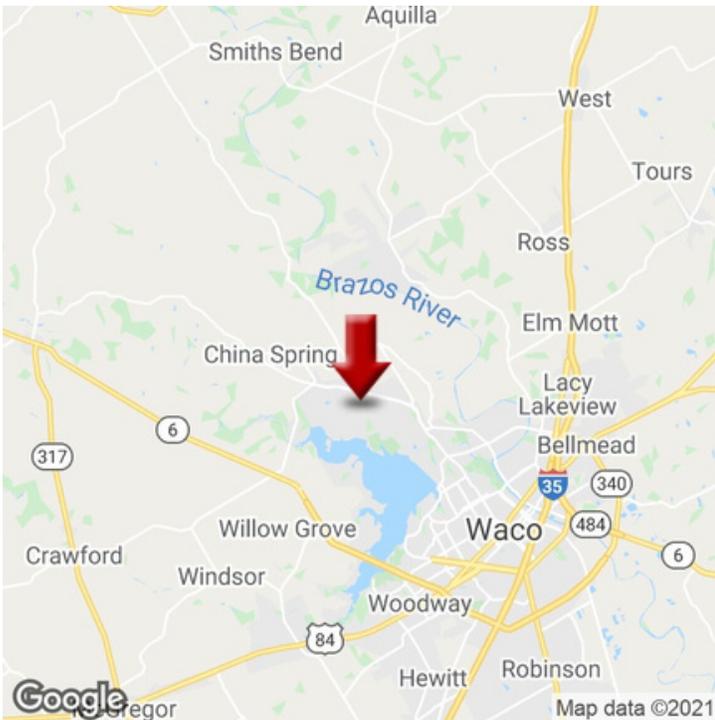


66.24 ACRES DEVELOPMENT LAND

TBD Flat Rock Road, Waco, TX 76708



OFFERED AT: \$2,222,082

- 66.24 Acres Available (2,885,414.4 SF)
- 26.16 Acres (Usable)
- 7.315 Additional Acres Available
- Zoned: R1-B: Single-Family Residential
- China Spring ISD
- City of Waco Water & Sewer
- Flat Rock Road Frontage: ± 2,010'
- Property Depths: ± 1,390' - 1,410'
- Easily Accessible
- Nearby China Spring Road: 15,700+ Vehicles/Day (TxDOT: 2019)
- 2020 Taxes: \$1.424.48

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PROPERTY BREAKDOWN

TBD Flat Rock Road, Waco, TX 76708



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ADDITIONAL PHOTOS

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ABOUT WACO, TEXAS

TBD Flat Rock Road, Waco, TX 76708



CITY OVERVIEW

Waco (/ˈweɪkoʊ/ WAY-koh) is a city in Central Texas and is the county seat of McLennan County, Texas, United States. It is situated along the Brazos River and I-35, halfway between Dallas and Austin. The city had a 2010 population of 124,805, making it the 22nd-most populous city in the state. The US Census 2016 population estimate is 134,432. The Waco Metropolitan Statistical Area consists of McLennan and Falls Counties, which had a 2010 population of 234,906. Falls County was added to the Waco MSA in 2013. The US Census 2017 population estimate for the Waco MSA is 268,696.

HISTORY AT A GLANCE

The City is the birthplace of Dr Pepper, the Texas Ranger Hall of Fame, and Museum and the Texas Sports Hall of Fame.

THREE MAJOR COLLEGES

It is not only brimming with Texas history, economic opportunity, and a rich variety of cultural experiences, it is also a major seat of higher learning with THREE major colleges in its city limits, Baylor University, Texas State Technical College, and McLennan Community College.

PARKS & RECREATIONAL

Waco is also home to the Waco Mammoth National Monument, a 100-plus acre stretch of wooded parkland along the Bosque River. The site provides a glimpse into the lives of Columbian mammoth bones discovered in Waco along the Bosque River and is part of the National Parks System.

The city boasts one of the of the biggest and best municipal parks in Texas, Cameron Park. The 416-acre park is located in the heart of Waco, next to downtown, situated on the Brazos and Bosque Rivers. It hosts numerous races, triathlons, boat races, and more!

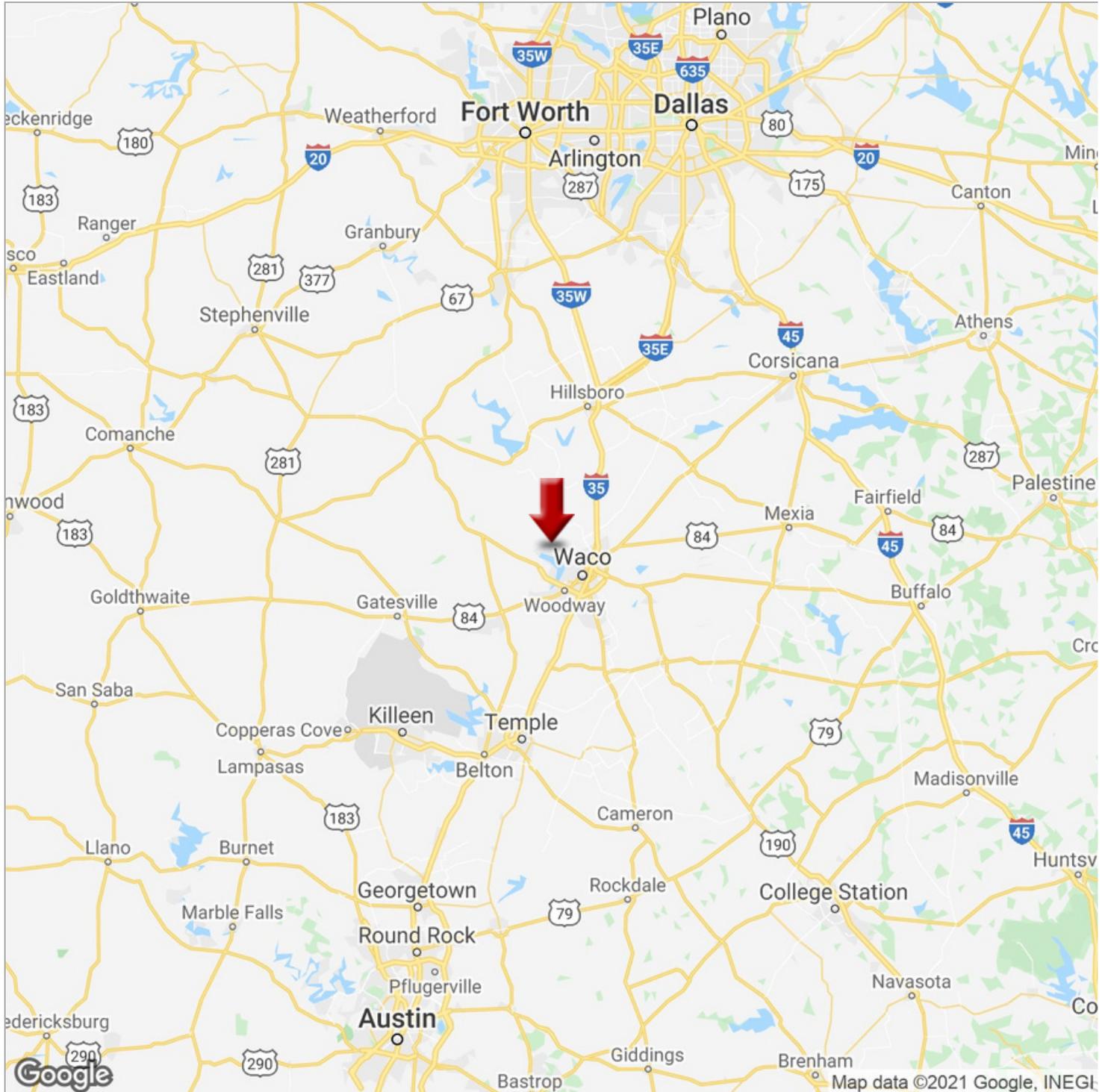
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LOCATION MAP (TEXAS)

TBD Flat Rock Road, Waco, TX 76708



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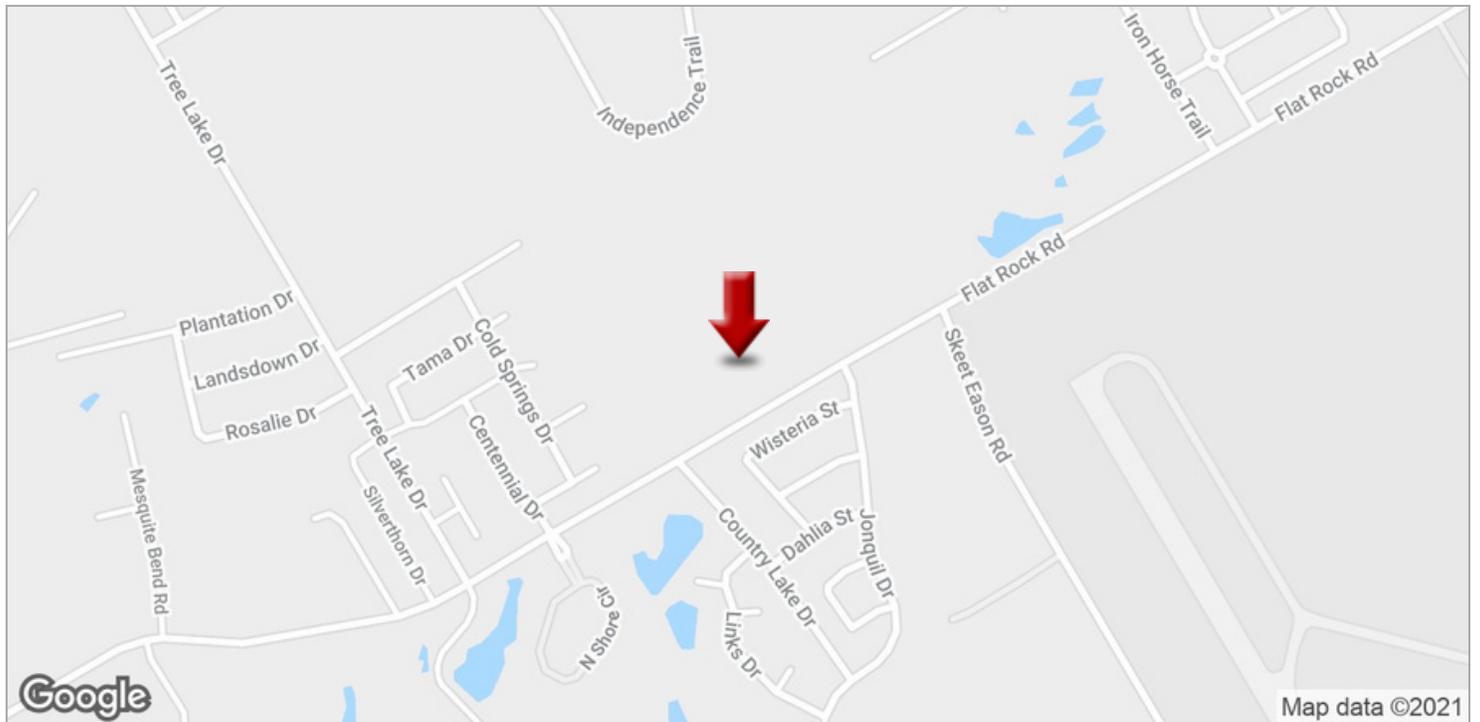
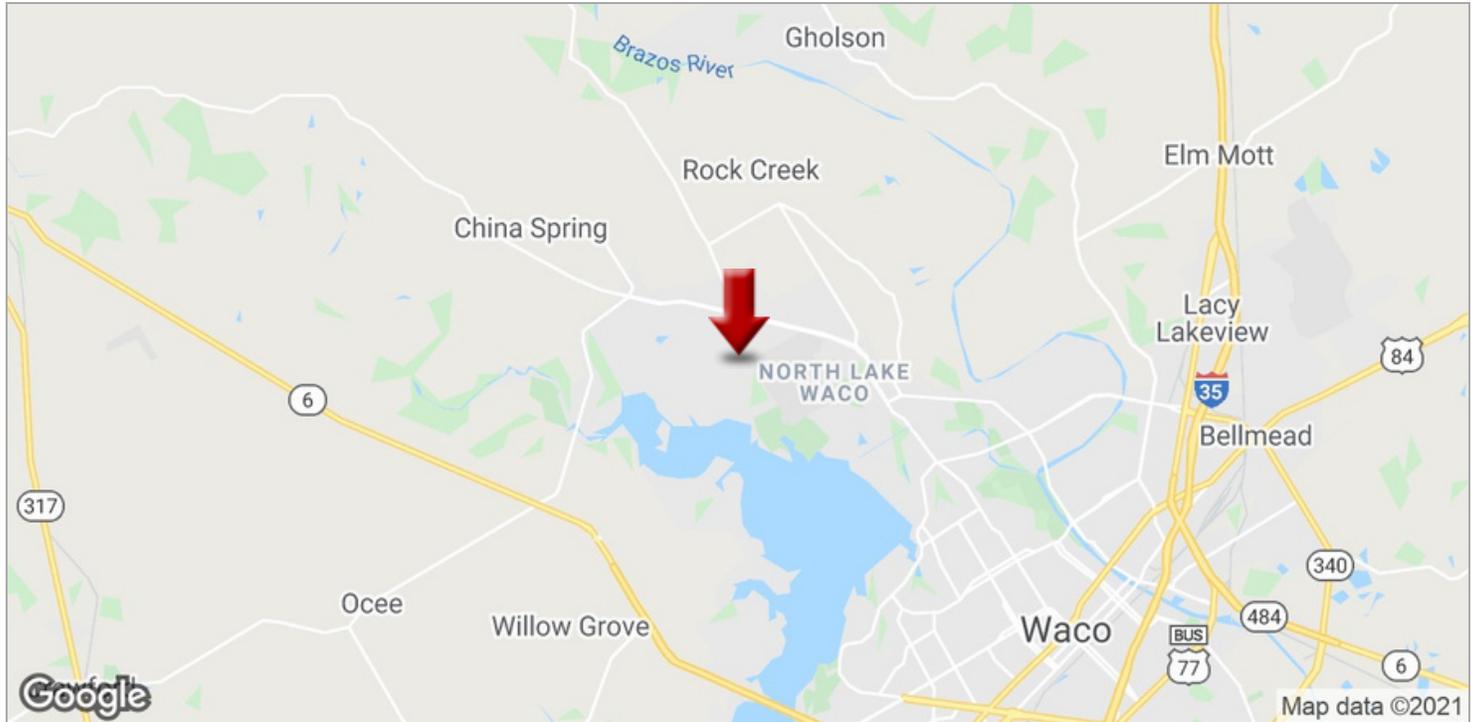
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LOCATION MAPS (LOCAL)

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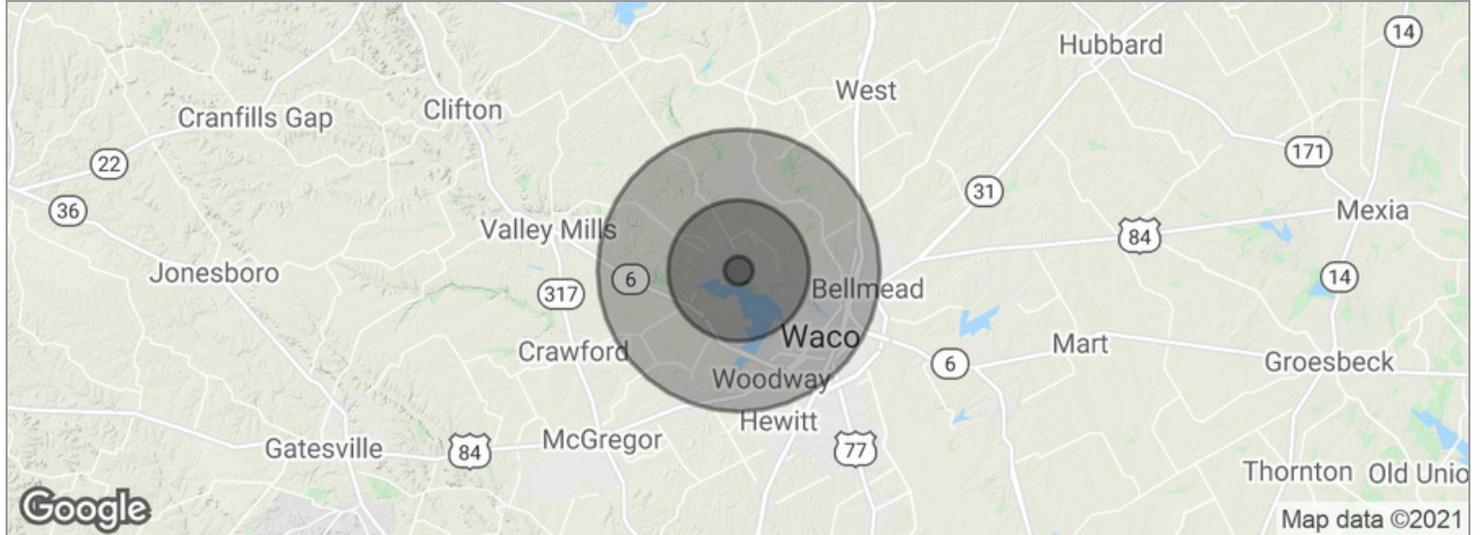
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DEMOGRAPHICS MAP

TBD Flat Rock Road, Waco, TX 76708



POPULATION	1 MILE	5 MILES	10 MILES
Total population	484	16,059	149,312
Median age	33.9	41.1	33.9
Median age (male)	31.8	39.6	32.7
Median age (Female)	36.0	42.3	35.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	182	6,676	55,042
# of persons per HH	2.7	2.4	2.7
Average HH income	\$74,200	\$68,202	\$51,428
Average house value	\$169,753	\$178,112	\$143,439

* Demographic data derived from 2010 US Census

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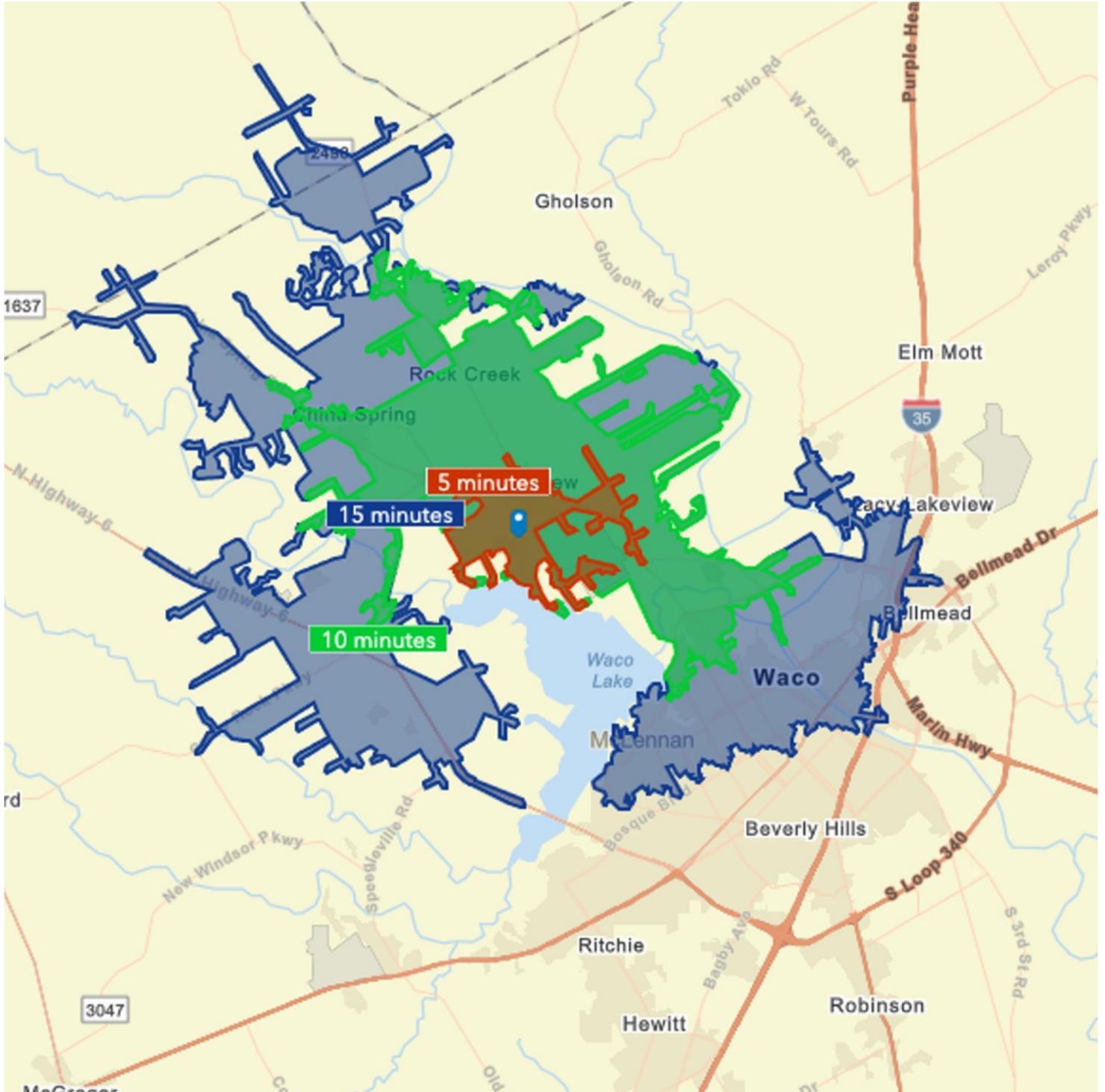
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DRIVE TIME DISTANCE MAP

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LAND FOR SALE

TXDOT (2019)

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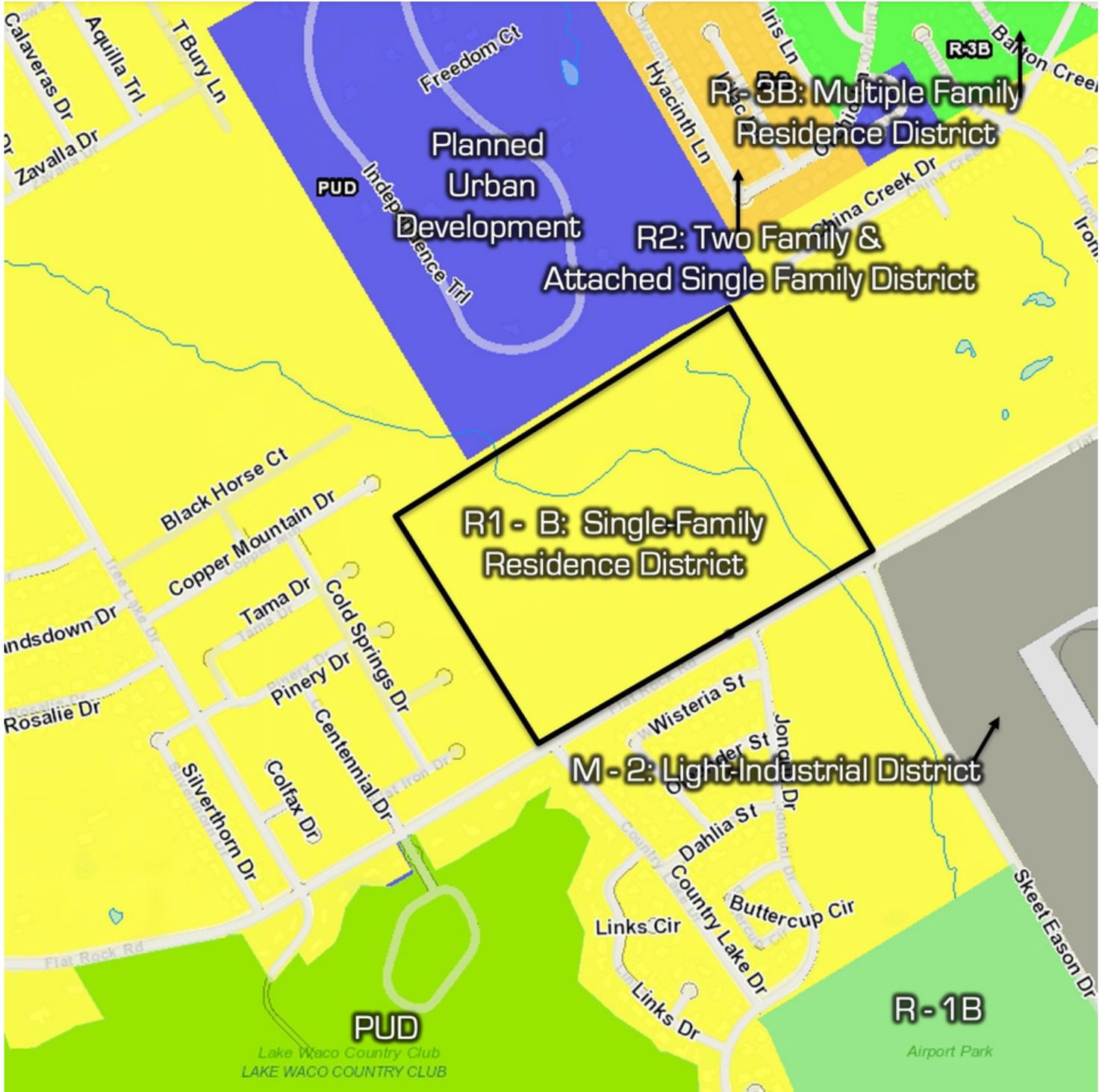
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ZONING MAP

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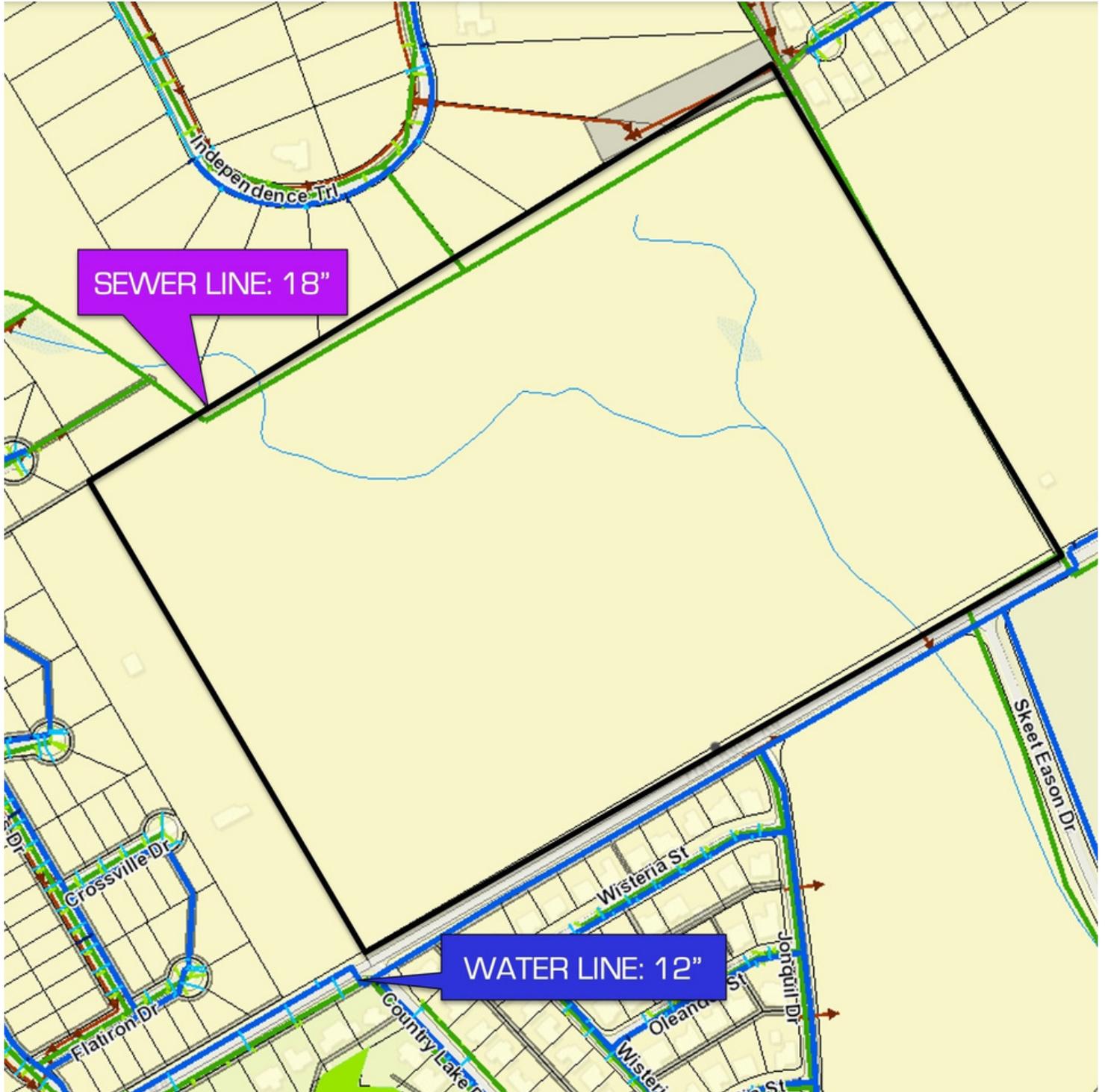
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UTILITIES MAP

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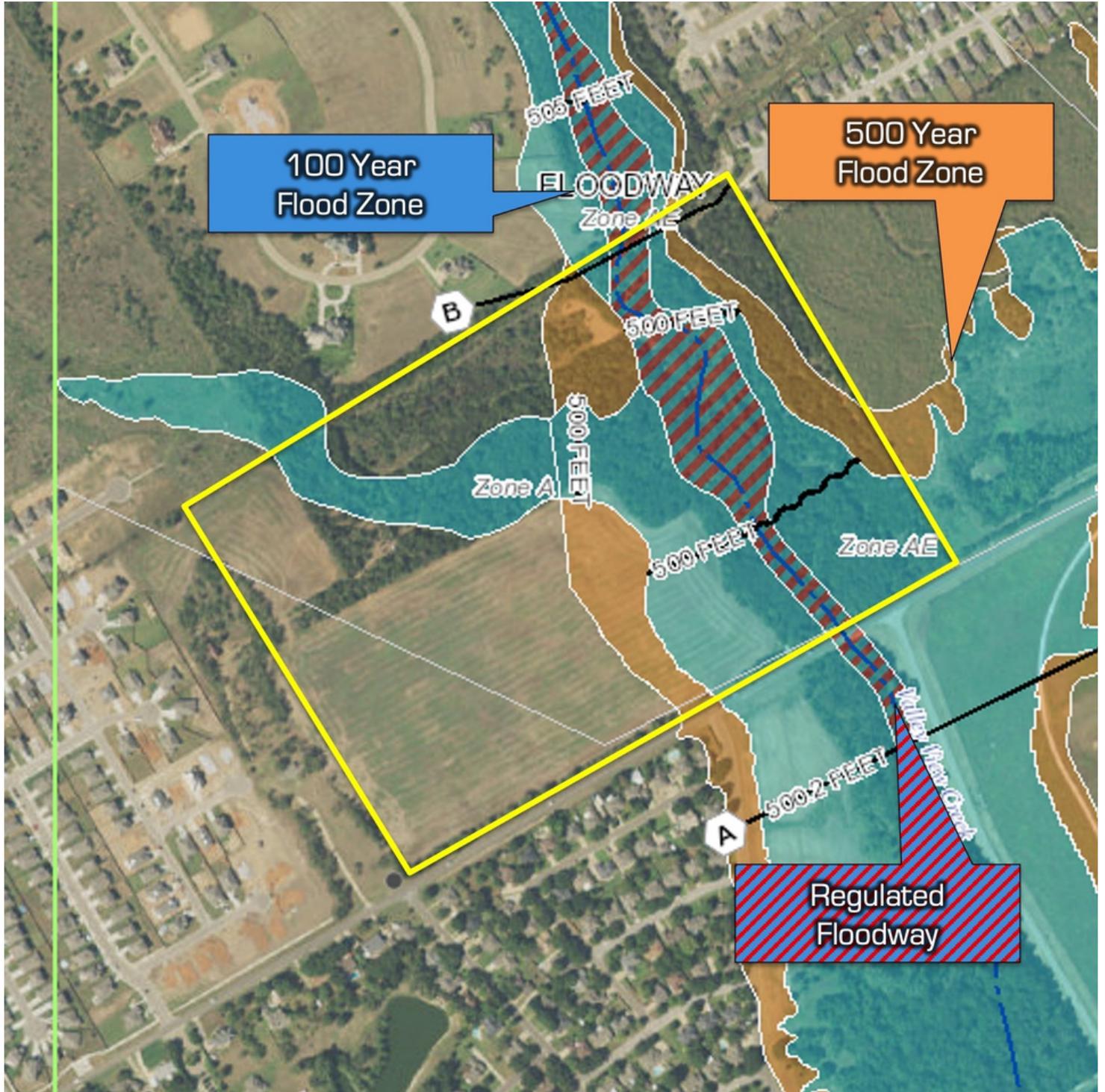
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FEMA FLOOD MAP

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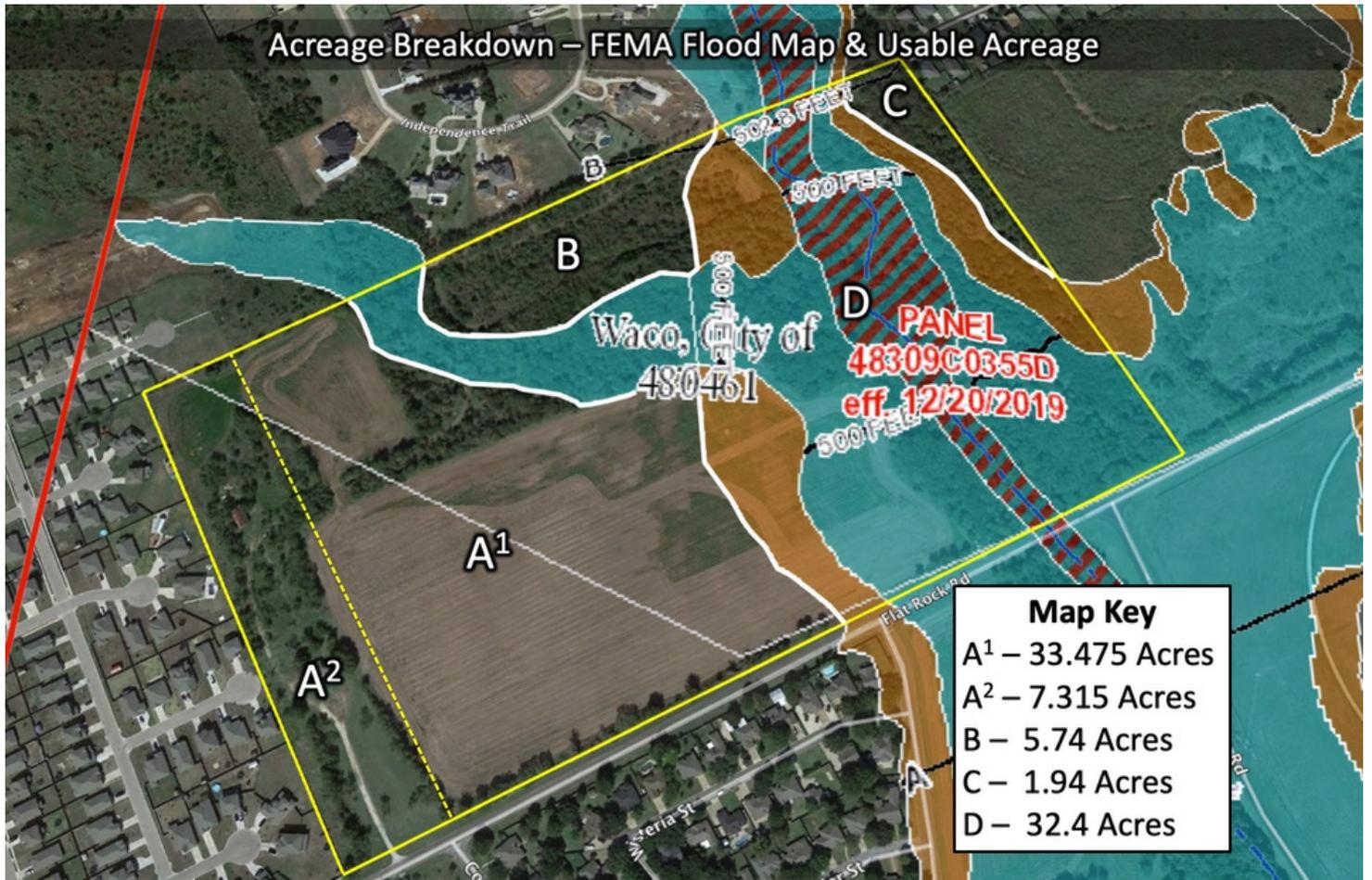
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USABLE ACREAGE MAP

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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:

- x**A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- x**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):

- xPut the interests of the client above all others, including the broker's own interests;
- xInform the client of any material information about the property or transaction received by the broker;
- xAnswer the client's questions and present any offer to or counter-offer from the client; and
- xTreat all parties to a real estate transaction 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 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.

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:

- xMust treat all parties to the transaction impartially and fairly;
- xMay, 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.
- xMust not, unless specifically 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 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:

- xThe broker's duties and responsibilities to you, and your obligations under the representation agreement.
- xWho 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 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
Amanda LaRue	543380	alarue@kw.com	(254) 315-0138
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Harrell, CCIM	363789	info@BradHarrellCCIM.com	(254) 870-0050
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date