

BRAZOS TERRACE APARTMENTS AT 501 N 12TH ST IN WACO, TEXAS 76701



Onward
REAL ESTATE TEAM
at Keller Williams

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PROPERTY OVERVIEW

- Multifamily Investment Opportunity
- IBD/IBA Units (540 SF)
- 100% Leased
- Close Proximity to US Highway 84 & Downtown Waco
- Financials Available Upon Request

LOCATION

501 N 12th Street Waco, Texas 76701

IMPROVEMENTS

6,480 SF

YEAR BUILT

1982

UNIT COUNT

12 Units

ZONING

O-2: Office Residence

TRAFFIC COUNTS (2023)

W Waco Dr: 26,500+ VPD

N 11th St: 2,100+ VPD

2023 TAXES W/O EXEMPTIONS

\$8,692.75

CAP RATE

6.89%

SALES PRICE

\$1,050,000.00

DEMOGRAPHIC SUMMARY

501 N 12th St, Waco, Texas, 76701

Drive time of 15 minutes



KEY FACTS

159,999

Population



60,381

Households

32.1

Median Age

\$43,897

Median Disposable Income

EDUCATION

14.5%

No High School Diploma



29.1%

High School Graduate



30.6%

Some College/ Associate's Degree



25.8%

Bachelor's/Grad/ Prof Degree

INCOME



\$51,276

Median Household Income



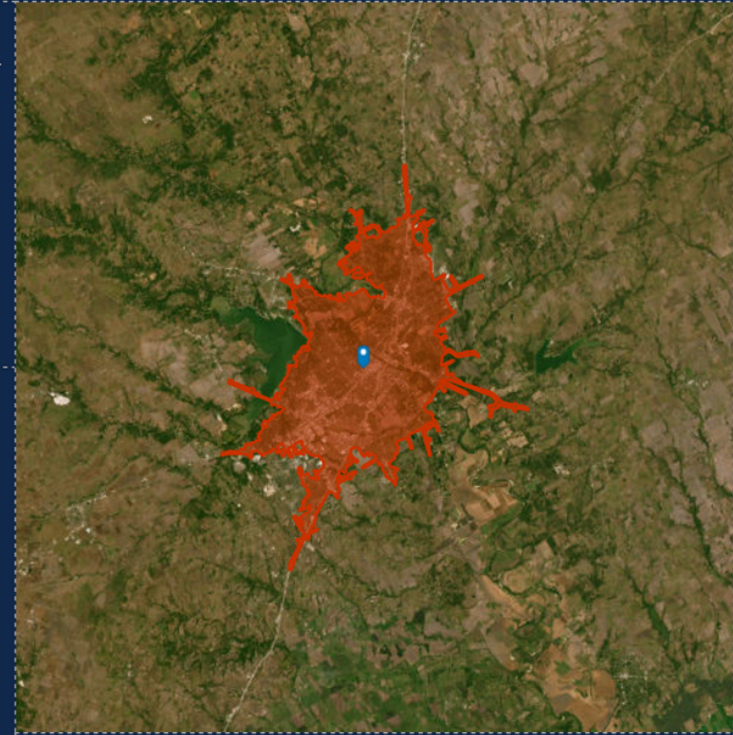
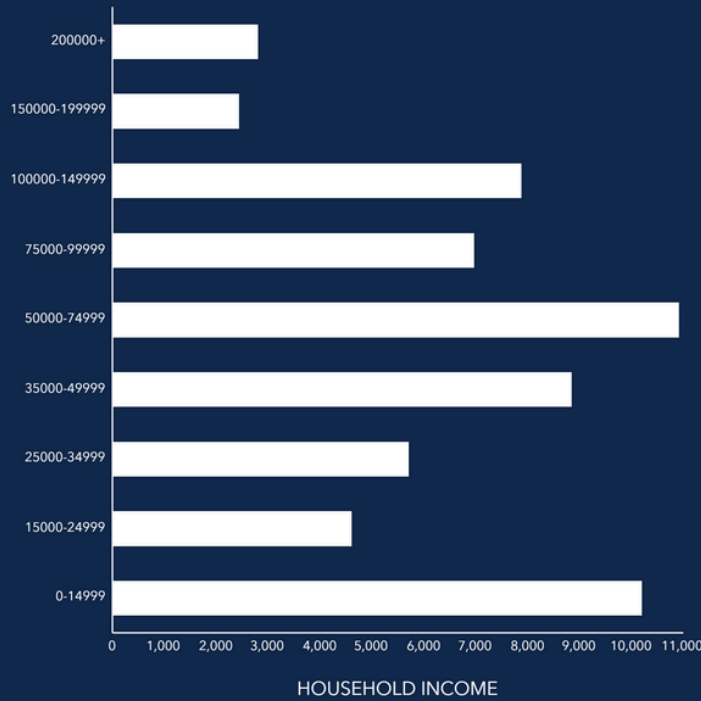
\$27,651

Per Capita Income



\$56,456

Median Net Worth



EMPLOYMENT

55.8%

White Collar

27.7%

Blue Collar

20.6%

Services

4.6%

Unemployment Rate

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



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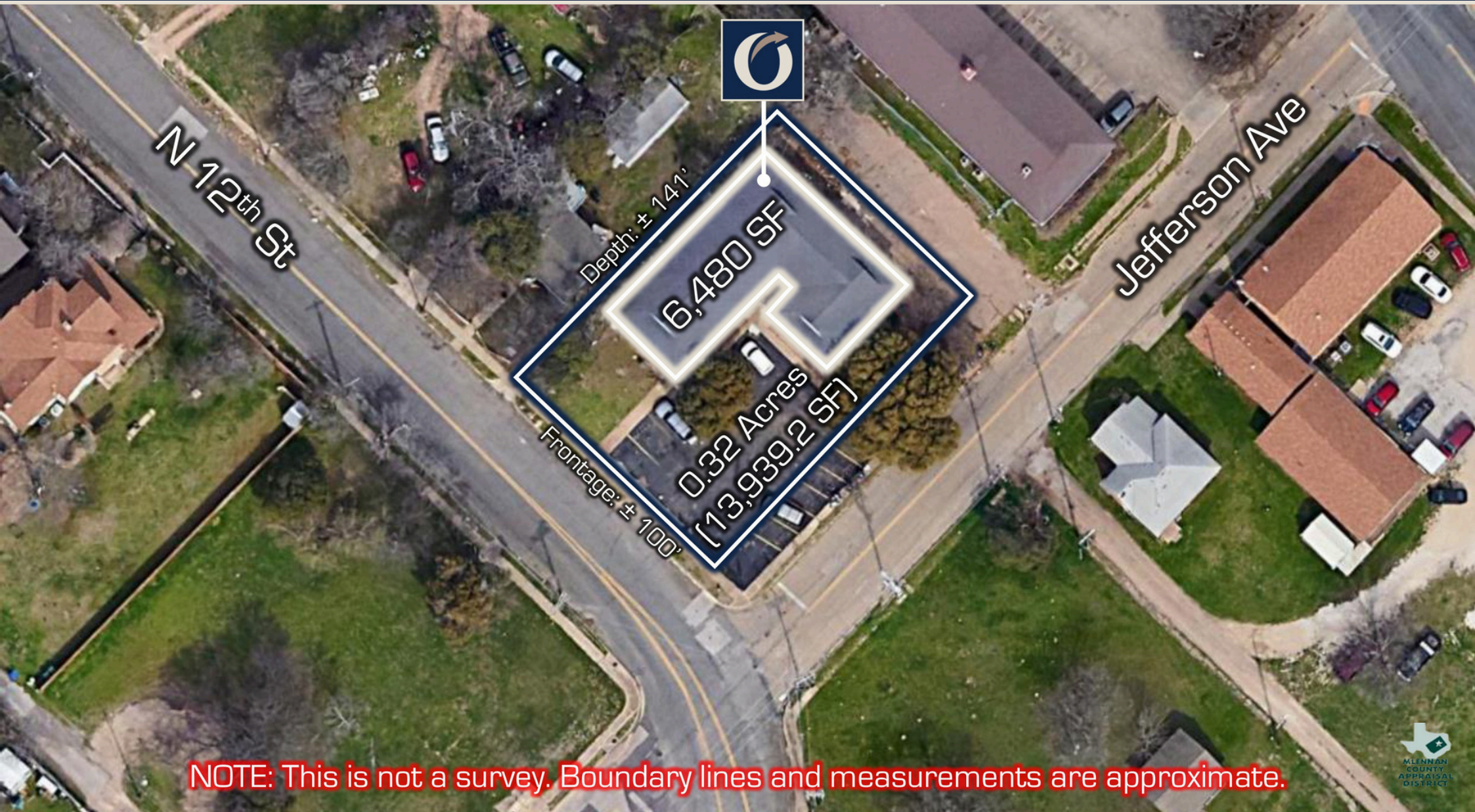
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PROPERTY BOUNDARY



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SURROUNDING AREA & TRAFFIC COUNTS



FEMA FLOOD MAP



Not in
FEMA Flood Zone



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