



BOUNDARY LINES ARE APPROXIMATE

BRAD DAVIS CCIM

BRANDON DAVIS

TBD SUN VALLEY BLVD, HEWITT, TX 76643

1.093 +/- Acres

FOR SALE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



BOUNDARY LINES ARE APPROXIMATE

PROPERTY OVERVIEW

Cromwell Commercial Group is pleased to exclusively offer this 1.093 +/- acres of development land just off of IH-35 in Hewitt for sale. The tract is in the outdoor commercial district allowing a variety of commercial uses. Utilities are at the site. Ongoing area developments include the Graphic Packaging Plant, Basin Climbing and Fitness and a new apartment complex at Bagby and Gateway Blvd. Adjacent neighbors include Walmart and Dairy Queen.

- Easy access to IH-35 and surrounding communities
- C-O zoning allowing any uses in C-1 or C-2
- Utilities at the site
- Adjacent to Walmart and Dairy Queen
- 16,150 VPD per TxDOT

PROPERTY HIGHLIGHTS

PROPERTY

TBD Sun Valley Blvd (1.093 +/- Acres)

PROPERTY TYPE

Development Land

MARKET

Waco | IH-35

SUBMARKET

Hewitt

ZONING

C-O

LOT SIZE

1.093 +/- Acres

SALES PRICE

\$570,000



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PHOTO GALLERY



Brad Davis CCIM
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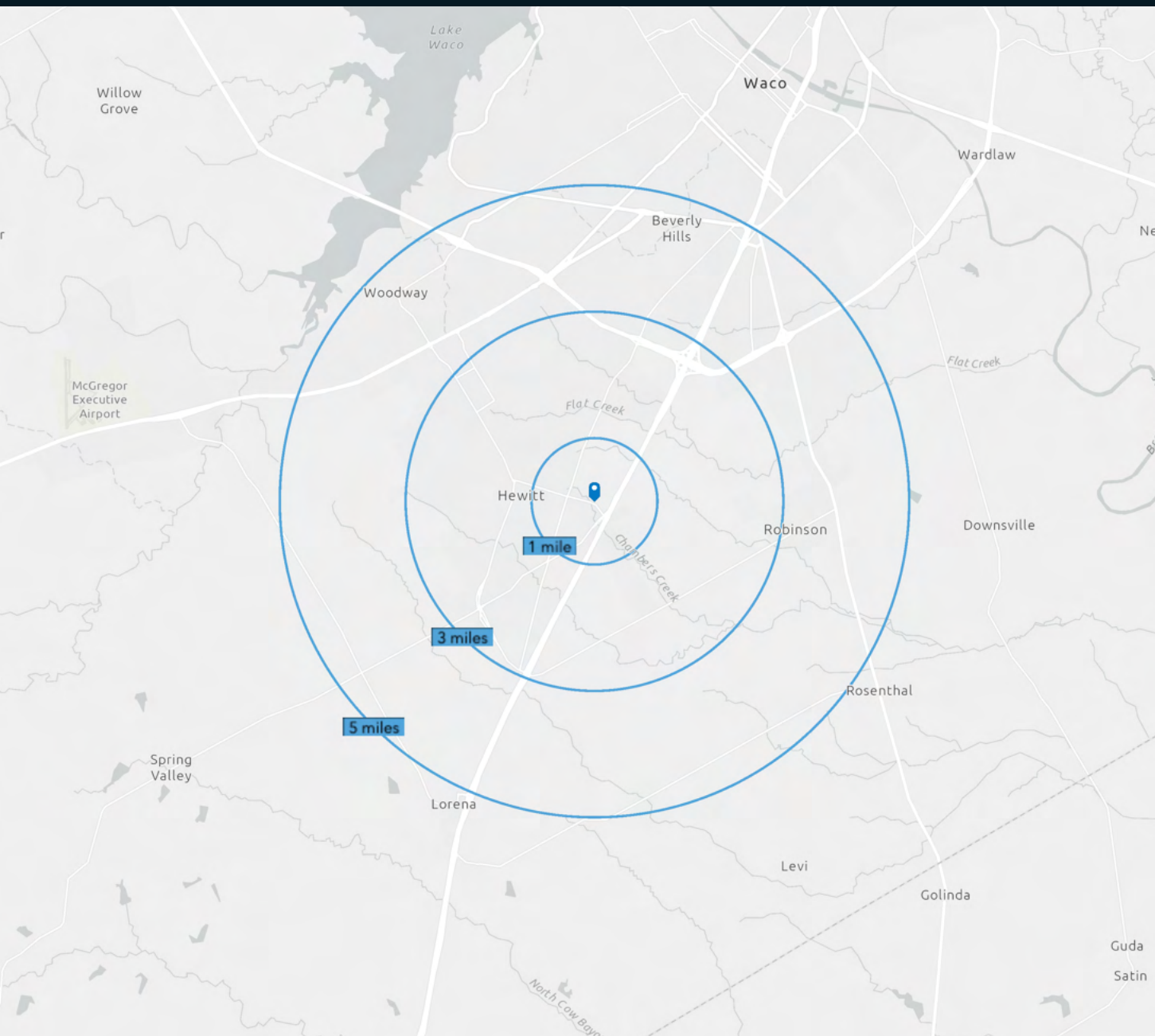
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DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	3,258	23,434	63,687
2020 Population	3,610	31,060	76,118
2023 Population	3,693	32,417	79,328



Median Age
39

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	1,213	8,796	24,758
2020 Households	1,422	11,654	29,172
2023 Households	1,458	12,236	30,571

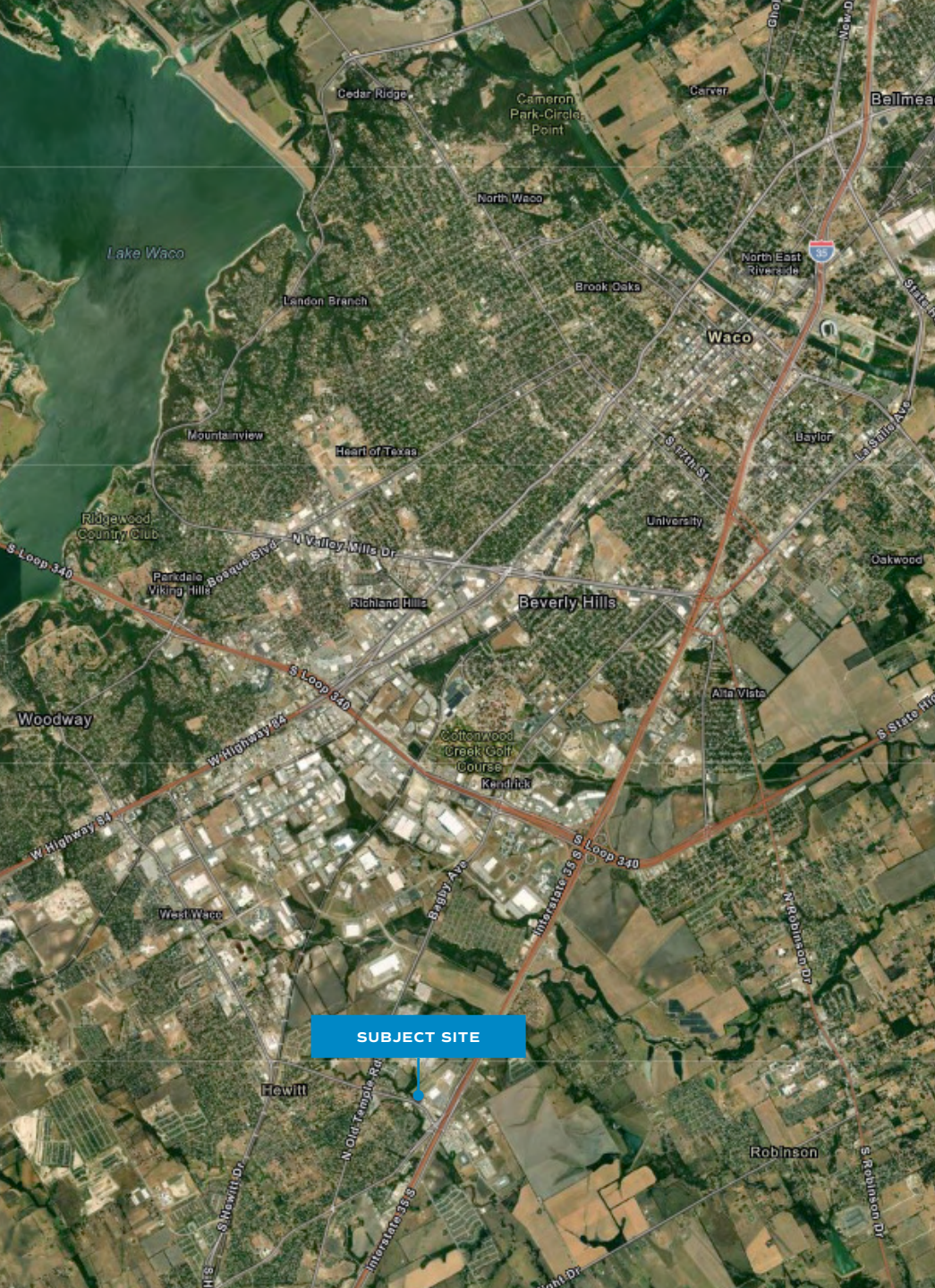
MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	\$89,944	\$83,784	\$70,056

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	\$101,128	\$108,408	\$96,782





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PRESENTED BY:



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BRANDON DAVIS

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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date