16-UNIT MULTIFAMILY COMPLEX MIDWAY ISD -WACO,TX





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PROPERTY OVERVIEW

- Financials Available Upon Request
- New Roof (2024)
- Opportunity Zone
- Newly Renovated Units

LOCATION

6501-6531 May Drive Waco, Texas 76710

IMPROVEMENTS

18,200 TOTAL SF (1,150 SF Each Unit)

YEAR BUILT

1969

LOT SIZE

0.97 Acres (42,253.2 SF)

UNIT COUNT

16 Units Total (2BD/2BA)

ZONING

R-3E: Multiple Family Residence

TRAFFIC COUNTS (2023)

Owen Ln: 3,600+ VPD W Hwy 6: 31,300+ VPD

2023 TAXES W/O EXEMPTIONS

\$16,001.79

SALES PRICE

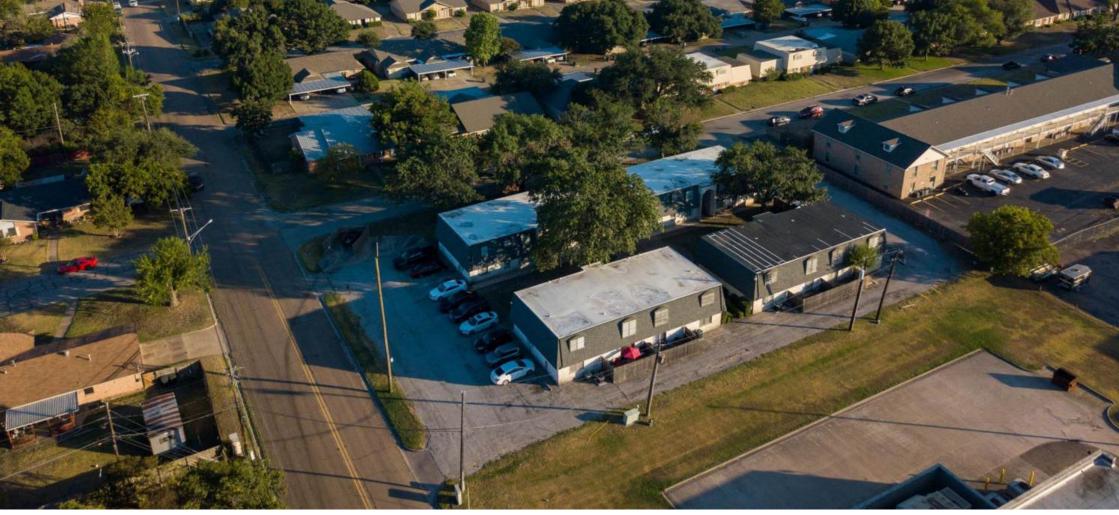
\$1,450,000.00





















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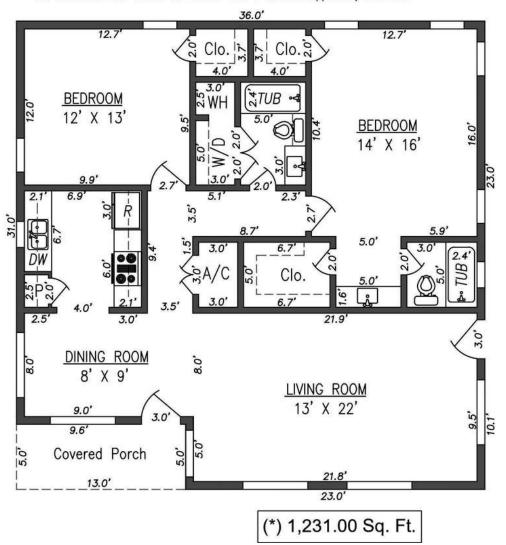


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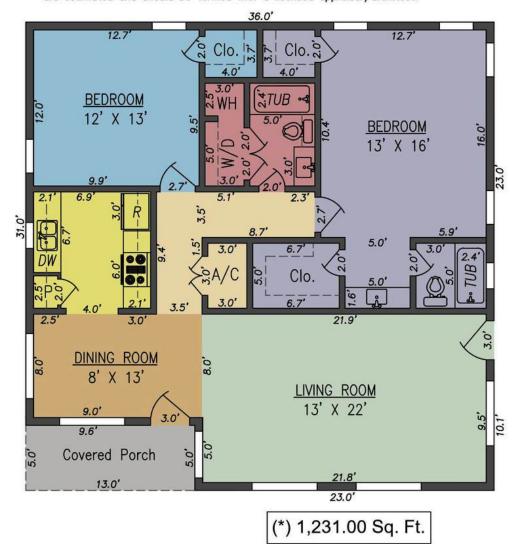
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FLOOR PLAN

Disclaimer: (*) Every attempt has been made to ensure the accuracy of this drawing, however it is only to be used for presentation purposes only. Square footages shown are estimated and should be verified with a licensed appraiser/architect.



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SURROUNDING MULTIFAMILY





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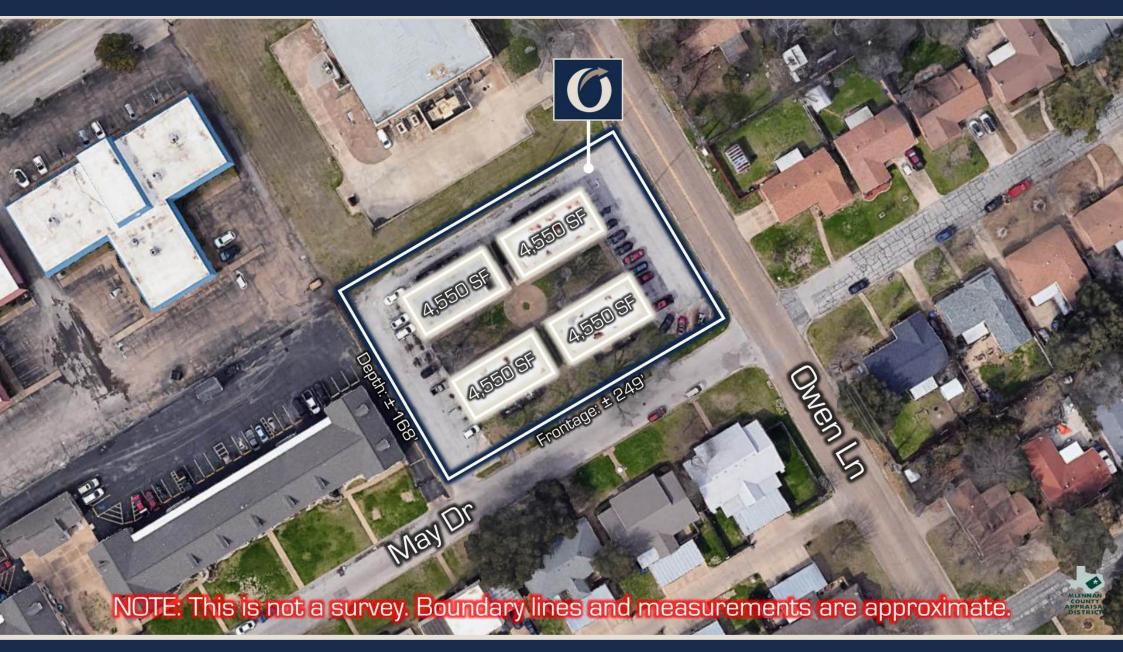
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APARTMENT RENTAL DATA

Property	Address	SF	\$/Month
Subject Property	6501-6531 May Dr, Waco, TX 76710	1,150	\$1,200.00
Old Briarstown Village	6805–6999 Old Briarstown Rd, Waco, TX 76710	1,400	\$1,350.00
Azur Apartments	415 Owen Ln, Waco, TX 76710	800	\$1,290 - \$1,758
The Midway	416 Owen Ln, Waco, TX 76710	981	\$1,200 – \$1,350
Three 44 Apartments (2BD/I.5BA)	344 Richland Dr, Waco, TX 76710	885	\$1,160 - \$1,180
Creole Apartments	6701 May Dr, Waco, TX 76710	1,000	\$1,095.00
Raintree Apartments	6801 Tennyson Dr, Waco, TX 76710	1,100	\$1,036.00
Oak Trails Apartments (2BD/IBA)	7001 Sanger Ave, Waco, TX 76710	900	\$925.00
Oak Tree Apartment (2BD/IBA)	802 Rambler Dr, Waco, TX 76710	900	\$800.00



PROPERTY BOUNDARY





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SURROUNDING RETAIL & TRAFFIC COUNTS





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FEMA FLOOD MAP





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Information About Brokerage Services

brokerage services to prospective buyers, tenants, sellers and landlords.

Texas law requires all real estate license holders to give the following information about



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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Sales Agent/Associate's Name	License No.	Email	Phone

<u> </u>	72 39
Buyer/Tenant/Seller/Landlord Initials	Date