

10,390 SF



Onward
REAL ESTATE TEAM
— at Keller Williams

Available

Cedar Creek Ranch
Event Retreat

175 Tobacco Road,
Whitney, Texas 76692

SCAN FOR
PROPERTY LISTING





Property Overview

General Information



Location

175 Tobacco Road, Whitney,
Texas 76692



Asset Type

Specialty (Airbnb/VRBO Rental)



Asking Price

\$1,599,900.00

Property Highlights

- Total Improvements: 10,390 SF
- Land: 13.937 Acres
- Main Venue: 5,418 SF
- Sleeping Quarters: 2,268 SF
- Shop: 1,872 SF
- 6 Bedrooms (Sleeps 25) & 5 Bathrooms
- Multiple Outdoor Covered & Deck Areas
- Inground Pool
- Business Intangible Assets To Be Conveyed
- 2025 Taxes: \$13,912.09



Property Photos



Property Photos



Property Photos



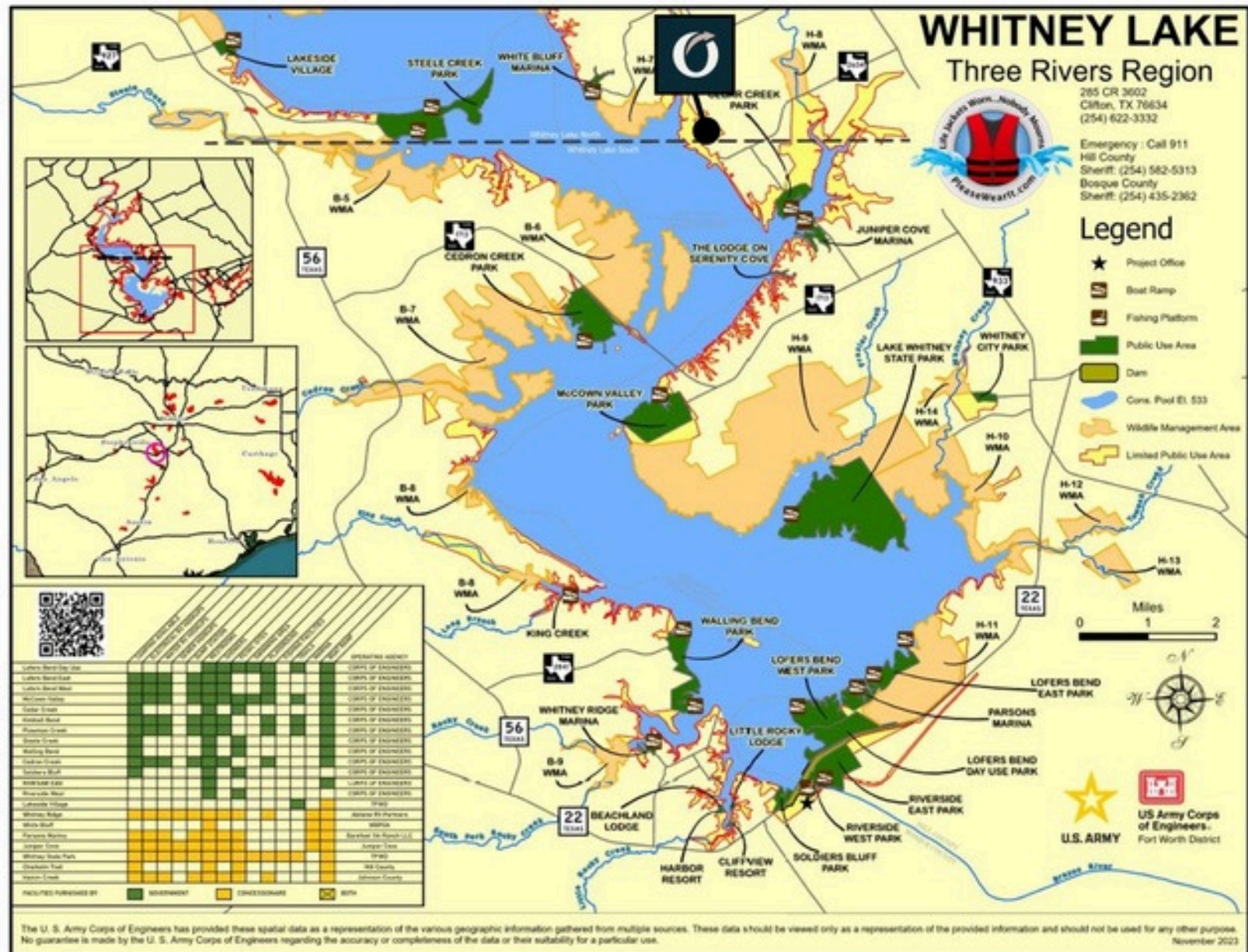
Property Photos



Property Breakdown



Lake Whitney Parks And Recreation



Lake Whitney Hunting Areas



Whitney City Limits Map



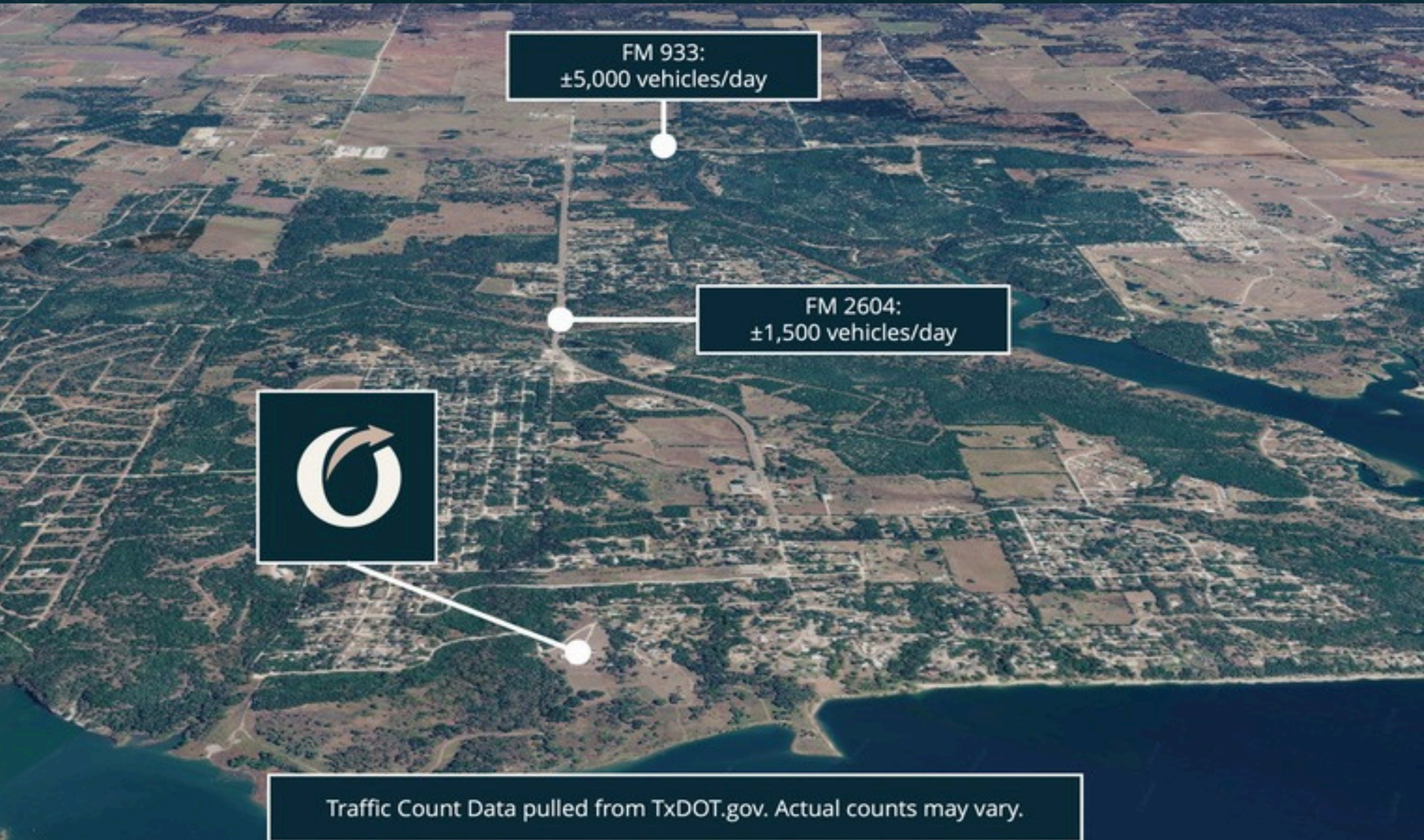
Utilities Exhibit

Utility exhibit is currently unavailable.
For additional details, please contact the representative(s) listed below.

HILCO H₂O
(254) 694-5237
hilcounitedservices.com/h2o



TxDOT Traffic Count Exhibit



FEMA Flood Map



Demographics



Strong Population Reach

142,195

Total Reach (5-Mile Radius)



Affluent Household Income

\$66,289

Average Household Income



Prime Working Age

Early 30s

Median Age

Category	1 Mile	3 Mile	5 Mile
2024 Population	1,227	5,904	7,890
2029 Population Projection	1,380	6,587	8,780
Annual Growth 2020–2024	7.2%	5.6%	5.1%
Annual Growth 2024–2029	2.5%	2.3%	2.3%
Median Age	52.6	54.9	53.3
Bachelor's Degree or Higher	8%	19%	18%
Median Home Value	\$69,328	\$131,529	\$135,929
Avg Household Income	\$56,026	\$76,862	\$76,554



About Whitney, Texas

Whitney, Texas is a strategically positioned community in Hill County in North Central Texas, anchored by the recreational draw of Lake Whitney. Located along State Highway 22 and within convenient access to Interstate 35, the city sits approximately 30 miles northwest of Waco and within driving distance of the Dallas–Fort Worth Metroplex. This connectivity allows Whitney to benefit from regional economic activity while maintaining the affordability and lifestyle appeal of a smaller Texas market.

Lake Whitney serves as the area’s primary economic driver, attracting year-round tourism and consistent seasonal traffic. Known for boating, fishing, camping, and lakefront living, the lake supports demand for hospitality, dining, convenience retail, and service-oriented businesses. The surrounding recreational infrastructure—including marinas, RV parks, golf courses, and public parks—reinforces Whitney’s position as a destination-based micro-market with dependable visitor inflow.

In addition to tourism, Whitney benefits from proximity to the broader Waco regional economy, which is supported by healthcare, education, logistics, and manufacturing sectors. The community’s relatively low cost of living, available land, and business-friendly environment create opportunities for retail, hospitality, storage, and neighborhood commercial development. As growth continues to expand across Central Texas, Whitney offers a practical setting for investment backed by recreational demand, regional accessibility, and long-term development potential.



Presented by



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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 clients; and
- Treat all parties to a real estate transaction on honestly and fairly.

Written agreements are required in certain situations: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

A license holder can show property to a buyer/tenant without representing the buyer/tenant if:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<div>Keller Williams Advantage</div> <div>Name of Sponsoring Broker (Licensed Individual or Business Entity)</div>	<div>9003002-BB</div> <div>License No.</div>	<div>klrw553@kw.com</div> <div>Email</div>	<div>254-751-7900</div> <div>Phone</div>
<div>Al Rincon</div> <div>Name of Designated Broker of Licensed Business Entity, if applicable</div>	<div>525285-B</div> <div>License No.</div>	<div>klrw553@kw.com</div> <div>Email</div>	<div>254-751-7900</div> <div>Phone</div>
<div>Kerri Humble</div> <div>Name of Licensed Supervisor of Sales Agent/Associate, if applicable</div>	<div>693930-SA</div> <div>License No.</div>	<div>kerrihumble@kw.com</div> <div>Email</div>	<div>254-751-7900</div> <div>Phone</div>
<div>Brad Harrell</div> <div>Name of Sales Agent/Associate</div>	<div>363789-B</div> <div>License No.</div>	<div>bharrell@onwardret.com</div> <div>Email</div>	<div>254-870-9769</div> <div>Phone</div>
<div>Buyer/Tenant/Seller/Landlord Initials</div>		<div>Date</div>	





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**We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.*