



**community
focused
development**

Commerce Park @ I-35 Hewitt, Texas is your site for restaurants, retail stores, corporate headquarters and distribution centers.

Situated at the crossroads of Texas, Interstate 35 and Highway 6, this master-planned development is ideally located within equidistant reach of the Dallas/Ft. Worth Metroplex and Austin. High traffic counts and close proximity to dense residential, schools, make this site ideal for retail development.

Explosive economic growth has made Hewitt/Waco the most populated area between Dallas and Austin. This is a prime location for commercial and residential real estate development.

Your new location is set on 147 park-like acres in the City of Hewitt (Waco MSA), with excellent frontage exposure on Interstate 35. This development is bordered by major access points into Hewitt, Waco and the Waco Industrial District, enjoying immediate access to all. Area amenities are close by with restaurants, shopping, beautiful residential subdivisions and schools.

*147 acres
in the Heart
of Texas*



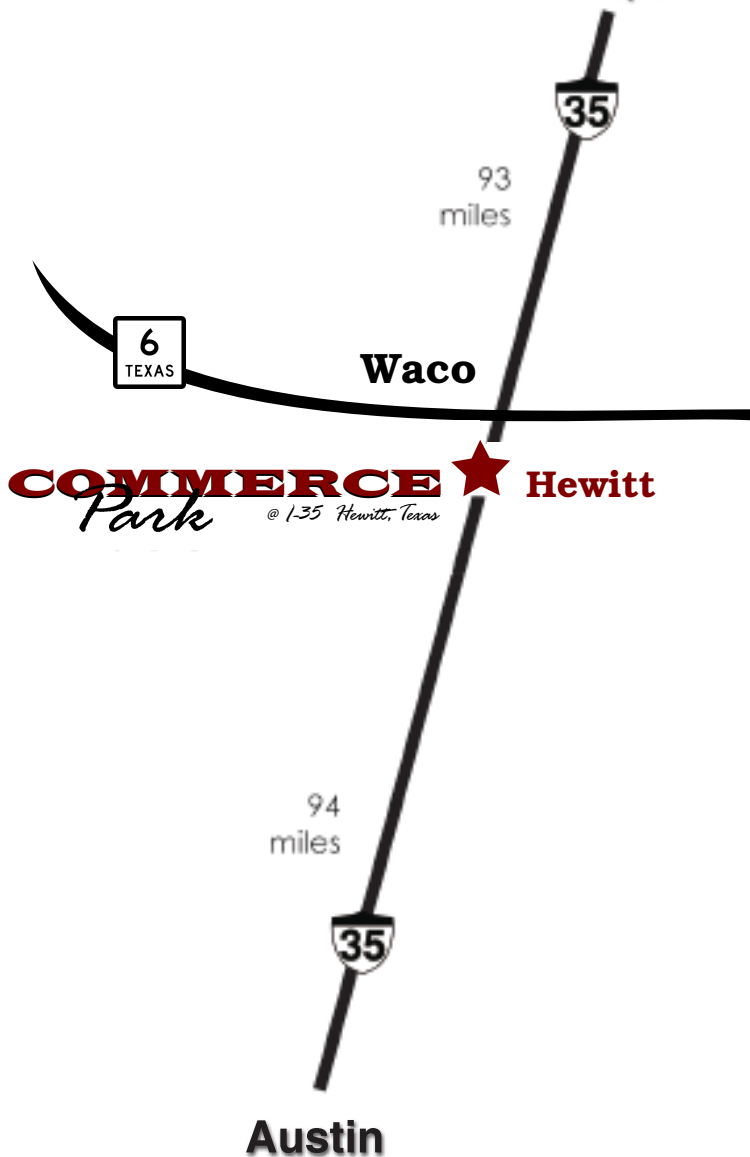
COMMERCE
Park @ I-35 Hewitt, Texas

Strategically located
in the Heart of Texas...



Reid Peevey Commercial

Dallas/Fort Worth
metroplex



MASTER PLAN:

Commerce Park @ I-35 Hewitt, Texas is the prime location and has positioned itself as the number one remaining retail and commercial development site in Hewitt and McLennan County. An outside Retail Trade Area Analysis firm has selected this site as their recommendation for best potential development in the area.

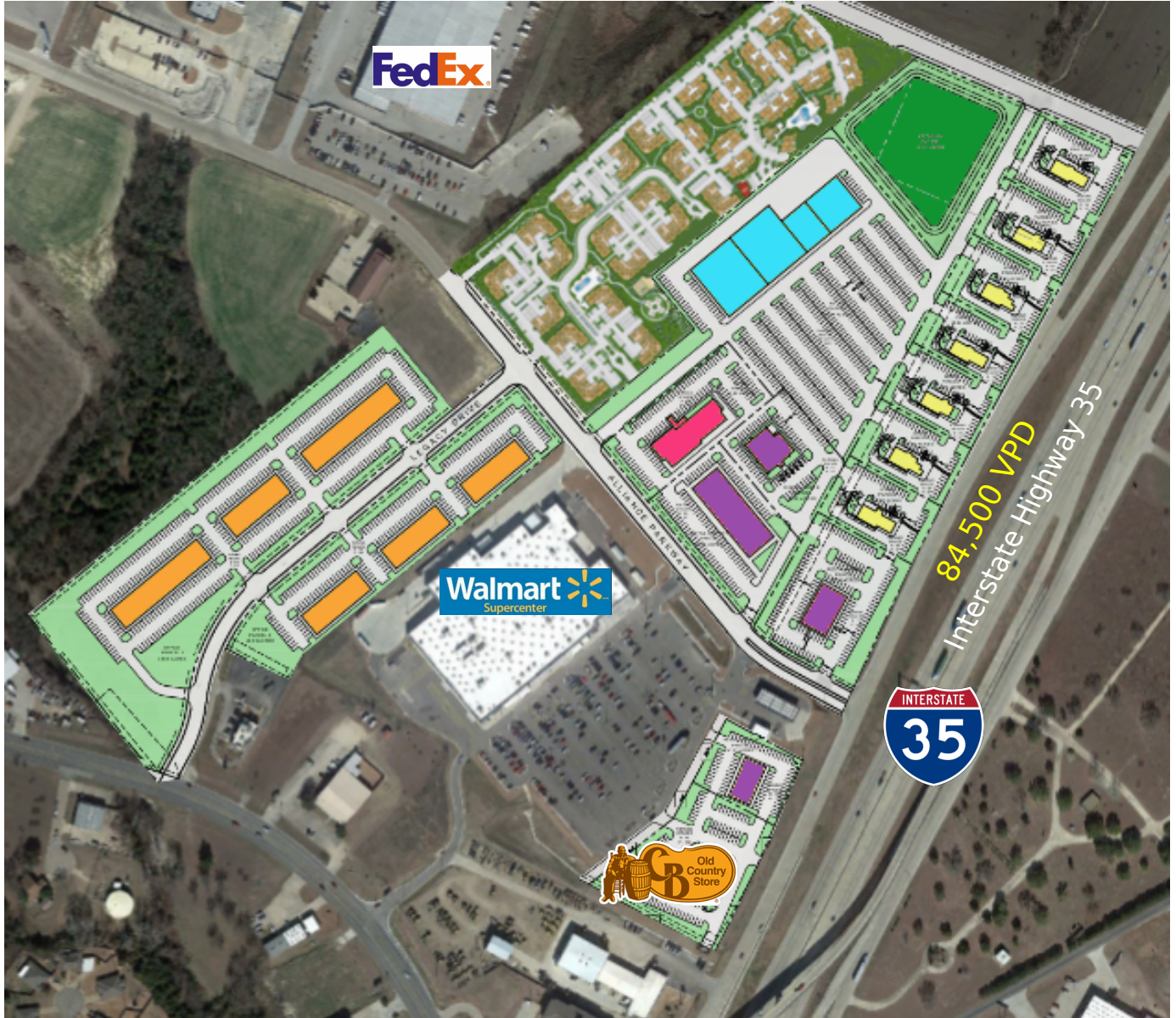
The park has been carefully master-planned to allow for development of a variety of uses. Its' design will appeal to any type of business such as retail, office/service business, light industrial, etc. as the park's zoning will accommodate mixed uses. There is careful focus to zone grouping so each business type (retail or light industrial) are clustered in the areas to best maximize the park's utilization.

The entire development is protected by covenants, restrictions and zoning to ensure maximum use and efficiency. The exhibits contained herein are a conceptual rendering of how development could unfold, as neighbors like Walmart Super Center, Cracker Barrel, and FedEx Distribution Center continue to develop in the park. This layout is intended only to demonstrate potential park uses.

The I-35 frontage and entrance to the park will provide for retail/restaurant, hospitality, financial, medical/professional and office uses. These areas are complemented by a seamless transition to a more mixed-use environment of mid-rise garden office, commercial and light industrial tracts in the interior. Finally, the Bagby Road frontage will include additional service commercial and neighborhood retail uses.

...Commerce Park @ I-35
is your place to do business!

CONCEPTUAL *Site Plan*



COMMERCE *Park* @ I-35 Hewitt, Texas

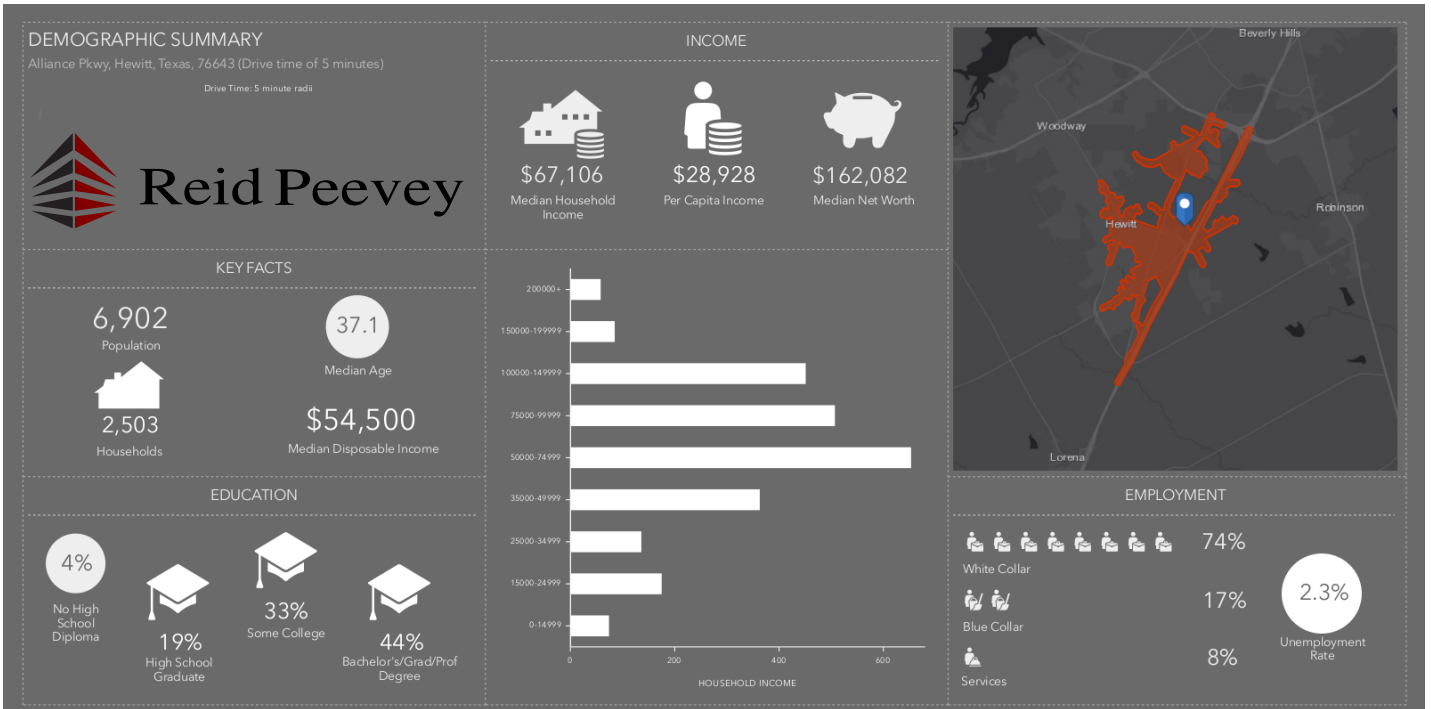
Reid Peevey Commercial, Broker

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DEMOGRAPHIC Snapshot



Commerce Park

FROM 1- 3.85 ACRES

OFFERING MEMORANDUM



Prepared by:

Pat Farrar

Associate Broker

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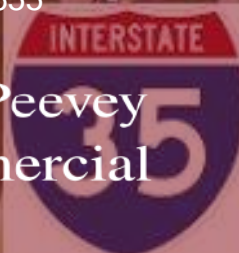
pat@reidpeevey.com

Lic: 547422

Alliance at Legacy
Hewitt, TX 76655



Reid Peevey
Commercial



Commerce Park

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Exclusively Marketed by:

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Lic: 547422



**Reid Peevey
Commercial**

OFFERING SUMMARY

ADDRESS	Alliance at Legacy Hewitt TX 76655
PRICE	\$839,000

Commerce Park

- Sites available for a variety of uses Ideal location for your Retail, Office, Light Industrial, Medical or Office Warehouse needs.

- Flexible Business Park Zoning can accommodate a wide range of businesses.

- Utilities are in place and the site is ready to build.

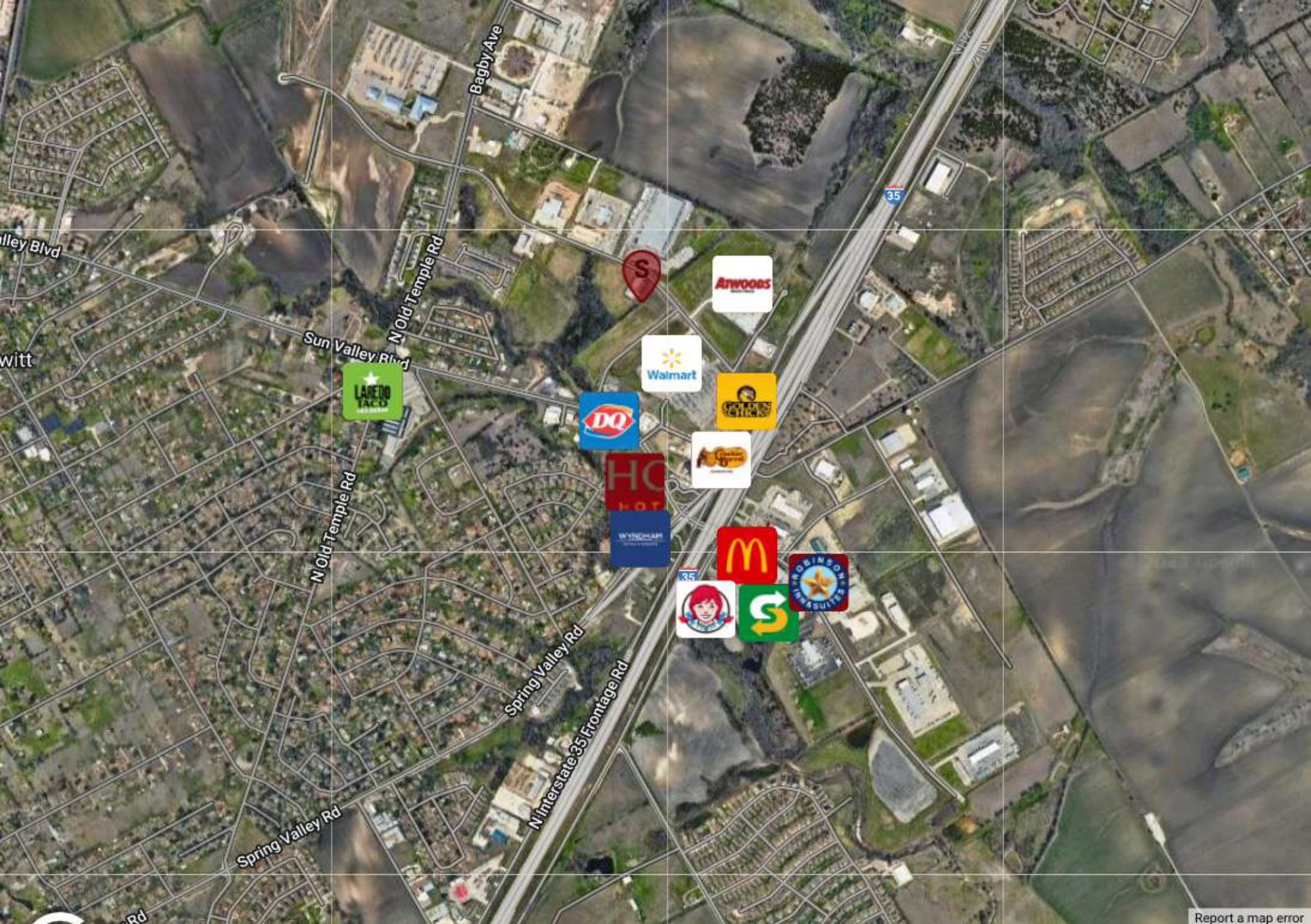
- Commerce Park is a mixed use Business Park located along I-35 in Hewitt, Tx. Retailers include Walmart, Atwood's Farm and Ranch, Starbucks, Golden Chick, Cracker Barrel and others.

- Commerce Park houses several warehousing businesses such as FedEx and Averitt Express.

- Commerce Park has planse for over 10 acres of Multi Family development in the near future.

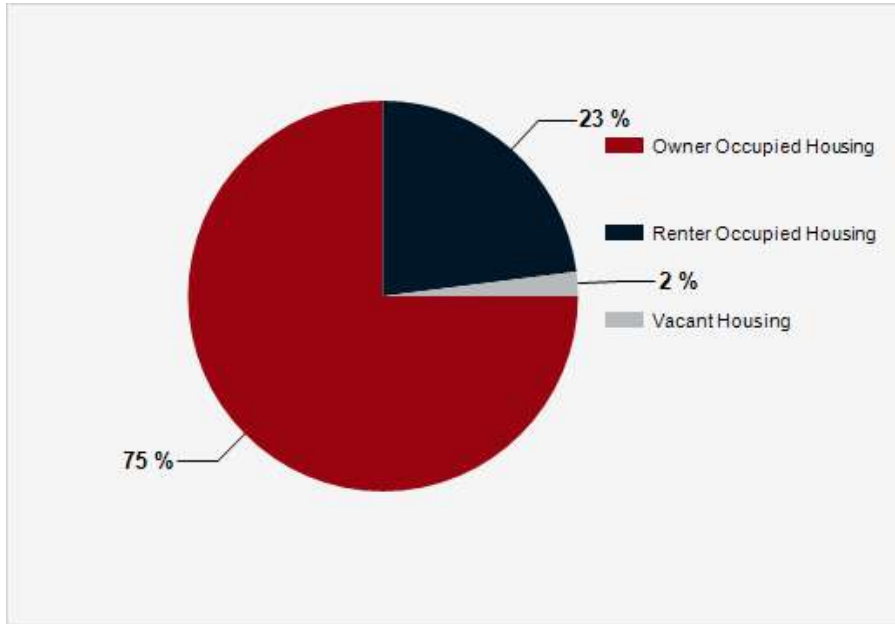
- Various Siteds available from \$5 to \$7 per sf.





Report a map error

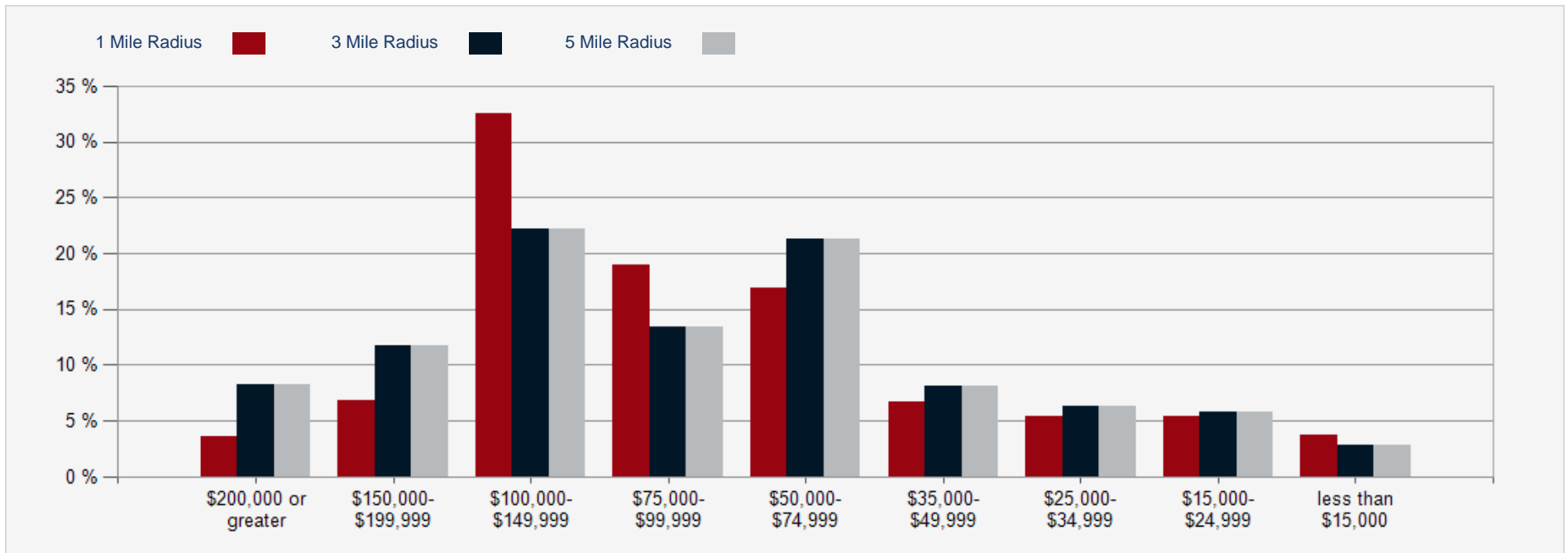
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



Commerce Park

ATWOODS
Dennis & Kiser

Walmart 

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