



**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*



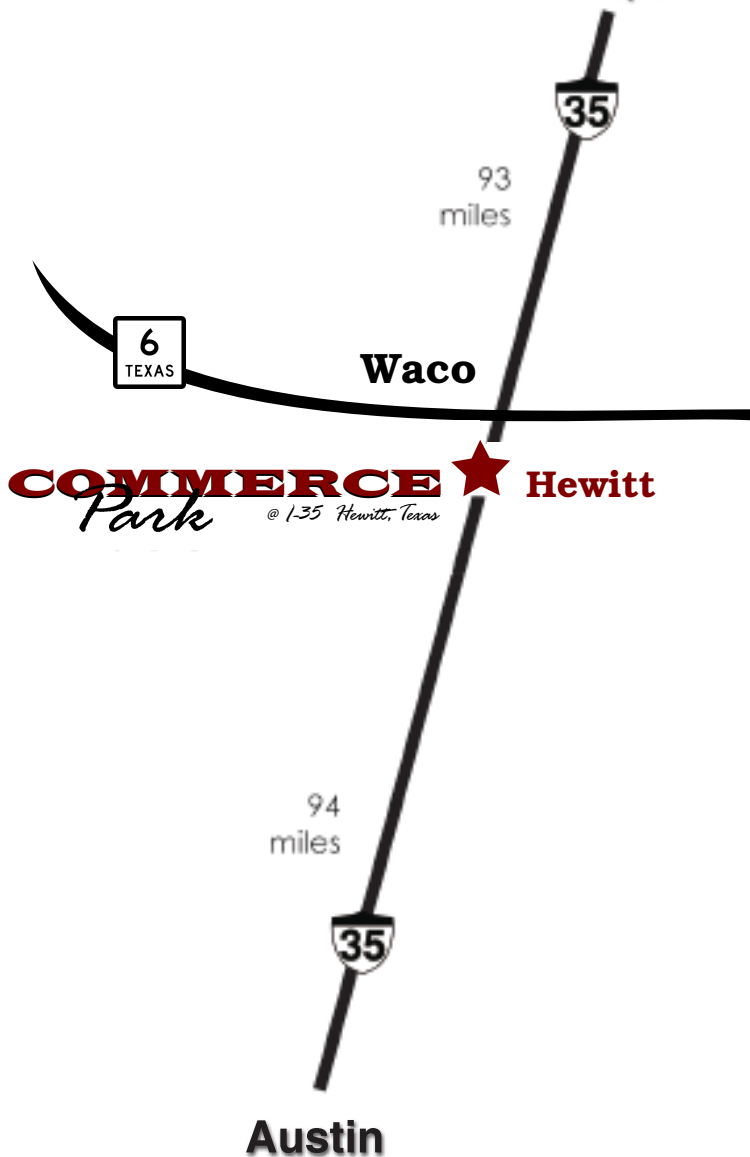
**COMMERCE**  
*Park* @ I-35 Hewitt, Texas

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.

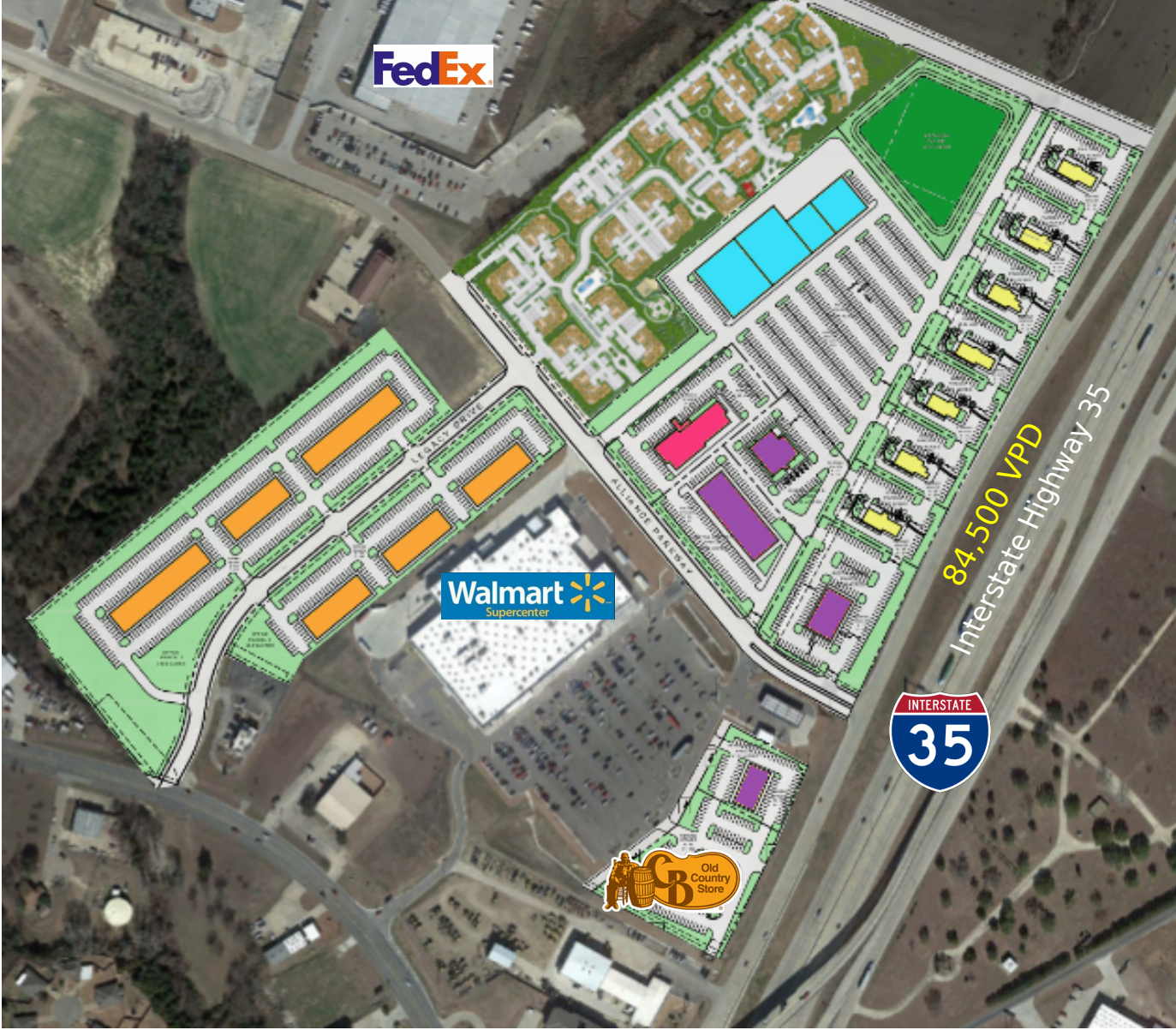
The entire development is protected by covenants, restrictions and zoning to ensure maximum use and efficiency. The exhibits contained herein are a conceptual rendering of how development could unfold, as neighbors like Walmart Super Center, Cracker Barrel, and FedEx Distribution Center continue to develop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

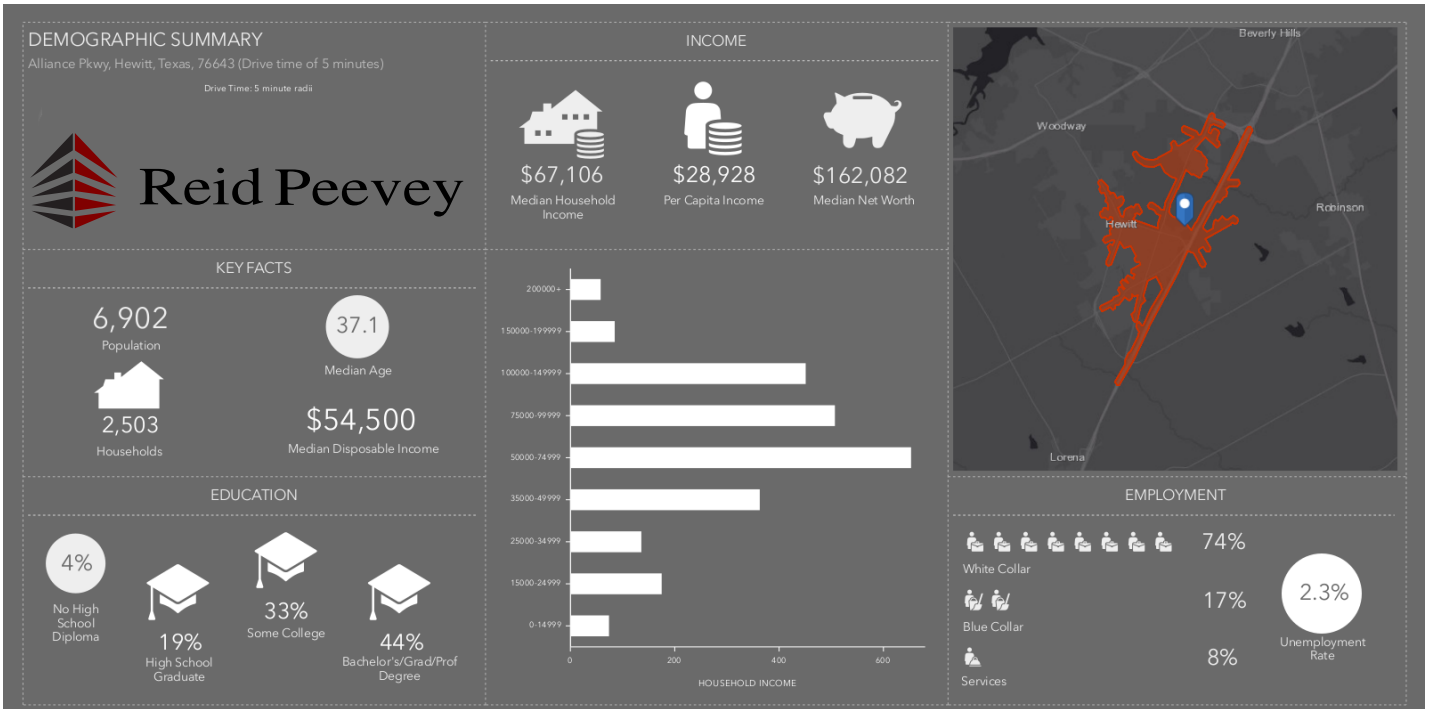
Reid Peevey Commercial, Broker

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**Pat Farrar**  
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# DEMOGRAPHIC Snapshot



**EDUCATION**

**4%**  
No High School Diploma

  
**19%**  
High School Graduate

  
**33%**  
Some College

  
**44%**  
Bachelor's/Grad/Prof Degree



**community  
focused  
development**

**COMMERCE**  
*Park* @ 1-35 Hewitt, Texas



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# Commerce Park Pad Sites

PAD SITES AVAILABLE



## OFFERING MEMORANDUM

*Prepared by:*

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Associate Broker

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Alliance at Legacy  
Hewitt, TX 76655



Reid Peevey  
Commercial

# Commerce Park Pad Sites

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Commercial**



## OFFERING SUMMARY

ADDRESS	Alliance at Legacy Hewitt TX 76655
PRICE839000	\$16/sf

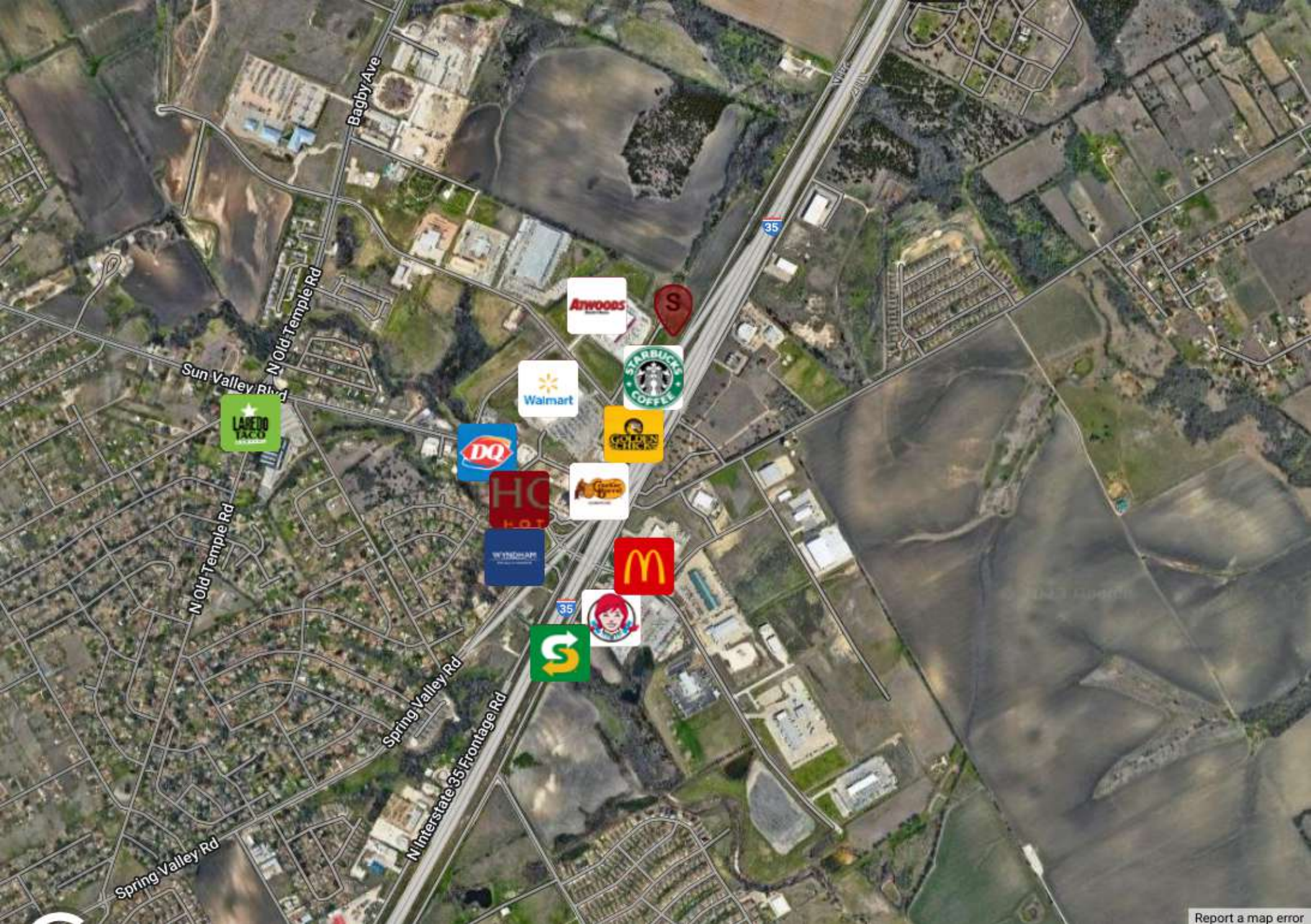
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	2,419	31,055	82,081
2023 Median HH Income	\$88,808	\$83,859	\$69,179
2023 Average HH Income	\$98,423	\$109,479	\$96,137

### Commerce Park

- I-35 frontage Pad Sites Available. Shadow Anchored by Atwood's and Wal-Mart. High traffic and visibility, with easy access to I-35.
- Other Pad users include Starbucks, Cracker Barrel, Golden Chick, White Water Car Wash and Capital Farm Credit.
- 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.







[Report a map error](#)

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

Situated on Interstate 35 in the Heart of Texas, this master-planned development is ideally located within equidistant reach of the Dallas/Ft. Worth Metroplex and Austin. This provides your clients, contractors, suppliers and vendors with immediate access to your facilities.

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.

Your investment is protected for the long term by carefully thought out protective covenants, conditions and restrictions designed to provide an aesthetic continuity to the business community. Landscaped drives and approaches show your visitors that you care enough to locate your business in an area that is set above the rest.



# COMMERCE *Park*

@ I-35, Hewitt, Texas





SITES

Legacy Dr

Alliance Pkwy

N Interstate 35 Frontage Rd

35

063



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	1,673	17,088	57,495
2010 Population	2,109	23,554	66,203
2023 Population	2,419	31,055	82,081
2028 Population	2,447	31,569	85,315
2023-2028: Population: Growth Rate	1.15 %	1.65 %	3.90 %
<b>2023 HOUSEHOLD INCOME</b>			
<b>less than \$15,000</b>	37	326	1,636
<b>\$15,000-\$24,999</b>	53	673	2,277
<b>\$25,000-\$34,999</b>	53	738	2,856
<b>\$35,000-\$49,999</b>	66	951	3,303
<b>\$50,000-\$74,999</b>	167	2,499	6,944
<b>\$75,000-\$99,999</b>	187	1,575	4,242
<b>\$100,000-\$149,999</b>	322	2,602	5,339
<b>\$150,000-\$199,999</b>	67	1,374	3,035
<b>\$200,000 or greater</b>	36	963	2,045
Median HH Income	\$88,808	\$83,859	\$69,179
Average HH Income	\$98,423	\$109,479	\$96,137

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	623	6,407	23,554
2010 Total Households	806	8,754	25,777
2023 Total Households	989	11,700	31,678
2028 Total Households	1,007	11,997	33,220
2023 Average Household Size	2.44	2.54	2.52
2000 Owner Occupied Housing	506	4,083	13,638
2000 Renter Occupied Housing	111	2,155	8,930
2023 Owner Occupied Housing	760	8,114	19,396
2023 Renter Occupied Housing	229	3,586	12,282
2023 Vacant Housing	21	528	2,204
2023 Total Housing	1,010	12,228	33,882
2028 Owner Occupied Housing	783	8,412	20,204
2028 Renter Occupied Housing	224	3,585	13,016
2028 Vacant Housing	19	497	2,160
2028 Total Housing	1,026	12,494	35,380
2023-2028: Households: Growth Rate	1.80 %	2.50 %	4.80 %

Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	157	2,304	5,873
2023 Population Age 35-39	186	2,384	5,769
2023 Population Age 40-44	206	2,207	5,262
2023 Population Age 45-49	149	1,753	4,431
2023 Population Age 50-54	135	1,709	4,465
2023 Population Age 55-59	146	1,848	4,860
2023 Population Age 60-64	144	1,791	4,932
2023 Population Age 65-69	132	1,661	4,668
2023 Population Age 70-74	113	1,364	3,942
2023 Population Age 75-79	72	998	2,898
2023 Population Age 80-84	37	683	2,103
2023 Population Age 85+	26	927	2,384
2023 Population Age 18+	1,842	23,996	63,571
2023 Median Age	39	39	39

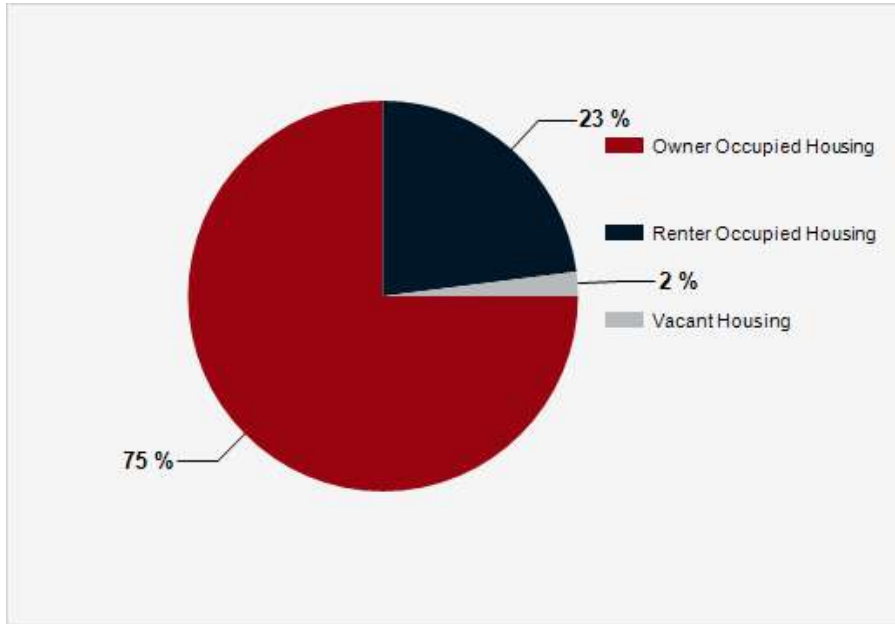
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$91,387	\$81,307	\$66,788
Average Household Income 25-34	\$99,875	\$104,538	\$88,120
Median Household Income 35-44	\$100,841	\$103,502	\$85,049
Average Household Income 35-44	\$113,404	\$126,105	\$110,892
Median Household Income 45-54	\$103,247	\$105,933	\$87,596
Average Household Income 45-54	\$115,608	\$131,334	\$115,038
Median Household Income 55-64	\$95,921	\$92,210	\$77,626
Average Household Income 55-64	\$102,112	\$117,641	\$106,920
Median Household Income 65-74	\$75,297	\$70,183	\$64,325
Average Household Income 65-74	\$81,989	\$94,049	\$90,138
Average Household Income 75+	\$55,887	\$69,991	\$71,097

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	172	2,199	5,656
2028 Population Age 35-39	172	2,418	6,059
2028 Population Age 40-44	184	2,316	5,770
2028 Population Age 45-49	194	2,111	5,248
2028 Population Age 50-54	141	1,687	4,451
2028 Population Age 55-59	127	1,626	4,447
2028 Population Age 60-64	133	1,698	4,723
2028 Population Age 65-69	129	1,645	4,690
2028 Population Age 70-74	114	1,494	4,360
2028 Population Age 75-79	93	1,213	3,526
2028 Population Age 80-84	55	895	2,561
2028 Population Age 85+	34	1,022	2,721
2028 Population Age 18+	1,875	24,519	66,273
2028 Median Age	39	40	40

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,343	\$93,809	\$76,044
Average Household Income 25-34	\$112,483	\$119,357	\$100,639
Median Household Income 35-44	\$104,243	\$111,440	\$93,331
Average Household Income 35-44	\$126,985	\$141,073	\$122,596
Median Household Income 45-54	\$108,267	\$114,110	\$97,196
Average Household Income 45-54	\$128,192	\$145,126	\$126,398
Median Household Income 55-64	\$103,170	\$104,631	\$87,844
Average Household Income 55-64	\$116,105	\$134,923	\$120,638
Median Household Income 65-74	\$84,125	\$82,196	\$73,183
Average Household Income 65-74	\$95,949	\$110,622	\$104,522
Average Household Income 75+	\$68,345	\$83,490	\$85,716



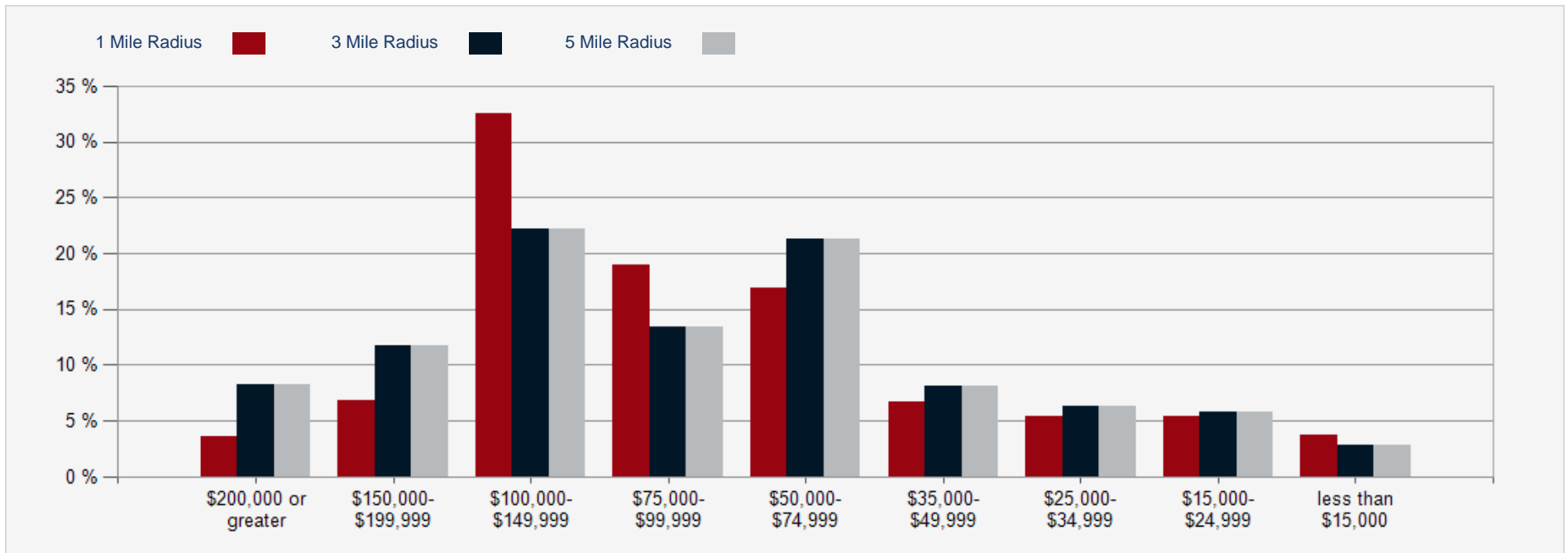
## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median



## 2023 Household Income



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SITES

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