



WILL PHIPPS CCIM

H. BLAND CROMWELL CCIM, SIOR

**1845 W LAKE SHORE DR.
WACO, TX 76708**

FOR SALE
30.534+/- ACRES

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

Cromwell Commercial Group is proud to partner with Cushman & Wakefield and present this incredible development opportunity to the market.

The C-3 general commercial district is intended to provide for a wide variety of business uses in locations with a high degree of accessibility to major transportation corridors. Lot area, height and yard requirements are designed to meet contemporary standards for commercial development on individual sites as well as in unified centers.

- City of Waco Utilities
- 19,787+ Vehicles per Day Traffic Counts
- Next door to McLennan Community College and Waco Regional Airport
- Signalized Hard Corner

PROPERTY HIGHLIGHTS

LOCATION

1845 W Lake Shore Dr, Waco, TX 76708

PROPERTY TYPE

Commercial Excess Land

MARKET

Waco

SUBMARKET

China Spring

ZONING

C-3 General Commercial

LOT SIZE

30.534 +/- Acres

ASKING PRICE

Call for pricing



Will Phipps CCIM
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PHOTO GALLERY



BOUNDARY LINES ARE APPROXIMATE



Will Phipps CCIM
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RIVERBEND
BALL FIELDS



MCLENNAN
COMMUNITY COLLEGE

AVAILABLE
30.534 +/- ACRES

W LAKE SHORE DR

N 19TH STREET



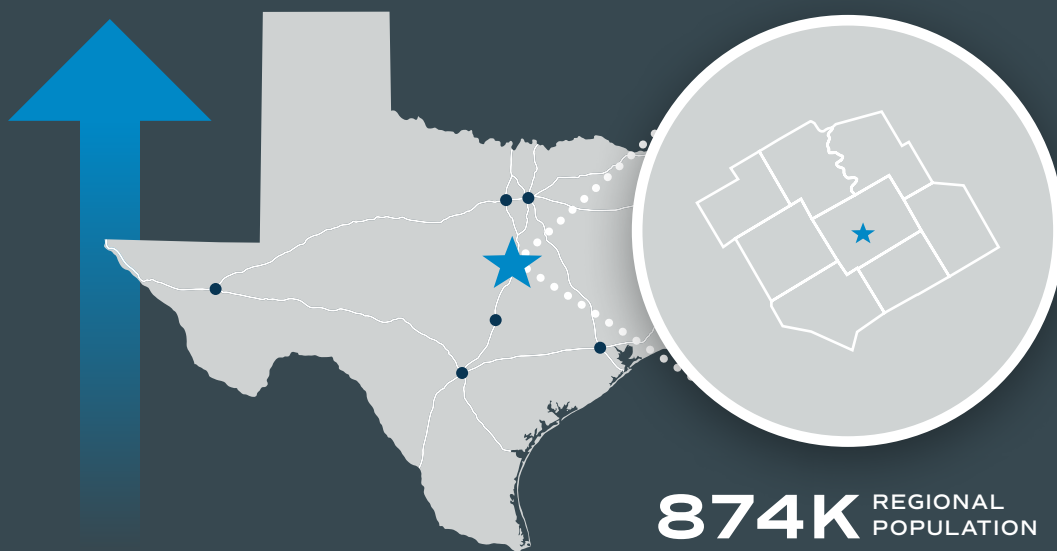
 Click to view property

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REGIONAL HIGHLIGHTS

TRAVEL

2021 Direct Impact

Travel Spending

\$100 million

Tax Receipts by Travel Spending

\$100 million

Earnings

\$100 million

Employment

5,800 jobs

TOURISM

Magnolia Market

Waco's #1 tourist draw

2022 Visits

621 thousand visits

EDUCATION

Colleges/Universities

5 in/near Waco

Baylor University

20,709 enrolled 08/22

13th largest university in Texas

COST OF LIVING

Groceries

92.4

Transport

72.3

Utilities

97.2

Healthcare

101

"Earning...\$35,000 in Waco [is] equivalent [to]

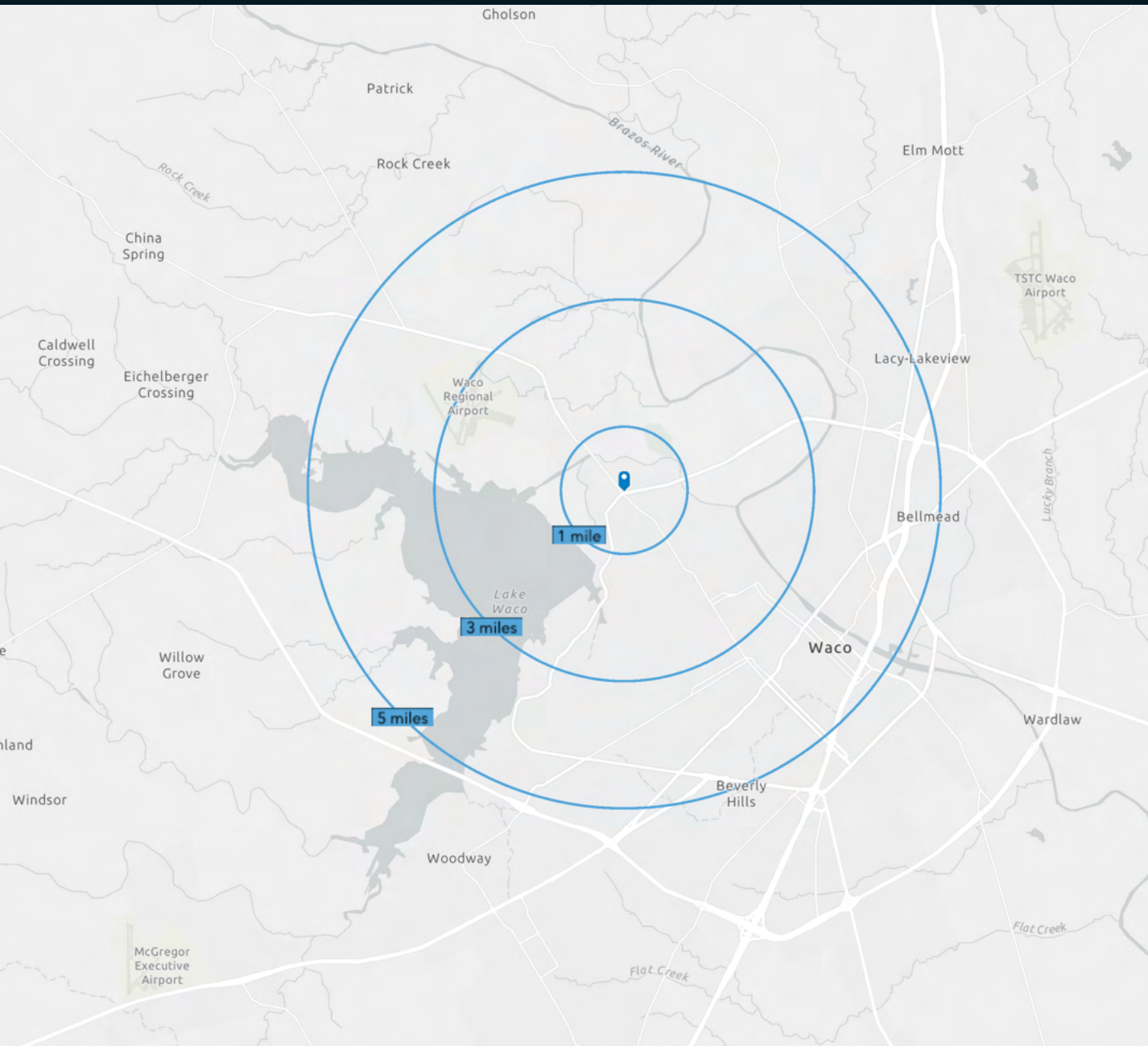
\$44,132 in Dallas or \$45,652 in Austin.



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DEMOGRAPHICS



DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	3,092	26,979	86,364
2020 Population	3,243	27,507	90,270
2024 Population	3,287	27,894	93,076



Median Age
33

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	1,520	10,175	31,500
2020 Households	1,574	10,589	33,591
2024 Households	1,600	10,870	34,463

MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2024 Income	\$42,092	\$48,723	\$51,057

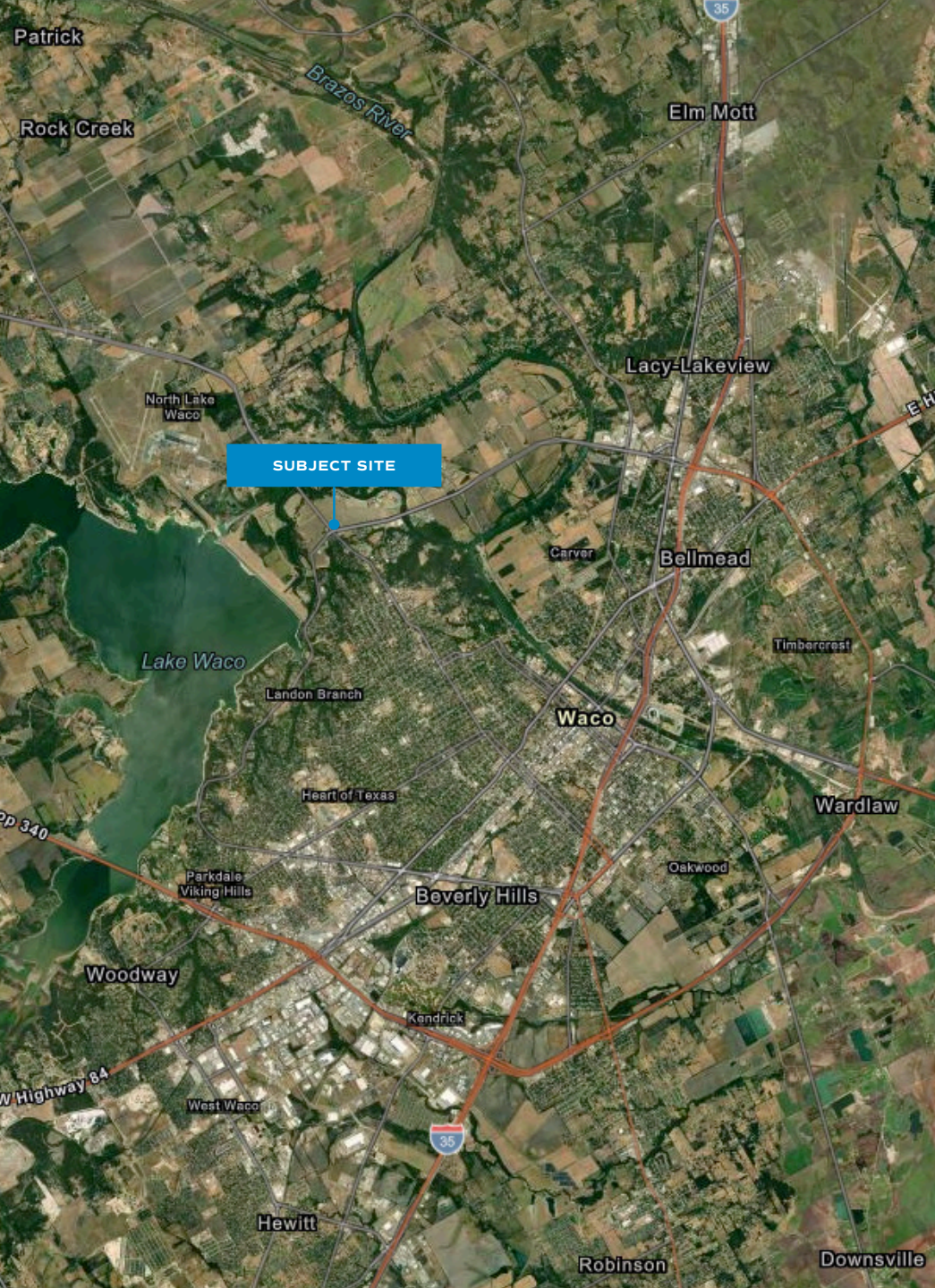
AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	\$62,347	\$71,462	\$73,115



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PRESENTED BY:



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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:

- **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.

Coldwell Banker Apex, Realtors	0590914	lori@cbapex.com	254-313-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Kathy Schroeder	269763	kathy@cbapex.com	254-776-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Will Phipps	744913	will@cromwellcommercialgroup.com	254-313-0000
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

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