

0.46 ACRES OF COMMERCIAL DEVELOPMENT LAND DOWNTOWN WACO, TEXAS



Onward
REAL ESTATE TEAM
— at Keller Williams

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PROPERTY OVERVIEW

- **Development Potential:** Ideal for new construction or investment, with potential for various types of development.
- **Proximity to Amenities:** Close to schools, shopping centers, and restaurants, enhancing convenience for residents or businesses.
- **Established Community:** Located in the established Downtown District, with increasing property values, promising good long-term investment potential.

LOCATION

TBD Jackson Avenue Waco, Texas 76706

LOT SIZE

0.46 Acres (20,037.60 SF)

UTILITIES

Water & Sewer (City of Waco)
Electricity Available

ZONING

C-4: Central Commercial District

TRAFFIC COUNTS (2023)

South 8th Street 1,700+ VPdD

2024 PROJECTED TAXES (MCAD)

\$14,253.28

SALES PRICE

\$950,000.00

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PROPERTY BOUNDARY



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

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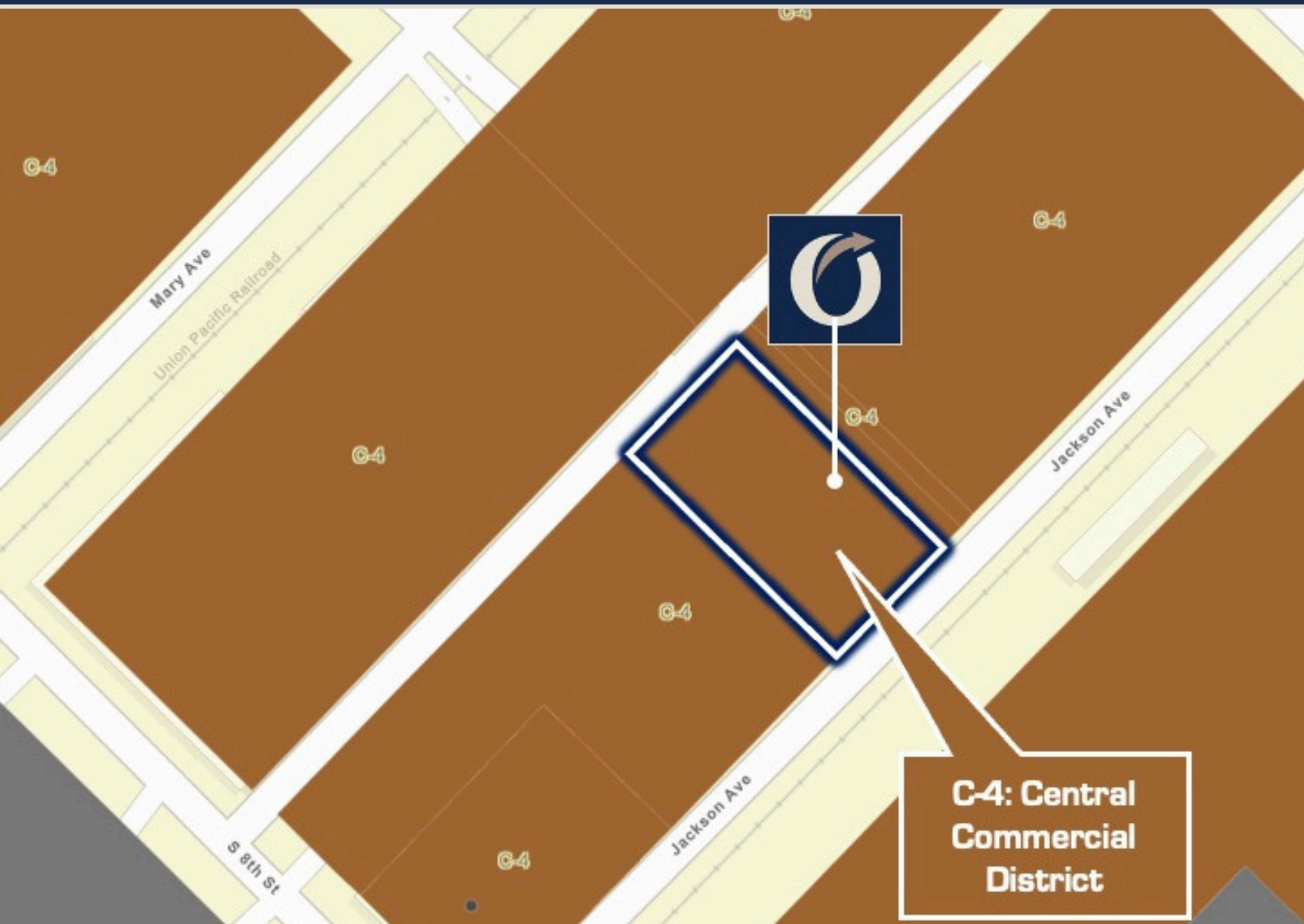
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ZONING MAP



- R-1A Single-Family Residence 3.63 u/a
- R-1B Single-Family Residence 6.22 u/a
- R-1C Single-Family Residence 10.89 u/a
- R-2 Two-Family & Attached Single Family 14.52 u/a
- R-3A Multiple Family Residence 7.26 u/a
- R-3B Multiple Family Residence 12.96 u/a
- R-3C Multiple Family Residence 25.03 u/a
- R-3D Multiple Family Residence 32.03 u/a
- R-3E Multiple Family Residence 40 u/a
- O-1 Office
- O-2 Office-Residence 40 u/a
- O-3 Office-Limited Commercial 7.26 u/a
- C-1 Community Commercial-No Alcohol 25.03 u/a
- C-2 Community Commercial 25.03 u/a
- C-3 General Commercial
- C-4 Central Commercial No Limits u/a
- C-5 Service Commercial
- M-1 Office & Restricted Industrial
- M-2 Light Industrial
- M-3 General Industrial
- PUD Planned Urban Development-Multi-Zone

**C-4: Central
Commercial
District**



UTILITIES MAP



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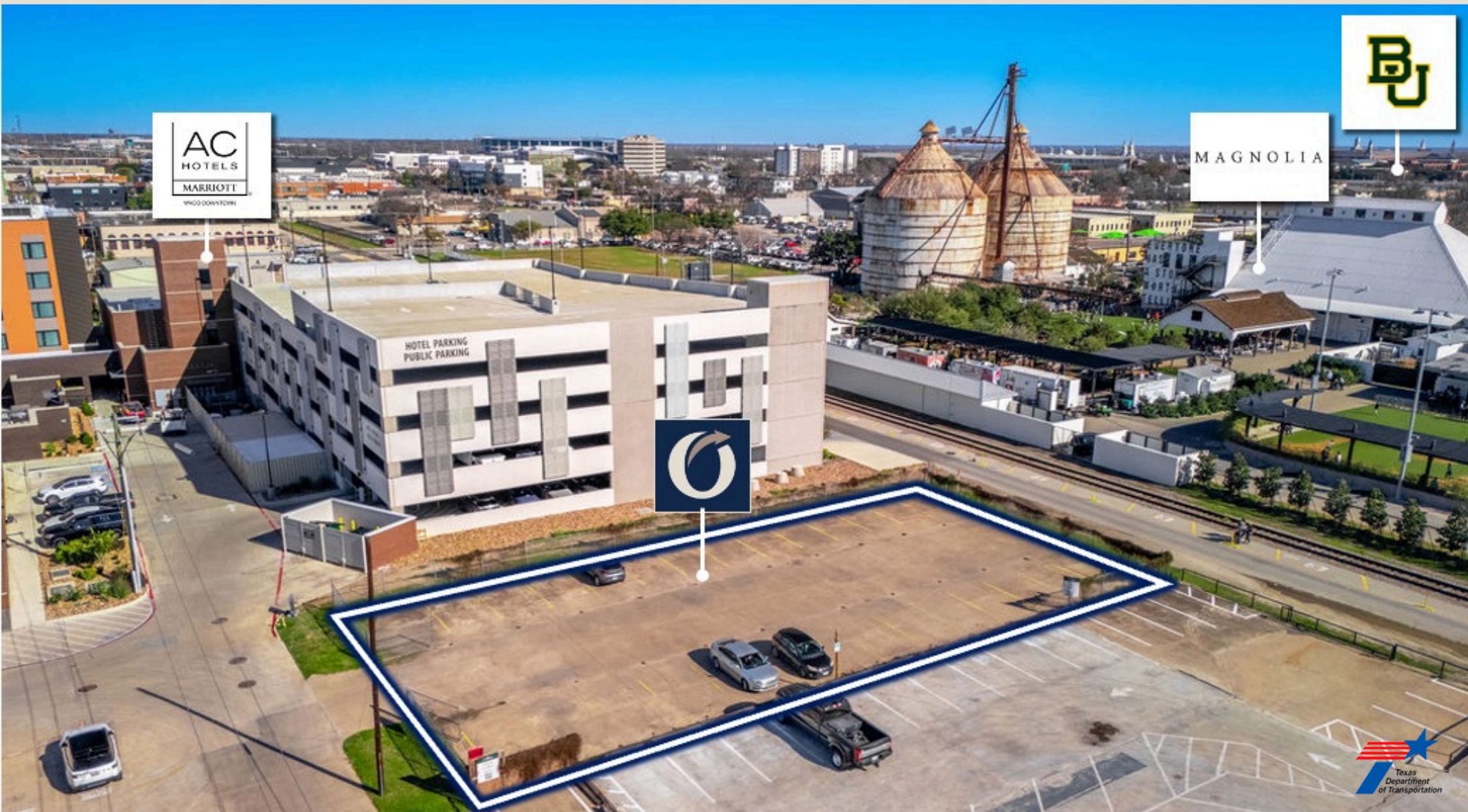
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SURROUNDING AREA



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FEMA FLOOD MAP



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.

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 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:
 - 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 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>
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date