

3,000+ SF



Onward
REAL ESTATE TEAM

For Sale

**3,000+ SF FLEX SPACE AT
24350 N Interstate Highway 35
West, TX, 76691**

SCAN FOR
PROPERTY LISTING





Property Overview

General Information



Location

24350 North IH-35, West, Texas, 76691



Total Improvements

3,045 SF



Lot Size

5.03 Acres (219,106.8 SF)



Utilities

Septic



Zoning

West ETJ



Traffic Counts

IH-35: 78,800+Vehicles/Day (TxDOT 2024)



Sales Price

\$425,000.00

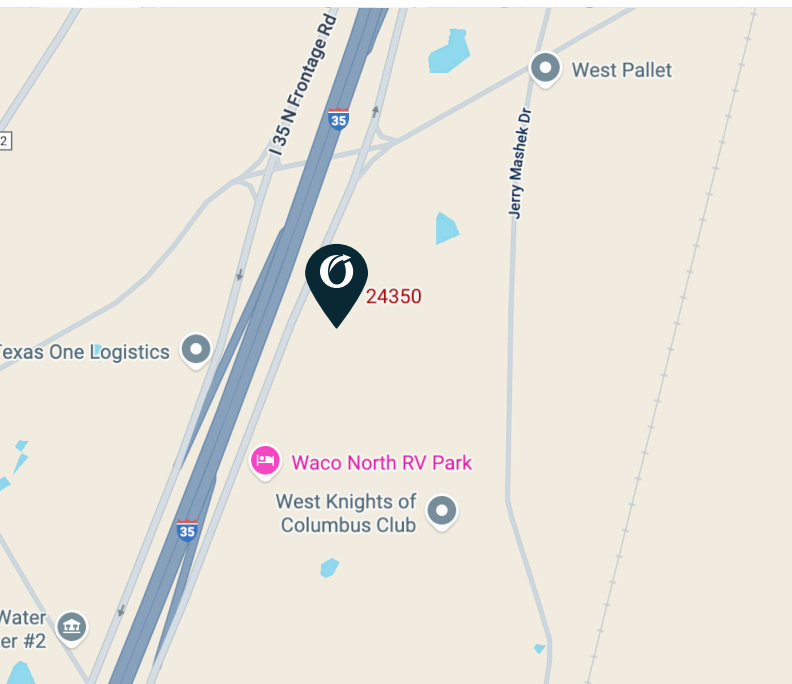
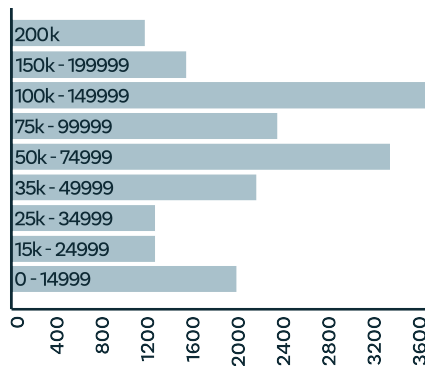
Property Highlights

- High Traffic Area
- Excellent Visibility



Demographics Summary

Household Income



Key Facts

46,706
Population

39.5
Median Age

17,840
Households

\$59,752
Median Disposable Income



Education

10.3%
No High School Diploma

32.0%
High School Graduate

36.1%
Some College/
Associate's Degree

21.6%
Bachelor's/Grad/Prof Degree



Employment

55.4%
White Collar

31.9%
Blue Collar

16.7%
Services

4.0%
Unemployment Rate



Income

\$71.084
Median Household Income

\$34,860
Median Net Worth

\$204,746
Per Capita Income



Property Boundary Exhibit



TXDOT Traffic Counts



Interstate Highway 35
78,800+.



Flood Zone



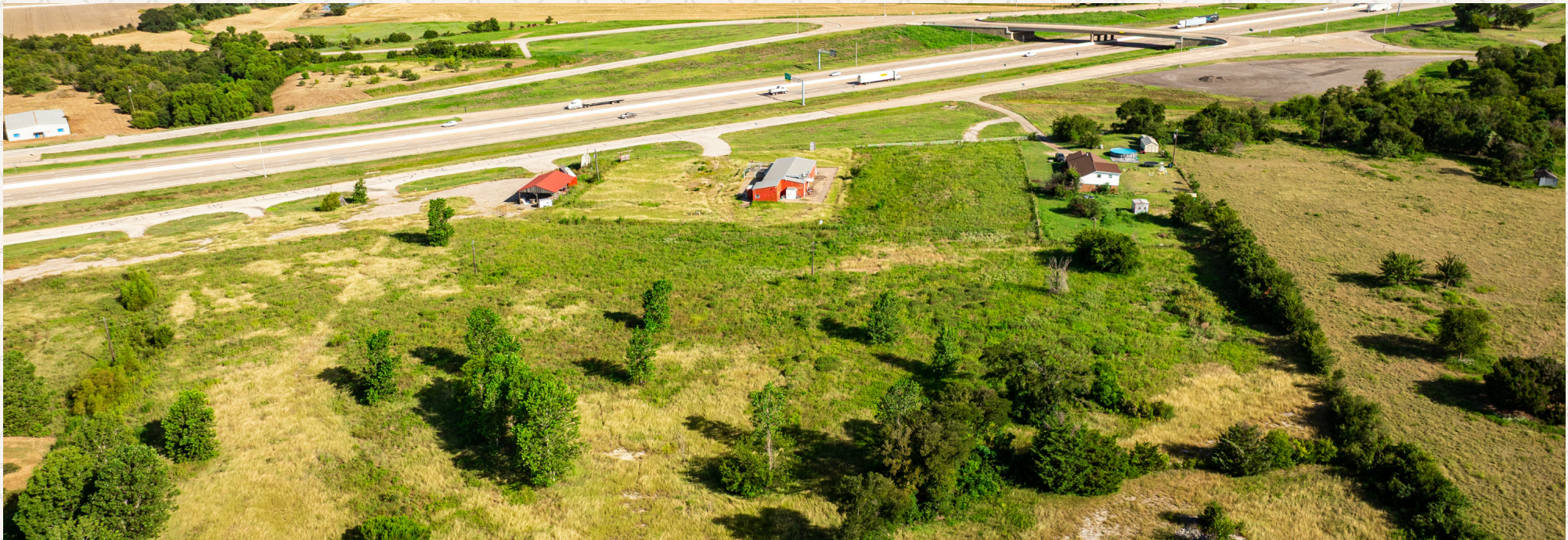
Not in FEMA Flood Zone



Property Photos







Presented by



Brad Harrell, CCIM

Associate Broker

254.870.0050

bharrell@OnwardRET.com

License #363789 (TX)



Adam Voight

*Director of
Commercial Operations*

254.870.1421

avoight@OnwardRET.com

License #650810 (TX)



Xavier Rosas

Commercial Specialist

254.870.1426

xrosas@OnwardRET.com

License #794462 (TX)

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.

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 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 less than the written asking price;
- » 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.

Keller Williams Advantage
Licensed Broker/Broker Firm Name or Primary Assumed Business Name
Al Rincon
Designated Broker of Firm
Kerri Humble
Licensed Supervisor of Sales Agent/Associate
Brad Harrell
Sales Agent/Associate’s Name

9003002
License No.
525285
License No.
693930
License No.
363789
License No.

klrw553@kw.com
Email
klrw553@kw.com
Email
klrw553@kw.com
Email
bharrell@OnwardRET.com
Email

254.751.7900
Phone
254.751.7900
Phone
254.751.7900
Phone
254.870.9769
Phone

Buyer/Tenant/Seller/Landlord Initials

Date





3701 West Waco Drive,
Waco, TX 76710

254.870.0050
onwardRET.com/commercial

**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.*