

BRAZOS TERRACE APARTMENTS AT 501 N 12TH ST IN WACO, TEXAS 76701



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PROPERTY OVERVIEW

- Multifamily Investment Opportunity
- IBD/IBA Units (540 SF)
- Close Proximity to US Highway 84 & Downtown Waco
- Financials Available Upon Request

LOCATION

501 N 12th Street Waco, Texas 76701

IMPROVEMENTS

6,480 SF

YEAR BUILT

1982

UNIT COUNT

12 Units

ZONING

O-2: Office Residence

TRAFFIC COUNTS (2023)

W Waco Dr: 26,500+ VPD

N 11th St: 2,100+ VPD

2024 TAXES W/O EXEMPTIONS

\$8,746.33

SALES PRICE

\$1,050,000.00

DEMOGRAPHIC SUMMARY

501 N 12th St, Waco, Texas, 76701

Drive time of 15 minutes



KEY FACTS

159,999

Population



60,381

Households

32.1

Median Age

\$43,897

Median Disposable Income

EDUCATION

14.5%

No High School Diploma



29.1%

High School Graduate



30.6%

Some College/ Associate's Degree



25.8%

Bachelor's/Grad/ Prof Degree

INCOME



\$51,276

Median Household Income



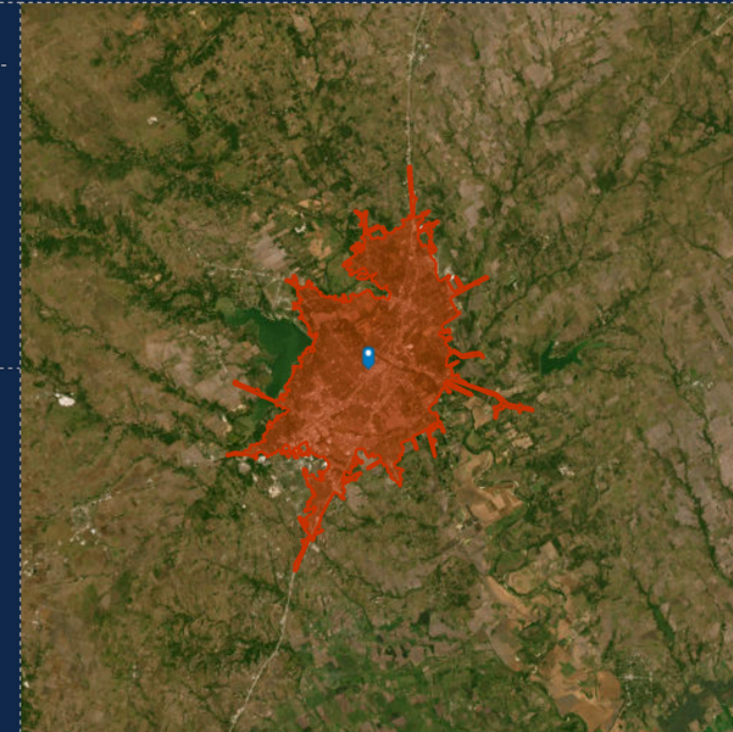
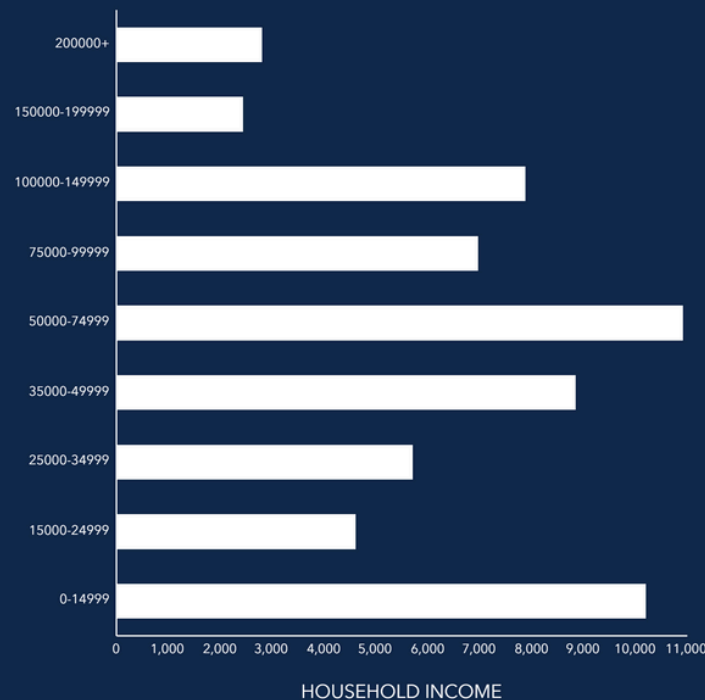
\$27,651

Per Capita Income



\$56,456

Median Net Worth



EMPLOYMENT

55.8%

White Collar

27.7%

Blue Collar

20.6%

Services

4.6%

Unemployment Rate

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



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REAL ESTATE TEAM
— at Keller Williams

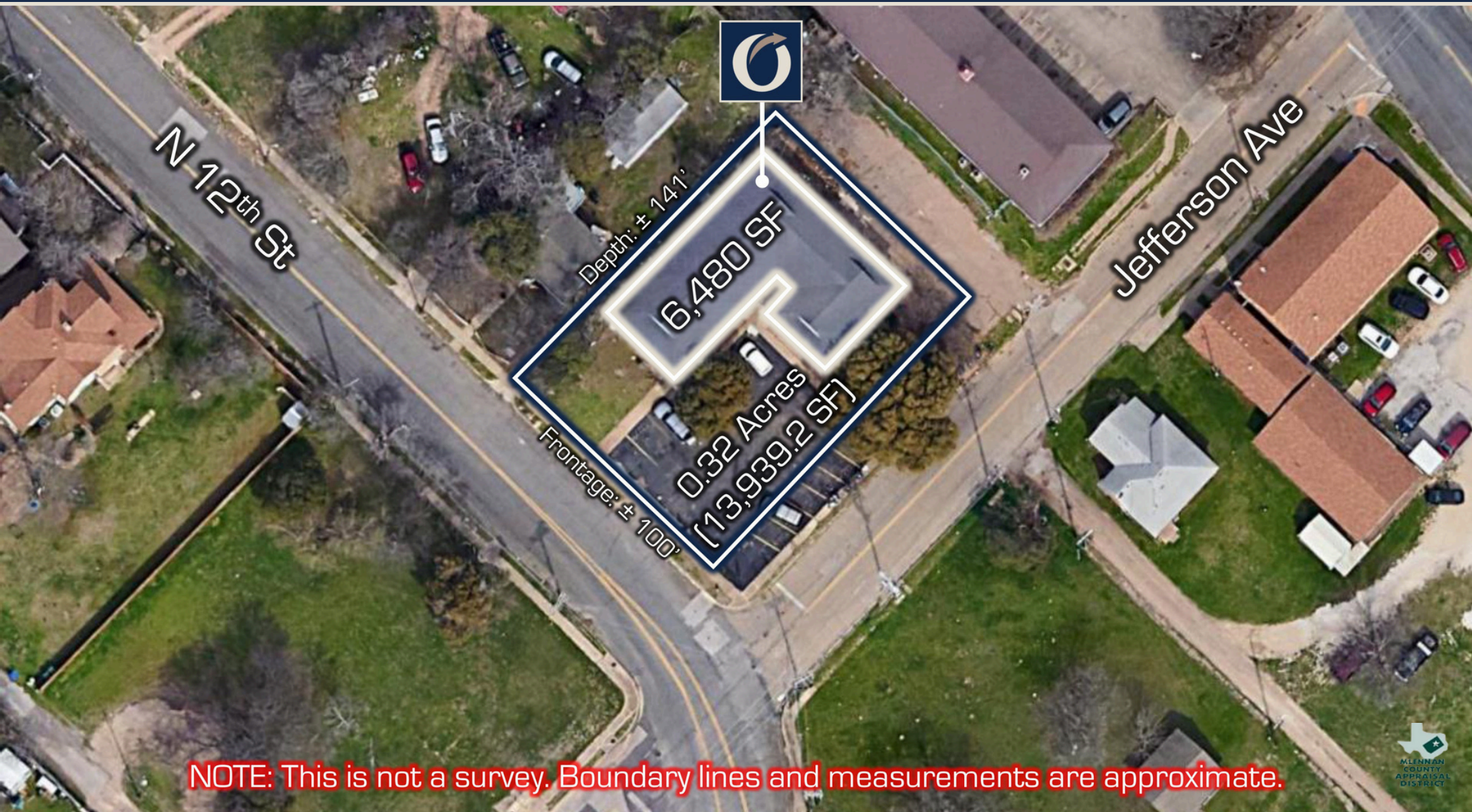
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PROPERTY BOUNDARY



SURROUNDING AREA & TRAFFIC COUNTS



ACE CASH EXPRESS®

N 11th St
2,100+ VPD

W Waco Dr
26,500+ VPD

Exxon
KRISPY KRUNCHY CHICKEN



Ministerios
Bethania
Waco



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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.

<u>Keller Williams Advantage</u>	<u>9003002</u>	<u>klrw553@kw.com</u>	<u>254.751.7900</u>
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<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>Kerri Humble</u>	<u>693930</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