

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

DEMOGRAPHIC SUMMARY

6501 May Dr, Waco, Texas, 76710

Drive time of 15 minutes



KEY FACTS

168,848

Population



63,797

Households

33.8

Median Age

\$51,773

Median Disposable Income

EDUCATION

11.5%

No High School Diploma



25.8%

High School Graduate



30.2%

Some College/ Associate's Degree



32.6%

Bachelor's/Grad/ Prof Degree

INCOME



\$59,659

Median Household Income



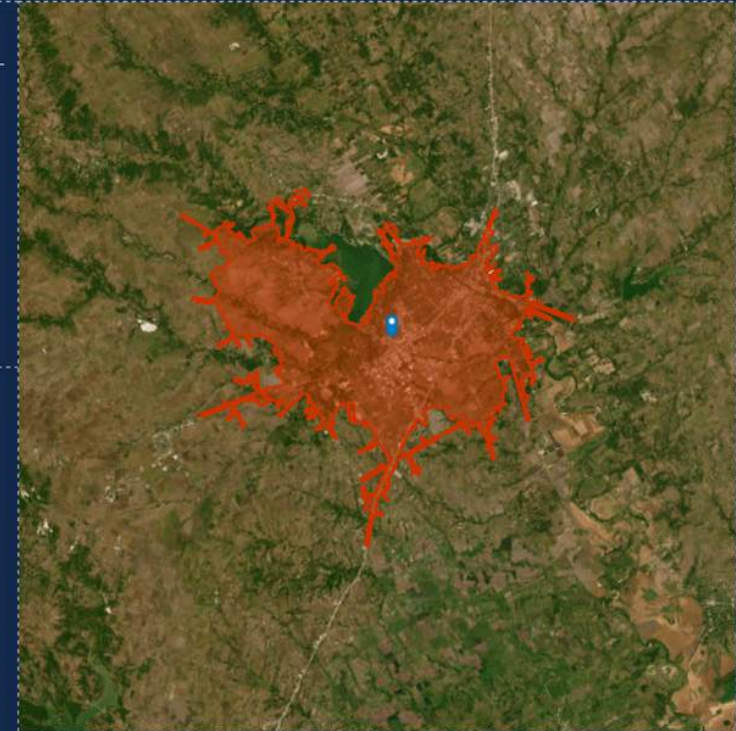
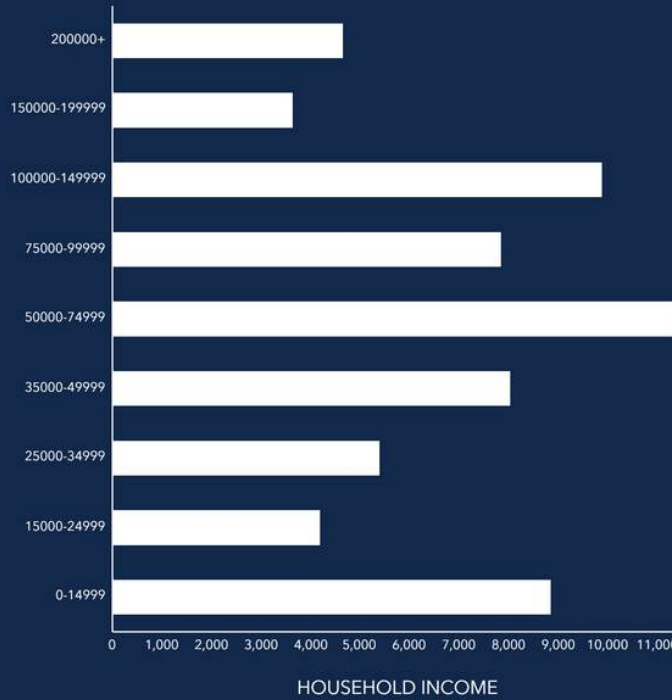
\$32,796

Per Capita Income



\$100,630

Median Net Worth



EMPLOYMENT

61.3%

White Collar

23.7%

Blue Collar

18.5%

Services

4.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri



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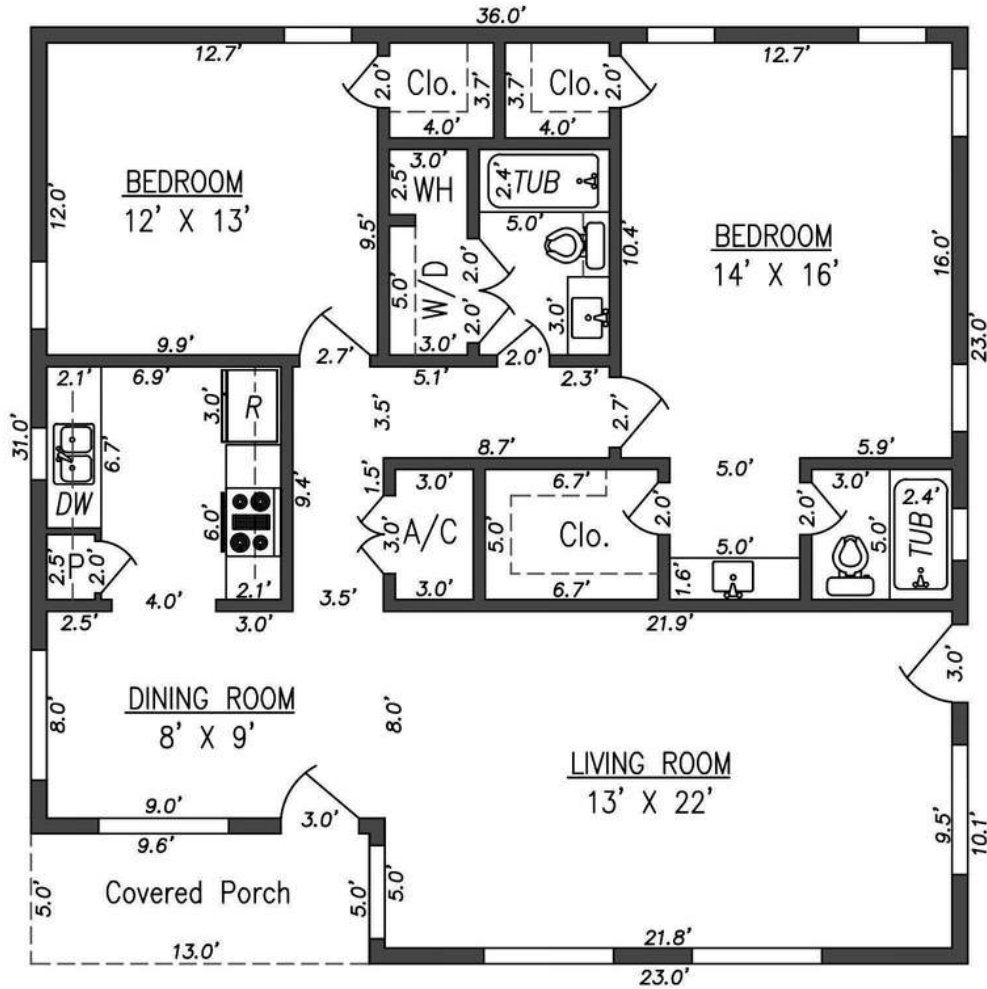
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FLOOR PLAN

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.



(*) 1,231.00 Sq. Ft.

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SURROUNDING MULTIFAMILY



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/1.5BA)	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/1BA)	7001 Sanger Ave, Waco, TX 76710	900	\$925.00
Oak Tree Apartment (2BD/1BA)	802 Rambler Dr, Waco, TX 76710	900	\$800.00



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PROPERTY BOUNDARY



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SURROUNDING RETAIL & TRAFFIC COUNTS





Educators CREDIT UNION **CLINICAL PATHOLOGY LABORATORIES**


AUSTIN DRIVING SCHOOL




EMERALD GYPSY SALON **THE GLOW UP HAIR SALON**


W Hwy 6
31,300+ VPD



Now Leasing: Avanti Viking Hills - 82 Units Apartment Homes


Owen Ln
3,600+ VPD



FEMA FLOOD MAP



Not In
FEMA Flood Zone



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