



CROMWELL

COMMERCIAL GROUP

PRESENTED BY:

JORDAN BEARD

RITCHIE ROAD—102 ACRES

TBD RITCHIE ROAD

WOODWAY, TX. 76712

Property lines a

PROPERTY OVERVIEW

Residential development land this close to Hewitt Drive and HWY 84 doesn't come available often! And with Woodway in the center of Waco's growth corridor, there couldn't be an easier piece of property to develop in McLennan County. Utilities are all on site and it is currently zoned PUD. All the due diligence needed to move forward with developing the property is available, including city's approval for density.

PROPERTY HIGHLIGHTS

- Minutes from Hewitt Drive and HWY 84
- Midway Independent School District
- Flat topography
- Utilities and capacity already in place
- PUD approval by City of Woodway
- Restaurants and retail within minutes of the site

PROPERTY SUMMARY

SALES PRICE

\$4,395,000

SIZE

102 Acres

ZONING

PUD

MARKET

Waco, Texas

SUBMARKET

Woodway, Texas



Jordan Beard

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SUBJECT PROPERTY



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AERIAL VIEW



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PHASE 1 SITE PLAN



Jordan Beard

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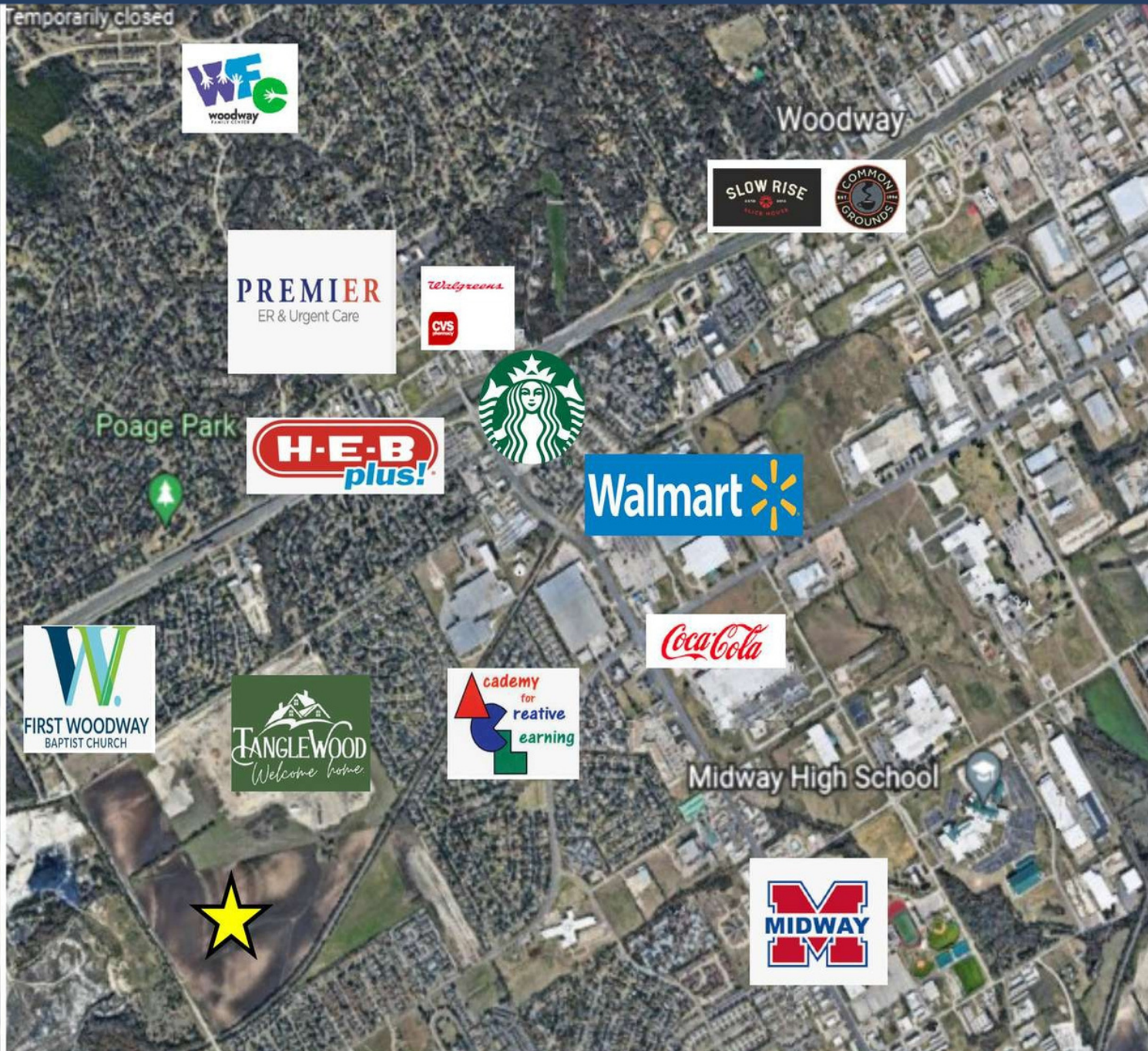
jordan@cromwellcommercialgroup.com

SITE PLAN & PUD DETAILS

- Density of 489 lots
- 150 lots available in phase 1 — few are remaining for purchase
- 339 remaining lots to be developed in the approved PUD
- Garden home, medium sized and large home site possibilities
- Common areas for parks etc.



AERIAL VIEW



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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.



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 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 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 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 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 specifically 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 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 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 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.

Coldwell Banker Apex, Realtors0590914

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	lori@cbapex.com	254-313-0000
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Phone

Designated Broker of Firm	Lori Arnold	0590914
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Email

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Phone

Licensed Supervisor of Sales Agent/ Associate	Kathy Schroeder	269763
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Email

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Phone

Sales Agent/Associate's Name	Jordan Beard	748397 jordan
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Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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