

0.7191 ACRES AT 2019 S 23RD STREET IN WACO, TEXAS 76706



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PROPERTY OVERVIEW

- Easily Accessible
- Close Proximity to Busy LaSalle Ave & IH-35
- Near Baylor University

LOCATION

2019 South 23rd Street Waco, Texas 76706

LOT SIZE

0.7191 Acres (31,323.996 SF)

UTILITIES

Water, Sewer & Electricity Available
(City of Waco)

ZONING

M-2: Light Industrial

TRAFFIC COUNTS (2022)

Interstate Highway 35: 120,400+ VPD
US Highway 77: 14,300+ VPD

SALES PRICE

\$11.00/SF



DEMOGRAPHIC SUMMARY

2019 S 23rd St, Waco, Texas, 76706

Drive time of 15 minutes



KEY FACTS

188,643

Population



70,864

Households

33.4

Median Age

\$49,344

Median Disposable Income

EDUCATION

12.7%

No High School Diploma



27.7%

High School Graduate



31.0%

Some College/
Associate's Degree



28.6%

Bachelor's/Grad/ Prof Degree

INCOME



\$56,450

Median Household Income



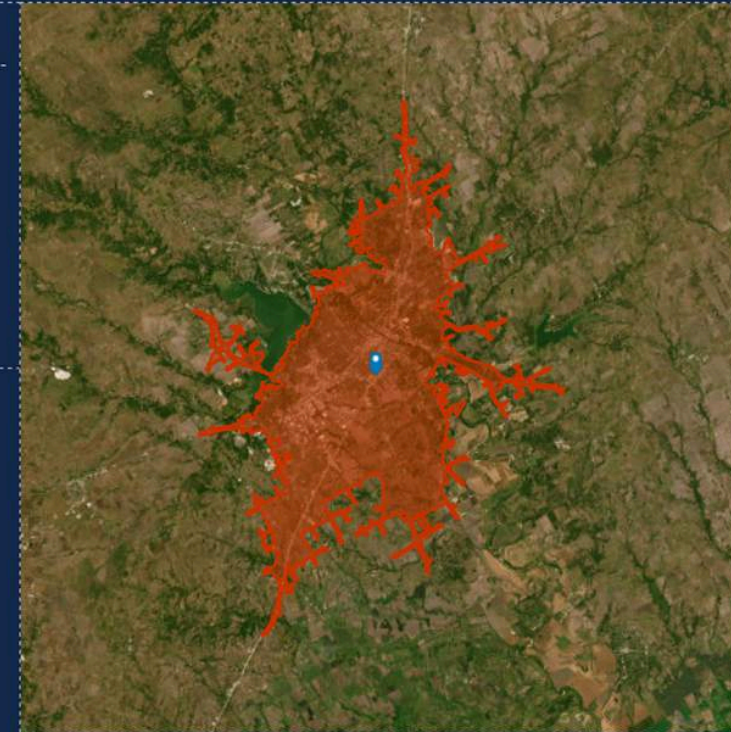
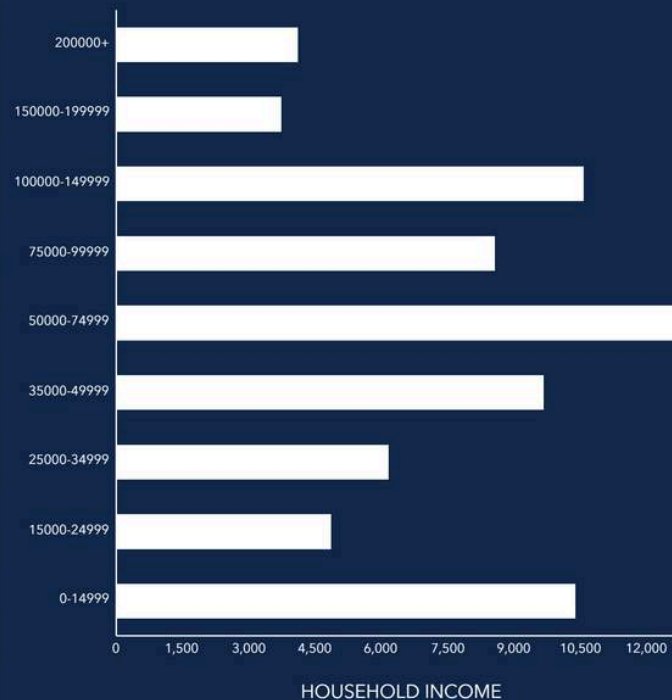
\$30,290

Per Capita Income



\$87,515

Median Net Worth



EMPLOYMENT

58.5%

White Collar

26.0%

Blue Collar

19.1%

Services

4.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri



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— at Keller Williams

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PROPERTY BOUNDARY

S 23rd St

Frontage: \pm 197'

Depth: \pm 159'

0.7191 Acres
(31,323.996 SF)



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

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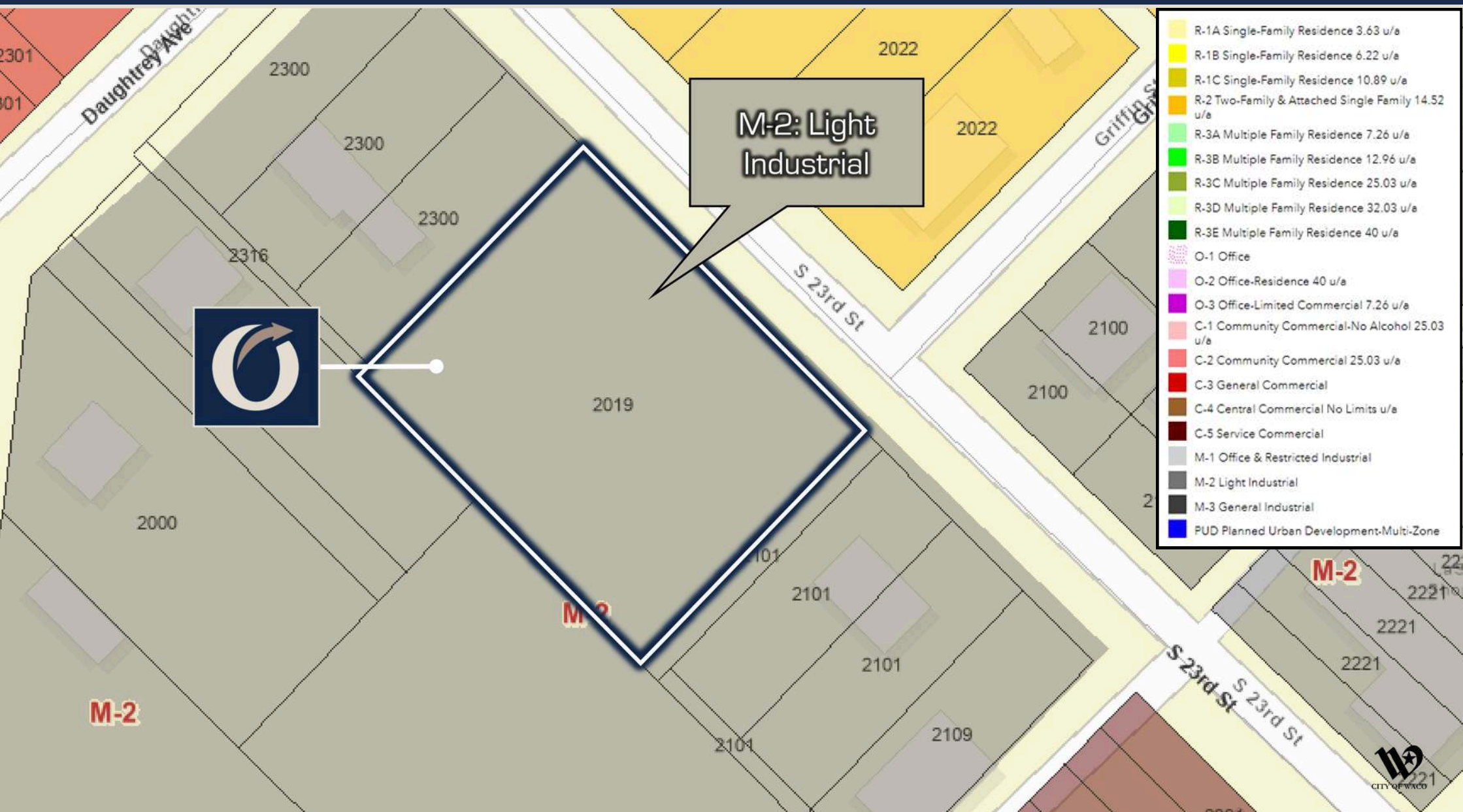
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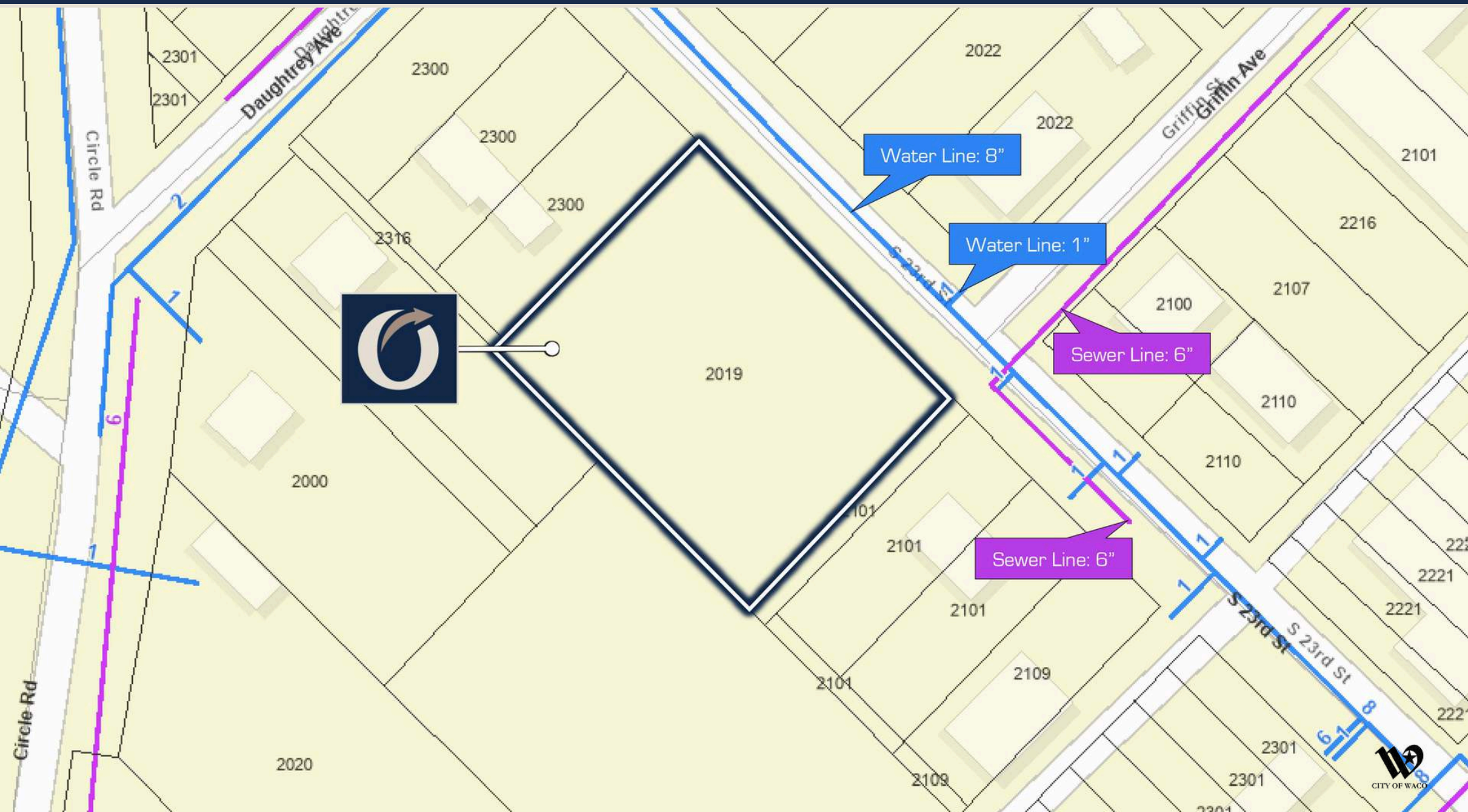
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ZONING MAP



UTILITIES MAP



SURROUNDING RETAIL & TRAFFIC COUNTS




Highway 77
14,300+ VPD


Interstate Highway 35
120,400+ VPD


Circle Rd
2,000+ VPD


Trujillo's
IDEAL SELF STORAGE
PRO STAR RENTAL
We Make Work Easier


"COUNTRY STORE" AND BAR-B-Q
HEALTH CAMP
Magnolia Table
WACO, TX


Heart of Texas Goodwill Industries, Inc.
Serving the community since 1953
El Charro Cafe
Taqueria Zacatecas
B

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FEMA FLOOD MAP



Not In
FEMA Flood Zone



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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.

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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date