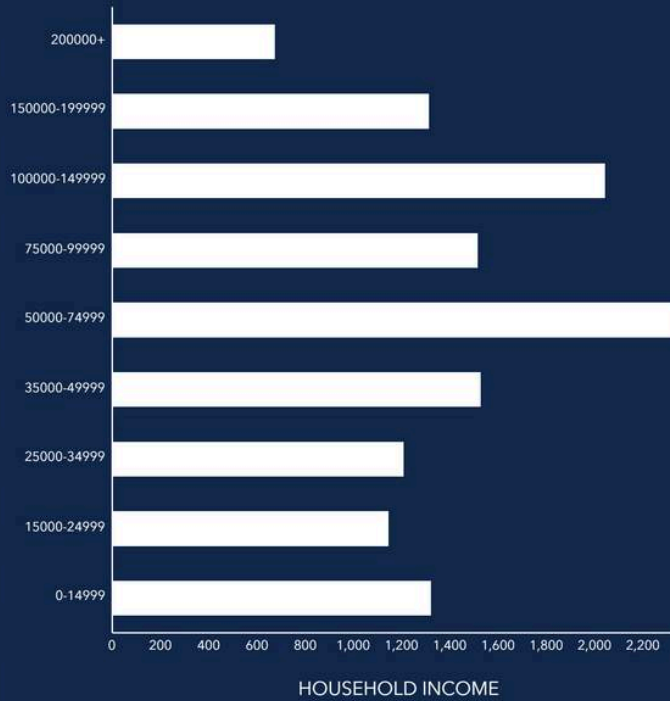
\$33,555

Per Capita Income



\$123,785

Median Net Worth



EMPLOYMENT

57.6%

White Collar

25.1%

Blue Collar

21.2%

Services

3.4%

Unemployment Rate

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



Onward
 REAL ESTATE TEAM
 at Keller Williams

Xavier Rosas
 254.870.1426
xrosas@OnwardRET.com

Adam Voight
 254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
 254.870.0050
bharrell@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Onward
REAL ESTATE TEAM
at Keller Williams

Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PRELIMINARY SUBDIVISION SITE PLAN



Onward
REAL ESTATE TEAM
at Keller Williams

Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY BOUNDARY



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



Onward
REAL ESTATE TEAM
at Keller Williams

Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

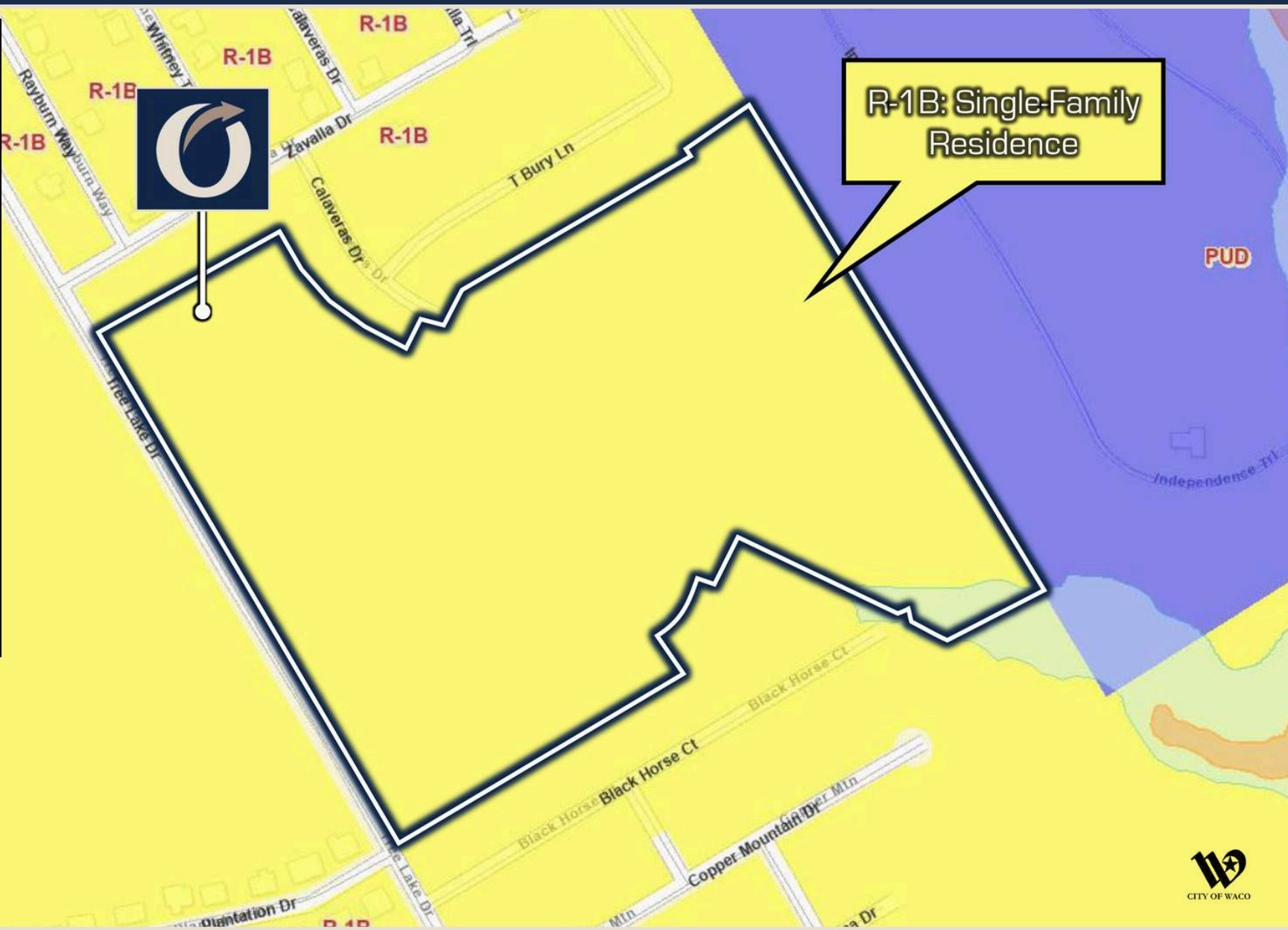
Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ZONING MAP

- R-1A Single-Family Residence 3.63 u/a
- R-1B Single-Family Residence 6.22 u/a
- R-1C Single-Family Residence 10.89 u/a
- R-2 Two-Family & Attached Single Family 14.52 u/a
- R-3A Multiple Family Residence 7.26 u/a
- R-3B Multiple Family Residence 12.96 u/a
- R-3C Multiple Family Residence 25.03 u/a
- R-3D Multiple Family Residence 32.03 u/a
- R-3E Multiple Family Residence 40 u/a
- O-1 Office
- O-2 Office-Residence 40 u/a
- O-3 Office-Limited Commercial 7.26 u/a
- C-1 Community Commercial-No Alcohol 25.03 u/a
- C-2 Community Commercial 25.03 u/a
- C-3 General Commercial
- C-4 Central Commercial No Limits u/a
- C-5 Service Commercial
- M-1 Office & Restricted Industrial
- M-2 Light Industrial
- M-3 General Industrial
- PUD Planned Urban Development-Multi-Zone



Onward
 REAL ESTATE TEAM
 at Keller Williams

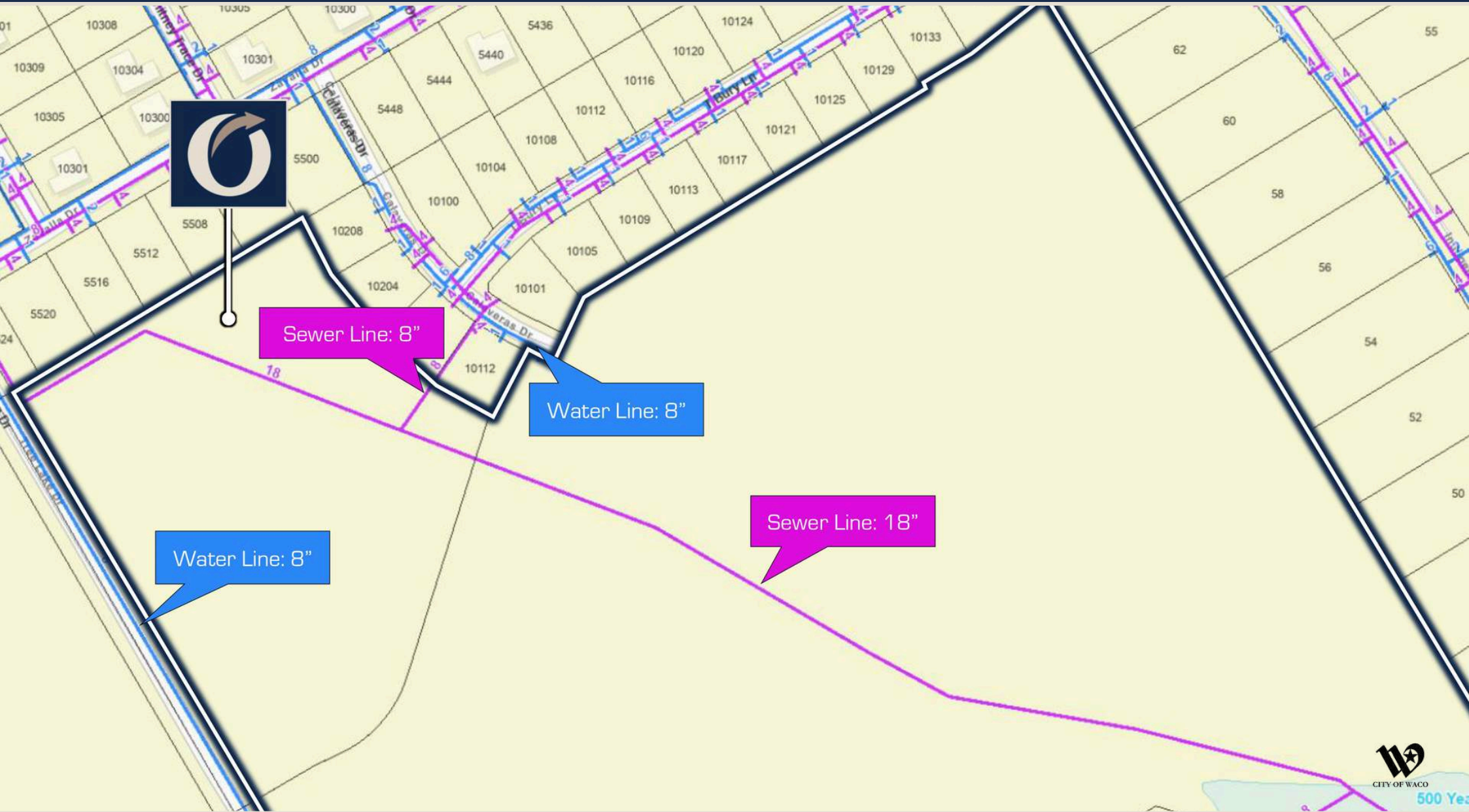
Xavier Rosas
 254.870.1426
xrosas@OnwardRET.com

Adam Voight
 254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
 254.870.0050
bharrell@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

UTILITY MAP - NORTH ACREAGE



Onward
REAL ESTATE TEAM
at Keller Williams

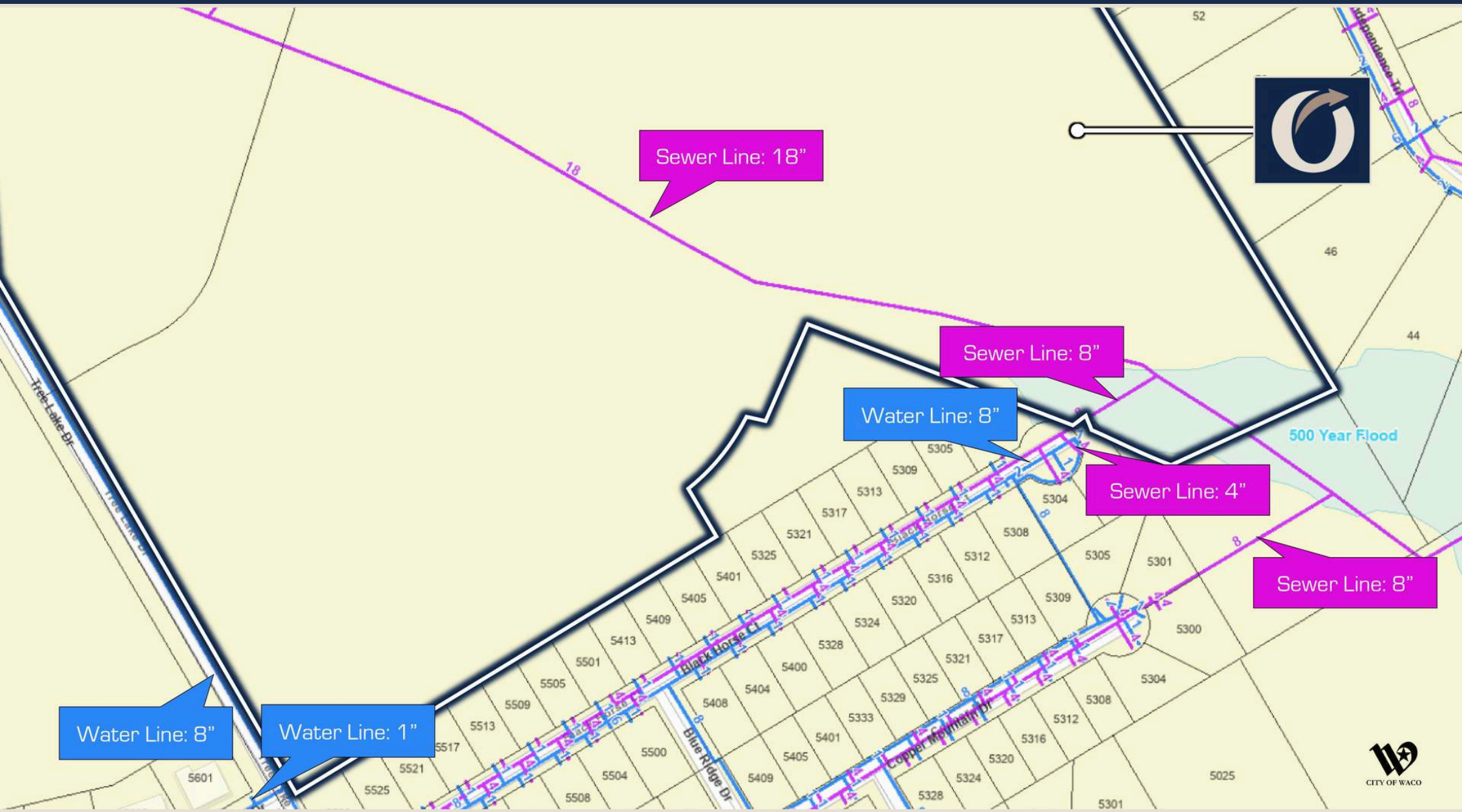
Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

UTILITY MAP - SOUTH ACREAGE



Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SURROUNDING RESIDENTIAL & TRAFFIC COUNTS



Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FEMA FLOOD MAP



FEMA Flood Zone



Onward
REAL ESTATE TEAM
at Keller Williams

Xavier Rosas
254.870.1426
xrosas@OnwardRET.com

Adam Voight
254.870.1421
avoight@OnwardRET.com

Brad Harrell, CCIM
254.870.0050
bharrell@OnwardRET.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PRESENTED BY:



Adam Voight
Director of Commercial Operations
254.870.1421
avoight@OnwardRET.com
License #650810 (TX)



Brad Harrell, CCIM
Associate Broker
254.870.0050
bharrell@OnwardRET.com
License #363789 (TX)



Xavier Rosas
Commercial Specialist
254.870.1426
xrosas@OnwardRET.com
License #794462 (TX)



OnwardCRE.com



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