

# 5.229 ACRES OF COMMERCIAL DEVELOPMENT LAND AT 4900 STEINBECK BEND DRIVE IN WACO, TEXAS 76708



**Onward**  
REAL ESTATE TEAM  
— at Keller Williams

Brad Harrell, CCIM  
Associate Broker  
254.870.0050  
[brad@OnwardRET.com](mailto:brad@OnwardRET.com)

Adam Voight  
Director of Commercial Operations  
254.870.1421  
[adam@OnwardRET.com](mailto:adam@OnwardRET.com)

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## PRESENTED BY:



Brad Harrell, CCIM  
Associate Broker  
254.870.0050  
brad@OnwardRET.com  
License #363789 (TX)



Adam Voight  
Director of Commercial Operations  
254.870.1421  
adam@OnwardRET.com  
License #650810 (TX)

The Onward Real Estate Team at KW Commercial would like to present this commercial real estate property for sale.

The property at Steinbeck Bend Drive consists of a 5.229 acre lot, with  $\pm 364'$  of frontage along Steinbeck Bend Drive, and a property depth of  $\pm 660'$ . The property is zoned both C-3: General Commercial District, and R-1B: Single Family Residence District by the City of Waco. Utilities on the property include water and sewer by the City of Waco. Its location off Steinbeck Bend Drive allows for easy accessibility, and sees over 6,600+ vehicles per day according to a 2021 TxDOT Study.

The Waco Metropolitan Statistical Area has a population of over 270,000 people. The City of Waco is located approximately 90 miles south of the Dallas/Fort Worth area and about 100 minutes north of Austin, Texas. For more information on this property, or any of our other properties, please contact The Onward Real Estate Team at KW Commercial!

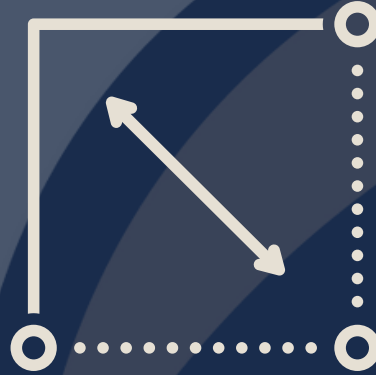


# PROPERTY OVERVIEW

**SALES PRICE:**  
**\$849,500.00**

## Highlights:

- 5.229 Acres (227,775.24 SF)
- Zoning: C-3: General Commercial
- Zoning: R-IB: Single Family Residence
- Steinbeck Bend Drive Frontage:  $\pm$  364'
- Property Depth:  $\pm$  660'
- City Water
- City Sewer
- Easily Accessible
- Excellent Visibility
- Steinbeck Bend Drive:  $\pm$  6,600+ Vehicles/Day (TxDOT 2021)
- Lake Shore Drive:  $\pm$  17,500+ Vehicles/Day (TxDOT 2021)
- 2021 Taxes: \$9,319.43



### SPACE SIZE

5.229 Acres (227,775.24 SF)



### FRONTAGE

Steinbeck Bend Drive:  
 $\pm$  364'



### ZONING

C-3: General Commercial  
R-IB: Single Family Residence



### DEMOGRAPHICS

1 Mile Radius: 449 Residents  
5 Mile Radius: 97,086 Residents  
10 Mile Radius: 193,997 Residents



### UTILITIES

City Water  
City Sewer



### TRAFFIC COUNTS

Steinbeck Bend Drive:  
6,600+ Vehicles/Day  
(TxDOT 2021)



# PROPERTY PHOTOS

















# PROPERTY BOUNDARY



**NOTE: This is not a survey. Boundary lines and measurements are approximate.**




# ZONING MAP






# TXDOT TRAFFIC MAP

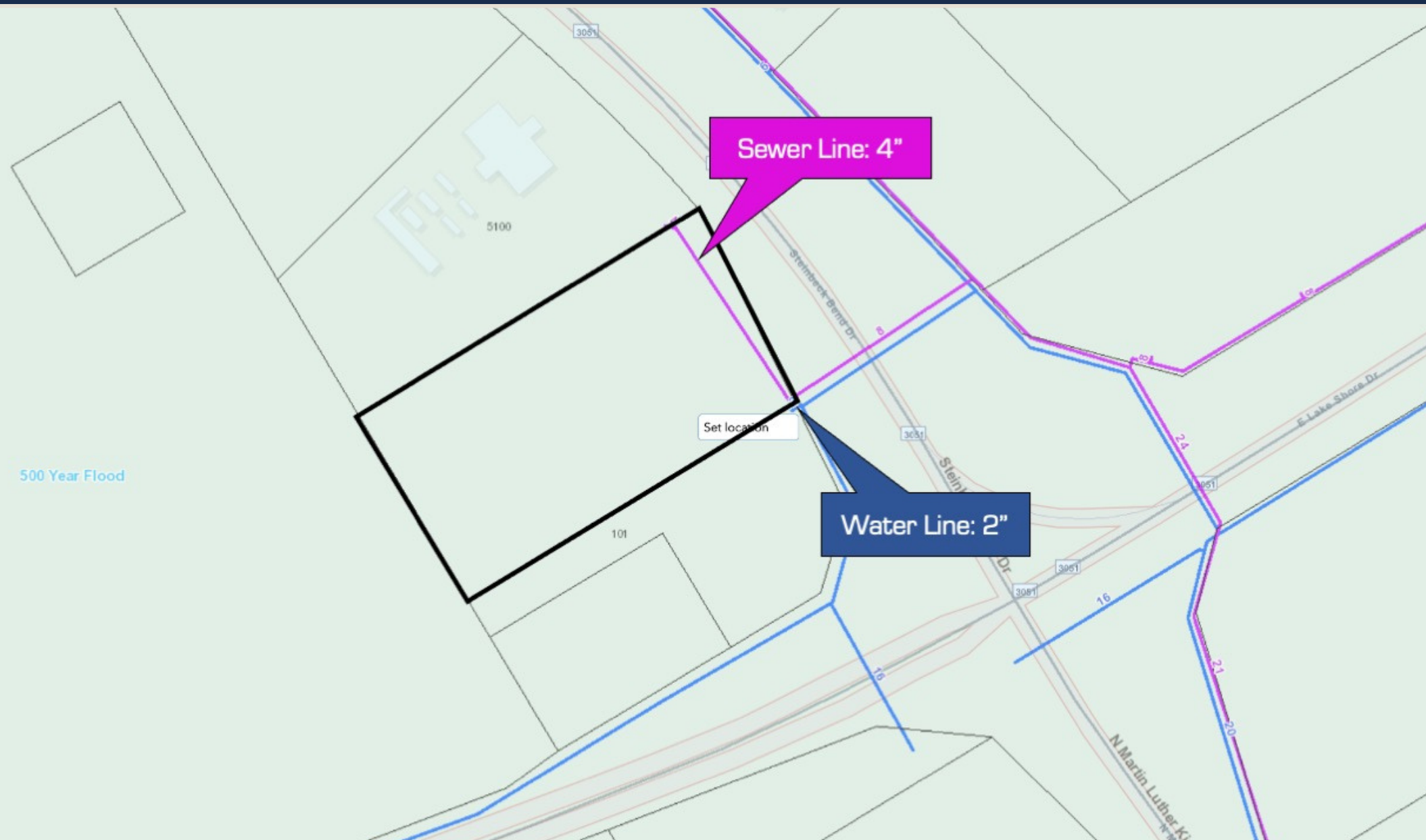


  
**Lake Shore Drive**  
17,500+ VPD

  
**Steinbeck Bend Road**  
6,600+ VPD



# UTILITIES MAP





# FEMA FLOOD MAP



Not In  
FEMA Flood Zone



# 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 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:
  - 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 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.

<u>Keller Williams Advantage</u>	<u>9003002</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Al Rincon</u>	<u>525285</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Designated Broker of Firm	License No.	Email	Phone
<u>James Tripp</u>	<u>770773</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Brad Harrell</u>	<u>363789</u>	<u>brad@OnwardRET.com</u>	<u>254.870.9769</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date