



Reid Peevey
Commercial

REIDPEEVEY.COM

Ritchie Road—102 Acres

~~\$62,500 Per Acre~~ \$59,900 Per Acre

TBD Ritchie Road
Woodway, Tx. 76712

- Approximately 102 acres
- Utilities on site
- Beneficial Topography
- Approved PUD for density

FOR SALE

Listing Agent:

Jordan Beard, REALTOR®

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The information contained herein is derived from sources deemed reliable, but no warranty or representation is made or assumed for the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, or physical or familial status.



Residential Development Land

TBD Ritchie RD. Woodway, Tx. 76712

SALE



OFFERING SUMMARY

Sale Price: Contact for Pricing

Size: 102 Acres

Zoning: PUD

Market: Waco, Texas

Submarket: Woodway, Texas

PROPERTY OVERVIEW

Residential development land this close to Hewitt Drive and HWY 84 doesn't come available often! And with Woodway in the center of Waco's growth corridor, there couldn't be an easier piece of property to develop in McLennan County. Utilities are all on site and it is currently zoned PUD. All the due diligence needed to move forward with developing the property is available, including city's approval for density.

PROPERTY HIGHLIGHTS

- Minutes from Hewitt Drive and HWY 84
- Midway Independent School District
- Flat topography
- Utilities and capacity already in place
- PUD approval by City of Woodway
- Restaurants and retail within minutes of the site

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Overview

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Aerial View

TBD Ritchie RD. Woodway, Tx 76712

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Property lines are approximate

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Phase 1 Site Plan

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Phase 1A & B and Phase 2

TBD Ritchie RD. Woodway, Tx. 76712

SALE



NOTES:

1. THIS SITE PLAN IS PRELIMINARY AND FOR REVIEW ONLY. THIS PLAN HAS NOT BEEN REVIEWED OR APPROVED BY THE CITY OF WOODWAY.
2. DETENTION AND DRAINAGE HAS NOT YET BEEN ASSESSED. DETENTION WILL BE REQUIRED. A LOCATION AND APPROXIMATE SIZE HAS BEEN SHOWN ON THE PLAN.
3. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.

Site Plan & PUD Details

- Density of 489 lots
- 150 lots available in phase 1 – few are remaining for purchase
- 339 remaining lots to be developed in the approved PUD
- Garden home, medium sized and large home site possibilities
- Common areas for parks etc.

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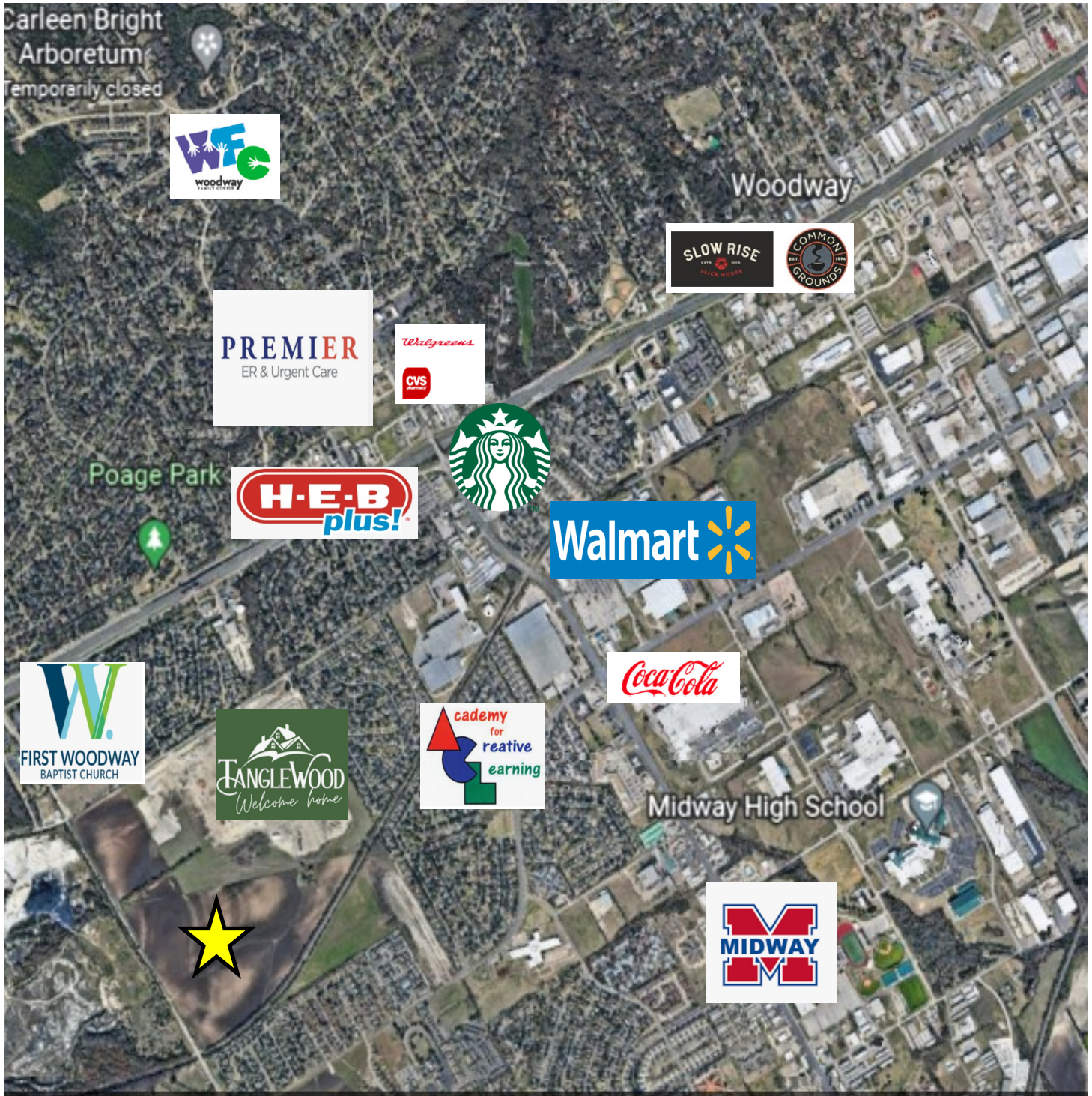




Aerial View

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov