



Reid Peevey
Commercial

Randy Reid
Broker
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OFFERING MEMORANDUM

7.809 Acres

China Spring Hwy

7.809 ACRES CHINA SPRING HWY

LAND FOR SALE - CAN BE DIVIDED
CHINA SPRING RD. AND SCOTT LN., WACO TX 76708

OFFERING SUMMARY

ADDRESS China Spring Rd. and Scott Ln.
Waco TX 76708

OFFERING PRICE Call Broker

LAND ACRES 7.809

ZONING TYPE PUD

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2022 Population 3,701 9,879 22,063

2022 Median HH Income \$97,292 \$95,414 \$75,359

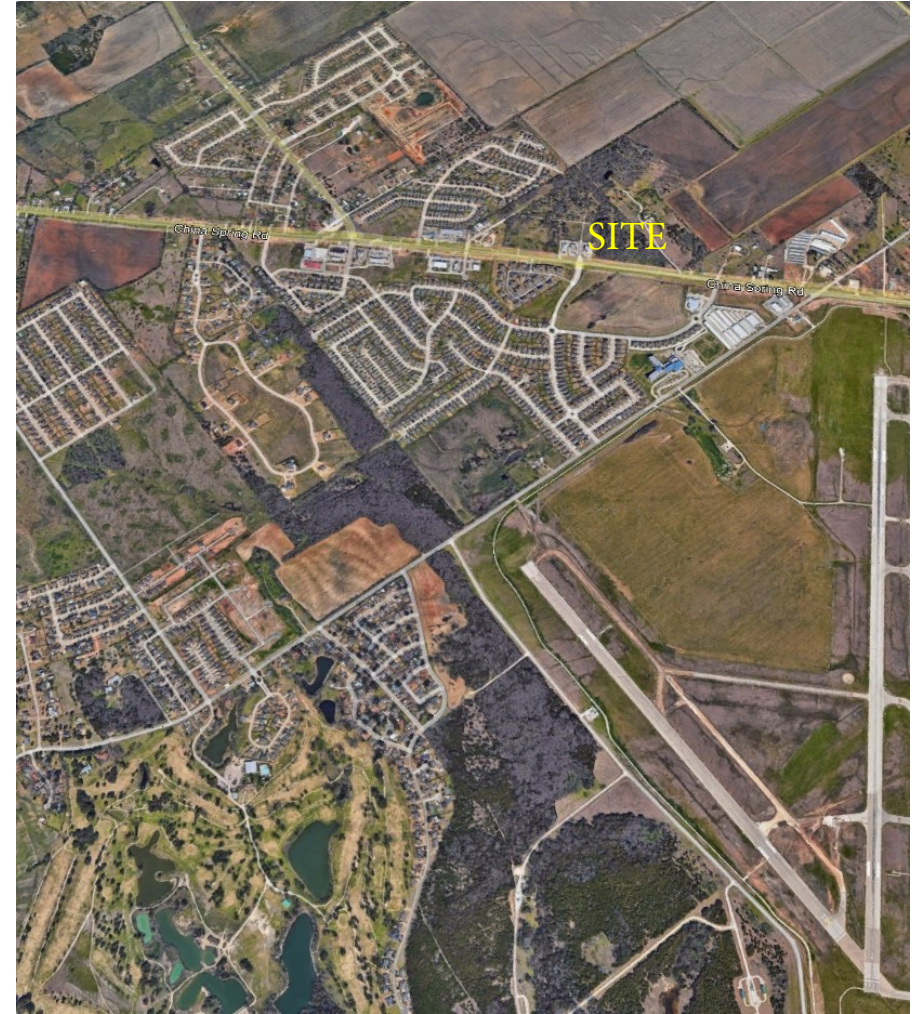
2022 Average HH Income \$110,642 \$111,658 \$96,629

PROPERTY OVERVIEW

- Located just a short distance from Waco, this property spans across 7.809 acres and offers a prime location that is perfect for commercial development. With the area experiencing significant growth, you can tap into the potential of this up-and-coming area. One of the key highlights of this property is its divisibility, providing flexibility for potential buyers.

PROPERTY HIGHLIGHTS

- Surrounded by national retailers, the property benefits from its strategic position. This prime location ensures excellent visibility and accessibility, attracting a steady flow of potential customers or residents. The presence of well-known retailers in the vicinity further enhances the property's value, fostering a sense of vibrancy and commercial viability.
- Excellent visibility and accessibility
- Located just a short distance from Waco
- Exceptional investment opportunity



LOCATION

- Located just a short distance from Waco residents and visitors can enjoy easy access to a wide range of amenities, including shopping centers, restaurants, entertainment venues, and educational institutions. The proximity to Waco adds value to the property, making it an attractive destination for businesses looking for convenience and accessibility.



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Reid Peevey Company, LLC
2420 Wycon Drive, Suite 301,
Waco, TX 76712

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Aerial Map | 7.809 Acres China Spring Hwy



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 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:

- Must treat all parties to the transaction 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 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:

- The broker's duties and responsibilities to you, and your obligations under the representation 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 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.

Reid Peevey Company, LLC	9005413	reidpeevey@reidpeevey.com	254-752-9500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Peevey	419000	jim@reidpeevey.com	254-752-9500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Randy Reid	333073	randy@reidpeevey.com	254-752-9500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date