CROMWELL

COMMERCIAL GROUP

PRESENTED BY:

JOSH CARTER, CCIM

711 S ROBINSON DR

ROBINSON, TX 76706

4+/- Acres of
Development Land



COLDWELL BANKER APEX, REALTORS DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. INDEPENDENT VERIFICATION AND/OR CONFIRMATION OF THE INFORMATION PROVIDED HEREIN SHOULD BE OBTAINED PRIOR TO RELYING THEREON AND THE COMPANY SHALL NOT BE HELD LIABLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF SUCH INFORMATION. FURTHER, THIS INFORMATION IS NOT INTENDED TO BE A PART OF A CONTRACTUAL AGREEMENT. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE.

PROPERTY OVERVIEW

Ideal development site located in the growing City of Robinson, just outside Waco. 479 feet of frontage located on the west side of busy State Hwy 77 (Robinson Dr), just north of the intersection of W Moonlight Dr. City of Robinson utilities indicate a 6-inch water main and 8-inch sewer main along the frontage of the property. Versatile (C-1) zoning allows for uses, such as banking, medical, office, retail sales, restaurants (including drive-throughs), service, shopping center, fitness, etc. 2021 TXDOT traffic counts indicate 25,000+ vehicles per day.

PROPERTY HIGHLIGHTS

- Ideal development site
- City utilities present
- Commercial zoning
- Additional land available

Up to 8+/- acres available. This property at 711 S Robinson Dr can be purchased along with the adjacent 4+/- acres at 800 S Old Robinson Rd. Ask the listing broker for additional information.

PROPERTY SUMMARY

PROPERTY TYPE
Development Land

LOCATION
Robinson, TX (Greater Waco Area)

LIST PRICE
$970,000

LAND AREA
4.05 Acres (176,418 Sq. Ft.)

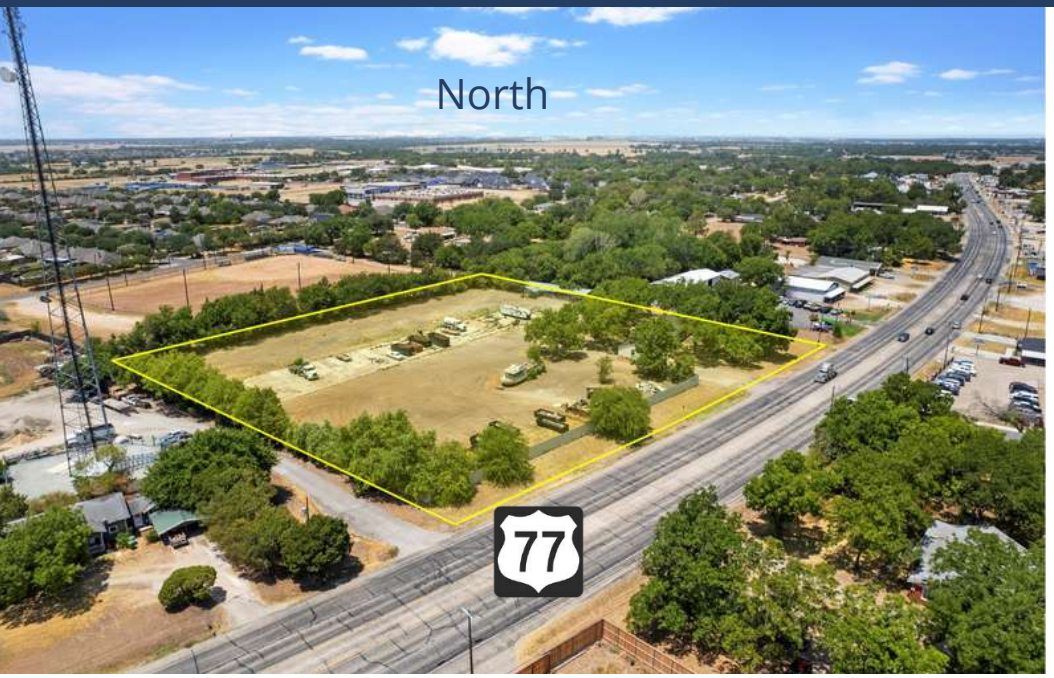
UNIT PRICE
$5.50 per Sq. Ft.

ZONING
(C-1) Light Commercial District

UTILITIES
Electricity: Oncor Electric Delivery
Water: City of Robinson
Sewer: City of Robinson
Natural Gas: Atmos Energy

Josh Carter, CCIM
(254) 313-0000
josh@cromwellcommercialgroup.com

PHOTO GALLERY - AERIAL









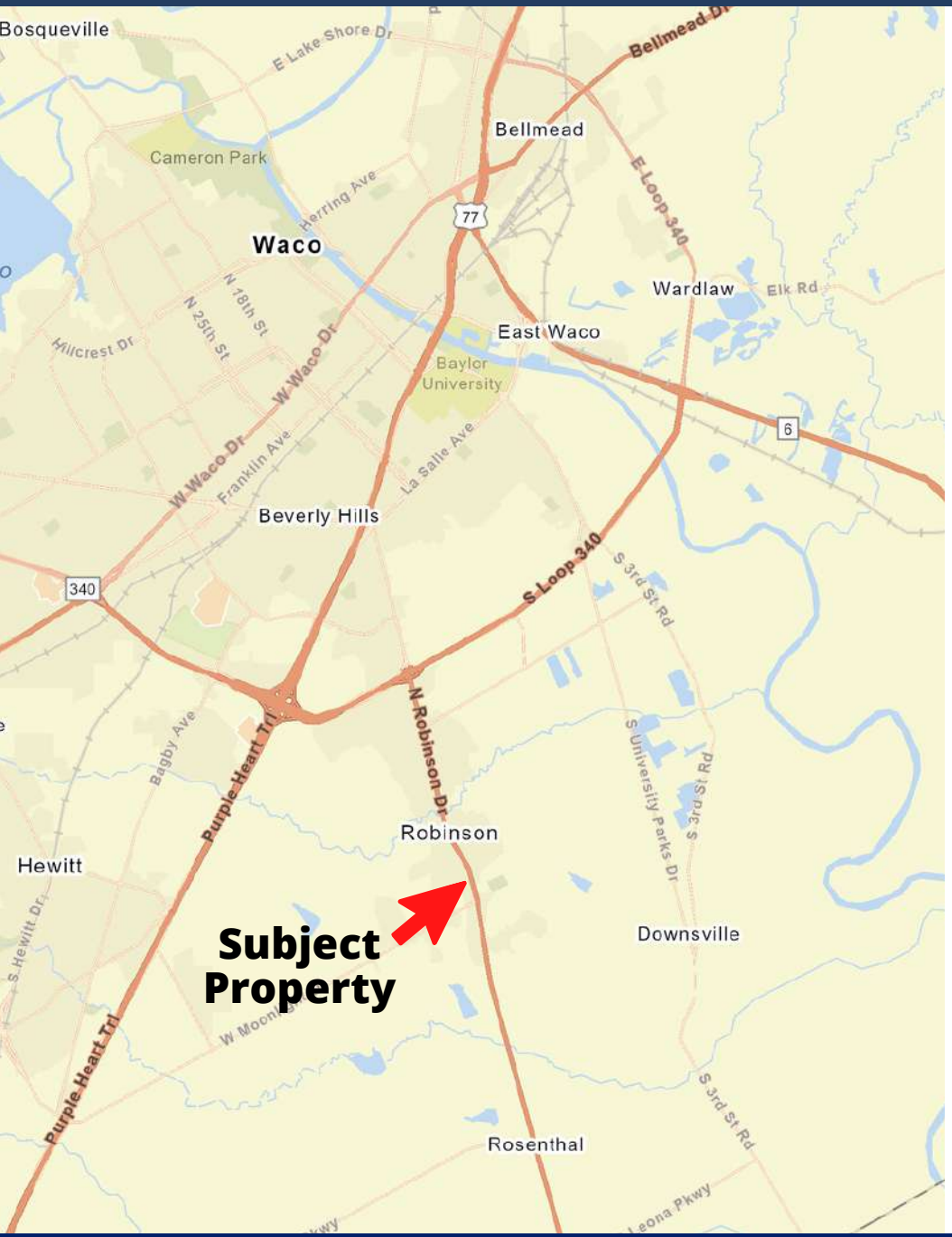
Josh Carter, CCIM
(254) 313-0000
josh@cromwellcommercialgroup.com

ADJACENT PROPERTY



Josh Carter, CCIM
(254) 313-0000
josh@cromwellcommercialgroup.com

AREA MAPS





Josh Carter, CCIM
(254) 313-0000
josh@cromwellcommercialgroup.com

MARKET OVERVIEW



LOCATION

Deep in the heart of Texas, settled conveniently between Dallas and Austin on the I35 corridor sits the city of Waco, an ever-growing hub of family life, business, and delightful southern culture. Founded in 1849 on the banks of the beautiful Brazos River, Waco has flourished into a prime area for businesses and families looking to settle in a place of peaceful potential.



COMMUNITY

Waco is currently home to over 138,000 residents and growing every year. McLennan County, including those in Waco proper, is home to over 256,000 people. Baylor University, TSTC, and McLennan Community College have all made Waco home, and together they comprise a diverse cross section of higher education. Situated along Interstate 35 and the banks of the Brazos River is the sprawling campus of historic Baylor University, Texas' oldest university – a sure sign to all passersby that when you're in Waco, you're in Bear Country. Sic 'em!



COMMERCE

Waco's job market reflects its natural appeal. Waco beats the US average of 33.5% in future job growth over the next ten years by almost 5%. An increasing median household income is due in large part to the many industries who have chosen Waco as its homebase. With two major healthcare systems and three institutions of higher education providing stability and the influx of newer and diverse industry generating fresh revenue, Waco's economic base provides for an increasingly prosperous future.



CULTURE

Waco is pleasantly dotted with museums and activities for every age. Families can fill their day with trips to Hawaiian Falls Water Park, the Mayborn Museum Complex, Waco Mammoth National Monument, Dr Pepper Museum,The Silos, or Cameron Park Zoo among many others. Waco is also home to Cameron Park, the second largest inner city park in the nation. It's beaten only by Central Park in New York City. Within walking distance of Cameron Park is the Waco Suspension Bridge. Built in 1868, it served as the inspiration for the Brooklyn Bridge in New York.

Josh Carter, CCIM
(254) 313-0000
josh@cromwellcommercialgroup.com

CROMWELL
COMMERCIAL GROUP

PRESENTED BY:



JOSH **CARTER**, CCIM

Associate Broker

O: (254) 313-0000
C: (254) 744-5777
josh@cromwellcommercialgroup.com

EQUAL HOUSING OPPORTUNITY

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.

Coldwell Banker Commercial Jim Stewart, Realtors	590914	commercial@jsrwaco.com	(254)313-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
CB Apex Realtors, LLC	590914		
Designated Broker of Firm	License No.	Email	Phone
Kathryn Anne Schroeder	269763	kathy@cbapex.com	(254)776-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joshua William Carter	476150	joshcarter@cartercre.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**