



**COLDWELL BANKER
COMMERCIAL**

**JIM STEWART,
REALTORS®**

PRESENTED BY:

JOSH CARTER, CCIM

H. BLAND CROMWELL,
CCIM, SIOR

22+/- ACRES ON CHINA SPRING RD

22+/- Acres of
Development Land

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Highly visible development land in the rapidly growing area of northwest Waco. Located within the bounds of sought-after China Spring ISD (3A). Improved road access due to recent expansion and upgrades to FM 1637 ("China Spring Rd"). Features 1,350 feet of road frontage and varying depth up to 2,350 feet. Currently zoned with 5+/- acres of (O-3) Office-Limited Commercial and 17+/- acres in R-1B Single-Family Residential.

PROPERTY HIGHLIGHTS

- Ideal development site
- Adjacent to dense residential and expanding commercial development
- City of Waco water and sewer utilities
- Waco City limits

PROPERTY TYPE

Development Land

LOCATION

Waco, TX (China Spring Area)

LIST PRICE

\$1,250,000

LAND AREA

21.975 Acres (957,231 Sq. Ft.)

UNIT PRICE

\$1.30 per Sq. Ft.

ZONING

(O-3) and (R-1B)

UTILITY SERVICES

Electricity: Oncor Electric Delivery

Water: City of Waco

Sewer: City of Waco

Natural Gas: Atmos Energy



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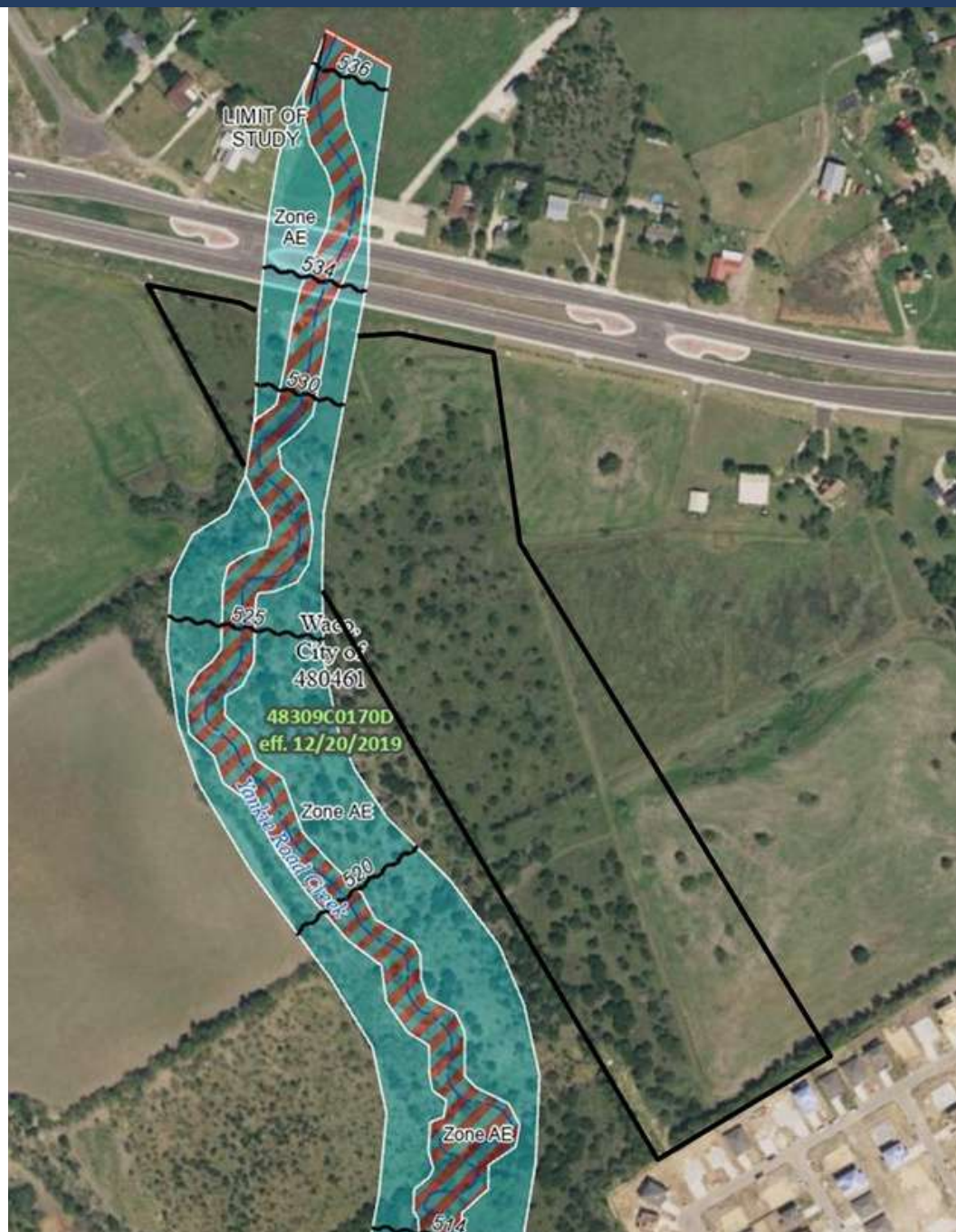
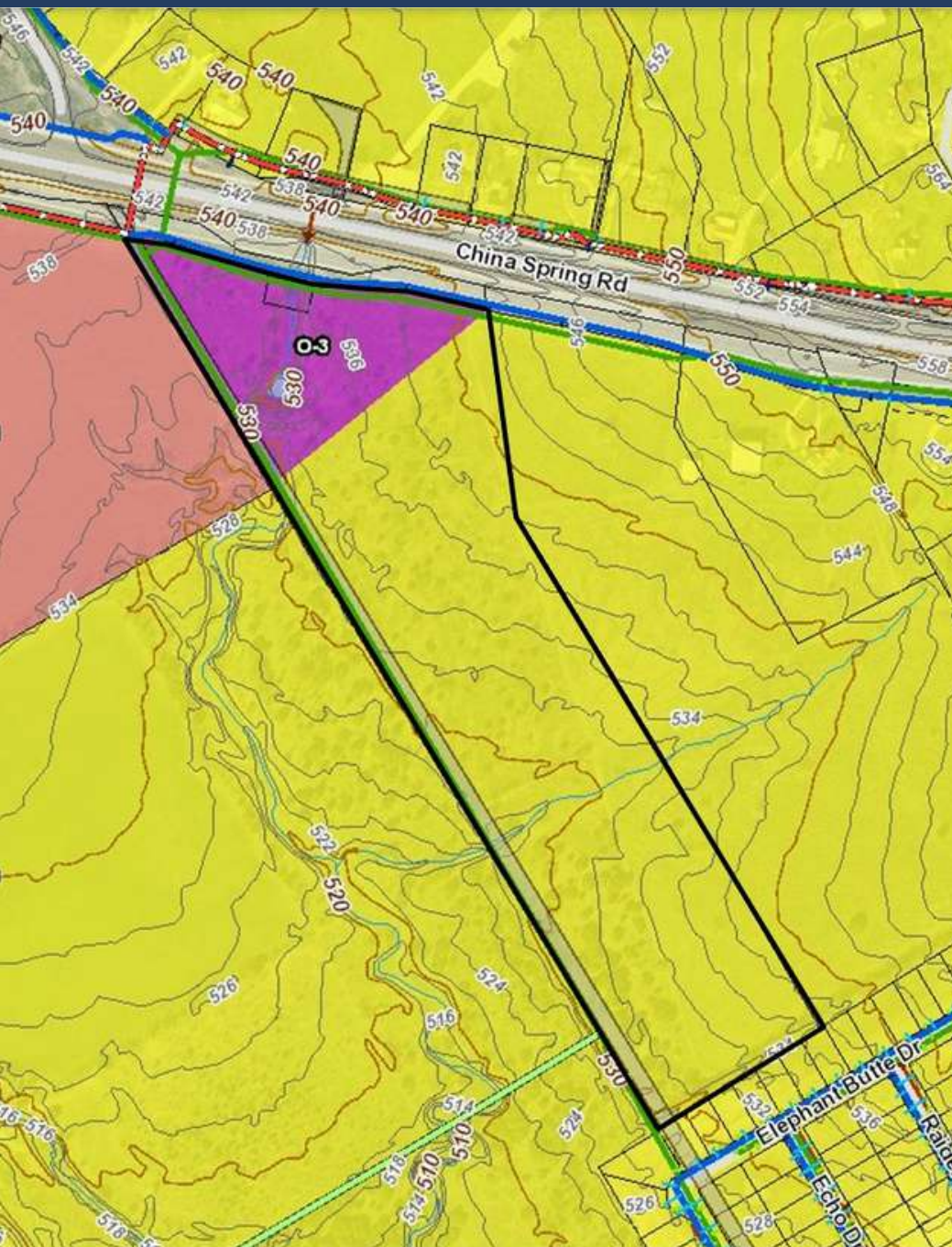
PHOTO GALLERY



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CITY OF WACO GIS MAP / FEMA MAP



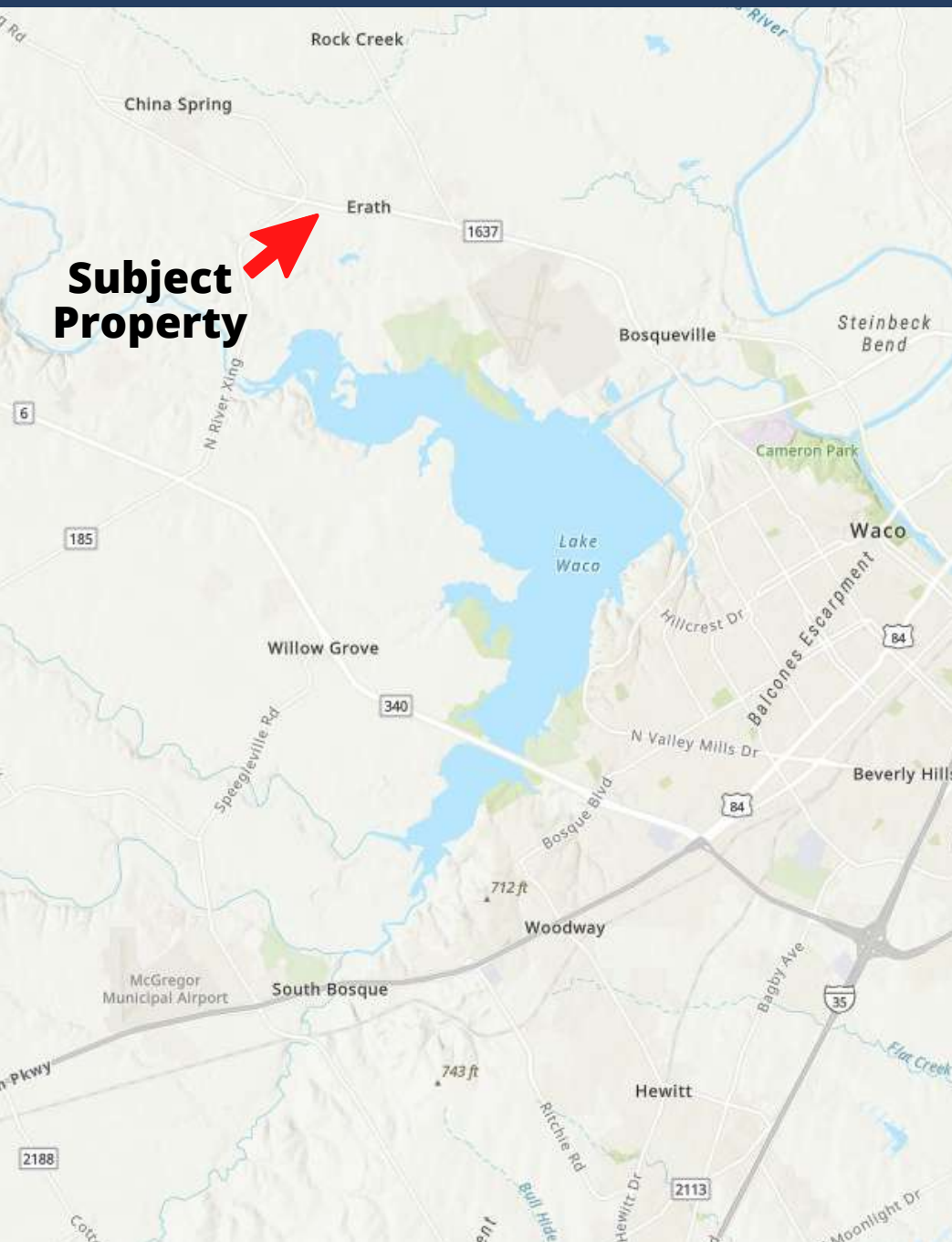
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AREA MAP



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MARKET OVERVIEW



LOCATION

Deep in the heart of Texas, settled conveniently between Dallas and Austin on the I35 corridor sits the city of Waco, an ever-growing hub of family life, business, and delightful southern culture. Founded in 1849 on the banks of the beautiful Brazos River, Waco has flourished into a prime area for businesses and families looking to settle in a place of peaceful potential.



COMMUNITY

Waco is currently home to over 138,000 residents and growing every year. McLennan County, including those in Waco proper, is home to over 256,000 people. Baylor University, TSTC, and McLennan Community College have all made Waco home, and together they comprise a diverse cross section of higher education. Situated along Interstate 35 and the banks of the Brazos River is the sprawling campus of historic Baylor University, Texas' oldest university – a sure sign to all passersby that when you're in Waco, you're in Bear Country. Sic 'em!



COMMERCE

Waco's job market reflects its natural appeal. Waco beats the US average of 33.5% in future job growth over the next ten years by almost 5%. An increasing median household income is due in large part to the many industries who have chosen Waco as its homebase. With two major healthcare systems and three institutions of higher education providing stability and the influx of newer and diverse industry generating fresh revenue, Waco's economic base provides for an increasingly prosperous future.



CULTURE

Waco is pleasantly dotted with museums and activities for every age. Families can fill their day with trips to Hawaiian Falls Water Park, the Mayborn Museum Complex, Waco Mammoth National Monument, Dr Pepper Museum, The Silos, or Cameron Park Zoo among many others. Waco is also home to Cameron Park, the second largest inner city park in the nation. It's beaten only by Central Park in New York City. Within walking distance of Cameron Park is the Waco Suspension Bridge. Built in 1868, it served as the inspiration for the Brooklyn Bridge in New York.



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Information About Brokerage Services

Texas law requires all real estate licensees 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 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joshua William Carter	476150	joshcarter@cartercre.com	(254)313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

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