

HERRING AVE  
MELODY GROVE APARTMENTS

GHOLSON RD

*Boundary lines are approximate.*

# FOR SALE

## MULTI-FAMILY DEVELOPMENT LAND

TBD HERRING AVE | WACO, TX 76704



PRESENTED BY  
**MICHAEL TAYLOR, CCIM**

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## DISCLAIMER

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Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Kelly, Realtors, its agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions and estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Kelly, Realtors, its agents or subagents, recommends to any Seller or Landlord, Purchaser or Tenant, to retain any legal, financial or consulting professional to assist in reviewing, analyzing or completing any documents or property review and analysis associated with the transaction.

Kelly, Realtors, its agents or sub agents make no representations expressly or implied regarding legally permissible uses of the property and the condition of the property, including but not limited to any physical, environmental, mechanical, electrical or plumbing system or characteristic. Kelly, Realtors recommends that any prospective purchaser or tenant retain qualified inspectors and/or engineers to assess the suitability and condition of the property. Additionally, Kelly, Realtors recommends that any prospective purchaser or tenant personally verify any land use restrictions or zoning compliance issues and utility availability with the appropriate authority and/or governing office which may impact the intended or future use of the property.

In accordance with the law, this property is offered without respect to race, color, and creed, sex, and national origin, physical or familial status. Kelly Realtors 1229 N. Valley Mills Drive Waco, TX 76710 Phone 254-741-1500 Fax 254-741-1506

# PROPERTY SUMMARY

## Summary:

Asking Price: \$995,000  
Size (Ac): +/- 23.715 Ac (MCAD)  
Size (Sf): +/- 1,032,991 Sf (MCAD)  
\$/Ac: \$41,956  
Lot Density: Up to 14.52 units per acre  
Zoning: [R-3B](#)  
2025 Taxes: \$9,522.78 (MCAD)  
School District: J.H. Hines Elementary  
GW Carver Middle  
Waco High

## Utilities:

Water: City of Waco  
Sewer: City of Waco



## Property Highlights:

- Current zoning allows single-family, two family, townhome & multi-family development
- Located adjacent to Central Texas Food Bank (Opening July 2026)
- Two access points (JJ Flewellen Rd & Herring Ave)
- Located adjacent to Waco's MKT Hike & Bike Trail

# AERIAL



Outlines are approximate.

# ZONING MAP



# UTILITY MAP

## Water

### Water Line

- Distribution Main
- Transmission Main
- Service Line
- Fire Line
- Fire Hydrant Line
- Reclaimed Distribution Line
- Reclaimed Transmission Line
- Raw Water Line
- - - Distribution Main (NF)
- - - Transmission Main (NF)
- - - Service Line (NF)
- - - Fire Line (NF)
- - - Fire Hydrant Line (NF)
- - - Reclaimed Distribution Line (NF)
- - - Reclaimed Transmission Line (NF)
- - - Raw Water (NF)



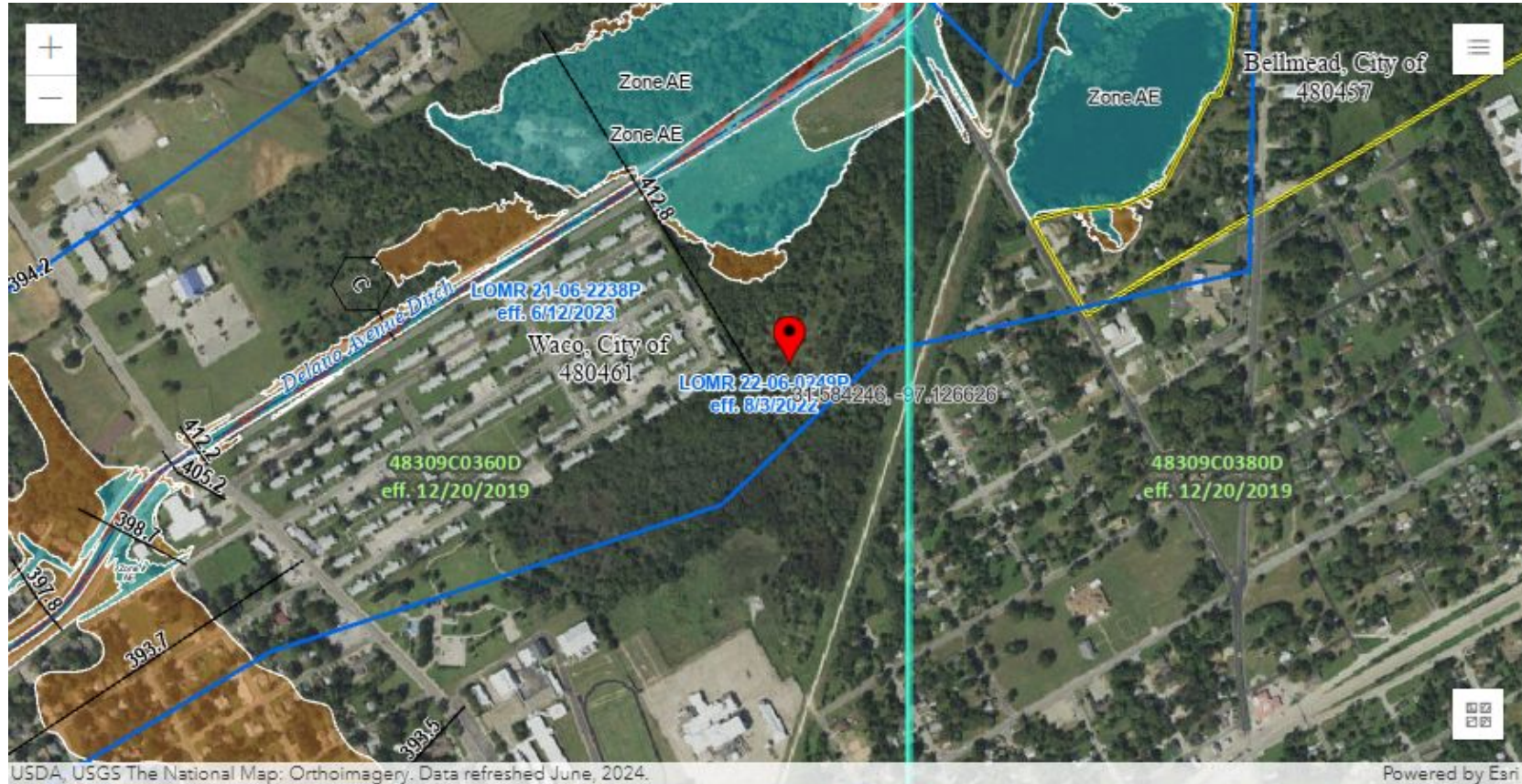
## Sewer

### Sewer Line

#### Sewer Line Type

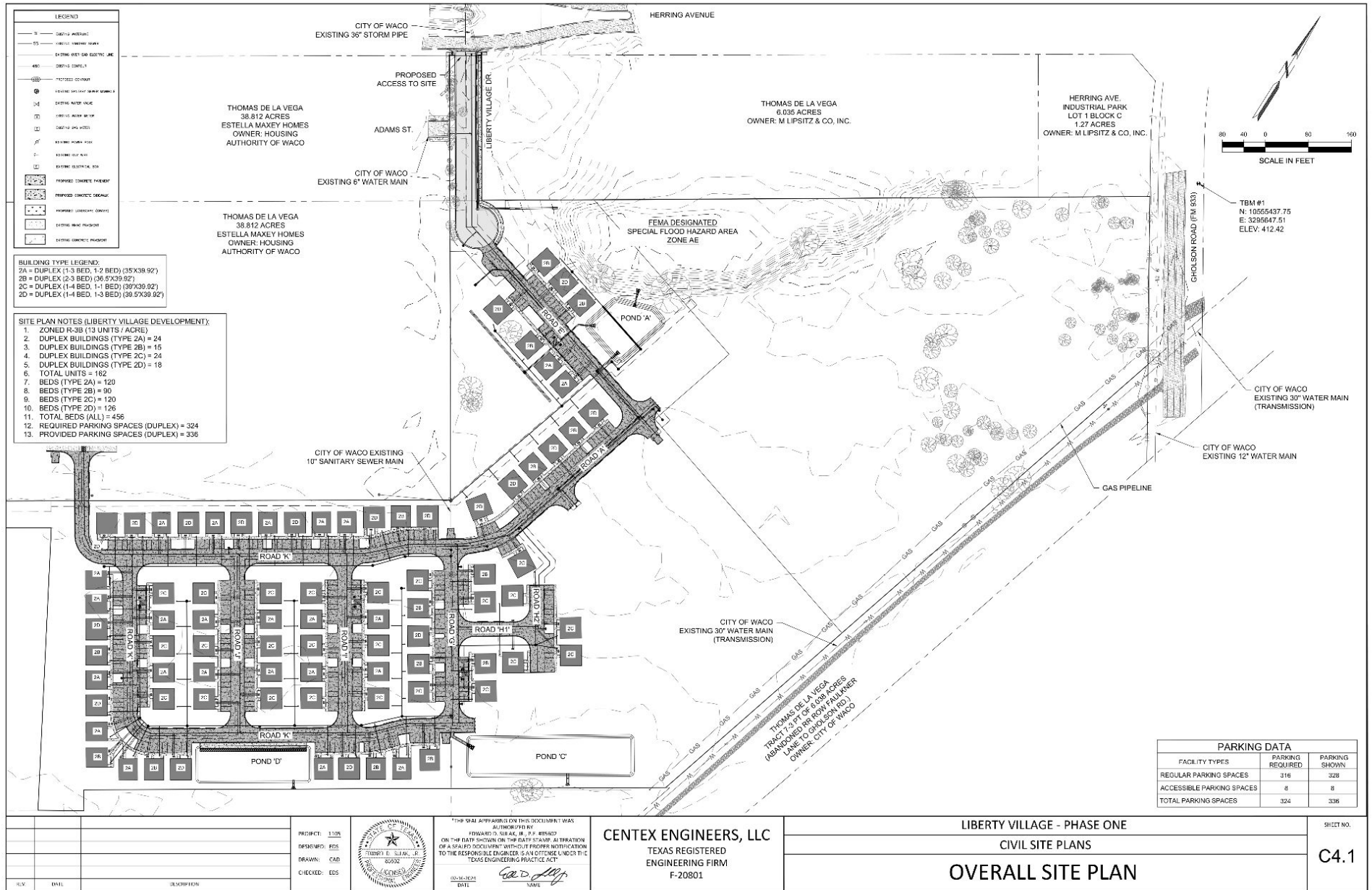
- > Main
- Service Line
- > Force Main
- BRA Interceptor
- > BRA Force Main

# FEMA FLOOD MAP



<p><b>PIN</b></p> <ul style="list-style-type: none"> <li> Approximate location based on user input and does not represent an authoritative property location</li> </ul> <p><b>MAP PANELS</b></p> <ul style="list-style-type: none"> <li> Selected FloodMap Boundary</li> <li> Digital Data Available</li> <li> No Digital Data Available</li> <li> Unmapped</li> </ul> <p><b>OTHER AREAS</b></p> <ul style="list-style-type: none"> <li> NO SCREEN Area of Minimal Flood Hazard Zone X</li> <li> Effective LOMRs</li> <li> Area of Undetermined Flood Hazard Zone D</li> <li> Otherwise Protected Area</li> <li> Coastal Barrier Resource System Area</li> </ul>	<p><b>SPECIAL FLOOD HAZARD AREAS</b></p> <ul style="list-style-type: none"> <li> Without Base Flood Elevation (BFE) Zone A, V, A99</li> <li> With BFE or Depth</li> <li> Regulatory Floodway Zone AE, AO, AH, VE, AR</li> </ul> <p><b>OTHER AREAS OF FLOOD HAZARD</b></p> <ul style="list-style-type: none"> <li> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</li> <li> Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li> Area with Reduced Flood Risk due to Levee. See Notes. Zone X</li> <li> Area with Flood Risk due to Levee Zone D</li> </ul>	<p><b>OTHER FEATURES</b></p> <ul style="list-style-type: none"> <li> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li> 17.5 Coastal Transect Base Flood Elevation Line (BFE)</li> <li> Limit of Study</li> <li> Jurisdiction Boundary</li> <li> Coastal Transect Baseline</li> <li> Profile Baseline</li> <li> Hydrographic Feature</li> </ul> <p><b>GENERAL STRUCTURES</b></p> <ul style="list-style-type: none"> <li> Channel, Culvert, or Storm Sewer</li> <li> Levee, Dike, or Floodwall</li> </ul>
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# PROPOSED SITE PLAN / PHASE I



# SURVEY

STATE OF TEXAS §  
 COUNTY OF MCLENNAN §  
 WINDROSE WACO PHOENIX PROPERTIES, LLC ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE TOMAS DE LA VEGA SURVEY, ABSTRACT NUMBER 43, MCLENNAN COUNTY, TEXAS, BEING A RESUBDIVISION OF LOT 1, BLOCK 1, GHOLSON 35 ADDITION, LOT 1 AND 2, BLOCK 1 TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2023001664 OF THE PLAT RECORDS MCLENNAN COUNTY, TEXAS AND SAME BEING A PORTION OF THE TRACT OF LAND DESCRIBED TO WACO PHOENIX PROPERTIES, LLC IN WARRANTY DEED RECORDED IN DOCUMENT (DOC.) NO. 201400737, OF THE OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH NO COMBINED SCALE FACTOR:

BEGINNING AT A 1/2-INCH REBAR FOUND FOR THE WESTERMOST-SOUTHWEST CORNER OF SAID LOT 1, THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO THE HOUSING AUTHORITY OF WACO IN GENERAL WARRANTY DEED RECORDED IN VOLUME (VOL.), 809, PAGE (PG.) 392, OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS (D.E.M.C.T.), AND LYING IN THE NORTHWEST RIGHT-OF-WAY LINE OF J.J. FLEWELLEN ROAD (A 60-FOOT RIGHT-OF-WAY).

THENCE NORTH 57 DEGREES 38 MINUTES 50 SECONDS EAST, DEPARTING THE NORTHWEST RIGHT-OF-WAY OF SAID J.J. FLEWELLEN ROAD, AND WITH A NORTHWEST LINE OF SAID LOT 1, A DISTANCE OF 1,928.92 FEET TO A 1/2-INCH REBAR FOUND FOR A NORTHWEST CORNER THEREOF;

THENCE NORTH 32 DEGREES 22 MINUTES 21 SECONDS WEST, WITH A SOUTHWEST LINE OF SAID LOT 1 AND THE NORTHWEST LINE OF SAID HOUSING AUTHORITY OF WACO TRACT AND THE NORTHWEST LINE OF ESTELLA MAXEY PLACE ANNEX, AN ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK (BK.) B, PG. 658, OF THE PLAT RECORDS OF MCLENNAN COUNTY, TEXAS, A DISTANCE OF 828.40 FEET TO A 1/2-INCH CAPPED REBAR STAMPED "WINDROSE" SET FOR THE NORTH CORNER OF SAID ESTELLA MAXEY PLACE ANNEX, SAID POINT LYING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF HERRING AVENUE (150' RIGHT-OF-WAY);

THENCE NORTH 57 DEGREES 39 MINUTES 03 SECONDS EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID HERRING AVENUE, A DISTANCE OF 593.63 FEET TO A 1/2 INCH REBAR CAPPED "WINDROSE" SET FOR A NORTH CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF A REMAINDER OF A TRACT OF LAND DESCRIBED TO M. LIPSTZ & CO. INC. BY DEED RECORDED IN VOLUME 1209, PAGE 88, DEED RECORDS, MCLENNAN COUNTY, TEXAS;

THENCE SOUTH 32 DEGREES 22 MINUTES 19 SECONDS EAST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID HERRING AVENUE, WITH A NORTHEAST LINE OF SAID LOT 1 AND A SOUTHWEST LINE OF SAID M. LIPSTZ & CO. INC., A DISTANCE OF 269.55 FEET TO A 1/2 INCH REBAR CAPPED "WINDROSE" SET FOR AN INTERIOR ELL CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO M. LIPSTZ & CO. INC. BY DEED RECORDED IN INSTRUMENT NUMBER 2023000221, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS;

THENCE NORTH 57 DEGREES 29 MINUTES 35 SECONDS EAST, WITH A NORTHWEST LINE OF SAID LOT 1 AND THE SOUTHWEST LINE OF SAID TRACT AND SECOND REFERENCED LIPSTZ TRACT, A DISTANCE OF 1,242.49 FEET TO A 1/2-INCH CAPPED REBAR STAMPED "WINDROSE" SET FOR THE NORTHERMOST CORNER OF SAID LOT 1, SAID POINT LYING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF GHOLSON ROAD, ALSO KNOWN AS FARM-TO-MARKET ROAD 933 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 31 DEGREES 37 MINUTES 02 SECONDS EAST, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID GHOLSON ROAD, A DISTANCE OF 267.59 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR CORNER;

THENCE SOUTH 58 DEGREES 22 MINUTES 58 SECONDS WEST, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID GHOLSON ROAD, OVER ACROSS AND UPON SAID LOT 1, DISTANCE OF 168.36 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR CORNER;

THENCE SOUTH 31 DEGREES 37 MINUTES 02 SECONDS EAST, CONTINUING THROUGH SAID LOT 1, A DISTANCE OF 213.51 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR CORNER, SAID POINT LYING ON A SOUTHEAST LINE OF SAID LOT 1 AND THE NORTHWEST LINE OF THAT TRACT OF LAND DESCRIBED TO THE CITY OF WACO IN DEED RECORDED IN DOCUMENT NUMBER 2016025983 OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY, TEXAS;

THENCE SOUTH 16 DEGREES 32 MINUTES 09 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID LOT 1 AND THE NORTHWEST LINE OF SAID CITY OF WACO TRACT, A DISTANCE OF 94.05 FEET TO A 1/2-INCH REBAR FOUND FOR THE SOUTH CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO R. AND A TEXAS HOLDING, LLC, IN DOCUMENT NUMBER 2016032701, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS;

THENCE CONTINUING WITH THE COMMON LINES OF SAID LOT 1 AND SAID R. AND A HOLDINGS TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 57 DEGREES 32 MINUTES 39 SECONDS WEST, A DISTANCE OF 1,063.50 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR CORNER;

SOUTH 32 DEGREES 47 MINUTES 36 SECONDS EAST, A DISTANCE OF 38.79 FEET TO A 1/2-INCH CAPPED REBAR STAMPED "WINDROSE" SET FOR CORNER;

SOUTH 58 DEGREES 11 MINUTES 35 SECONDS WEST, A DISTANCE OF 85.56 FEET TO A 1/2-INCH REBAR FOUND FOR THE EAST CORNER OF LOT 1, BLOCK A, DRIPPING SPRINGS PARK ADDITION, AN ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 366, PLAT RECORDS, MCLENNAN COUNTY, TEXAS;

THENCE NORTH 29 DEGREES 32 MINUTES 17 SECONDS WEST, WITH A SOUTHWEST LINE OF SAID LOT 1 AND THE NORTHWEST LINE OF SAID DRIPPING SPRINGS PARK ADDITION, A DISTANCE OF 526.09 FEET TO A 1/2-INCH CAPPED REBAR STAMPED "WINDROSE" SET FOR THE NORTH CORNER THEREOF;

THENCE SOUTH 57 DEGREES 36 MINUTES 50 SECONDS WEST, WITH A SOUTHWEST LINE OF SAID LOT 1 AND THE NORTHWEST LINE OF SAID DRIPPING SPRINGS PARK ADDITION, A DISTANCE OF 1,168.01 FEET TO A 1/2-INCH CAPPED REBAR STAMPED "WINDROSE" SET FOR THE WESTERNMOST CORNER THEREOF, AND LYING ON THE NORTHWEST RIGHT-OF-WAY LINE OF SAID J.J. FLEWELLEN ROAD;

THENCE NORTH 49 DEGREES 25 MINUTES 17 SECONDS WEST, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID J.J. FLEWELLEN ROAD, A DISTANCE OF 52.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 35,091 ACRES OR 1,628,547 SQUARE-FEET OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT WACO PHOENIX PROPERTIES, LLC, BEING THE OWNER OF THE PROPERTY DESCRIBED HEREIN AND WITHIN TO SUBDIVIDE SAME INTO LOT AND BLOCK DO HEREBY ADOPT THE PLAT ATTACHED HERETO AND TITLED: "GHOLSON 35 ADDITION, LOTS 1 AND 2, BLOCK 1 TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING A RESUBDIVISION OF GHOLSON 35 ADDITION, LOT 1, BLOCK 1 AS OUR LEGAL SUBDIVISION OF SAID" WE DO HEREBY DEDICATE ALL EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON FOR THE USE OF THE PUBLIC AND FOR THE PURPOSES HEREIN STATED ANY PRIVATE IMPROVEMENTS PLACED IN ANY OF THESE EASEMENTS OR RIGHT-OF-WAY SHALL BE PLACED THERE AT NO RISK OR OBLIGATION TO THE PUBLIC OR THE CITY OF WACO, TRUSTEE FOR THE PUBLIC, TO HOLD THESE EASEMENTS, AND THE CITY OF WACO SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ANY IMPROVEMENTS THAT ARE DAMAGED OR DESTROYED IN THE UTILIZATION OF THESE EASEMENTS OR RIGHT-OF-WAY. THE USE OF THESE LINES SHALL BE MADE IN ACCORDANCE WITH THE TERMS AND CONDITIONS SET FORTH IN ALL RESTRICTIONS AND CONDITIONS RECORDED IN MCLENNAN COUNTY, TEXAS REAL PROPERTY RECORDS PERTAINING TO THIS SUBDIVISION.

BY: WACO PHOENIX PROPERTIES, LLC

AUTHORIZED SIGNATORY \_\_\_\_\_ ADDRESS \_\_\_\_\_

PRINTED NAME/TITLE \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
 COUNTY OF \_\_\_\_\_ §  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF DENTON §  
 THIS IS TO CERTIFY THAT I, ROBERT KNESS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATED THE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

ROBERT KNESS, R.P.L.S.  
 NO. 4486

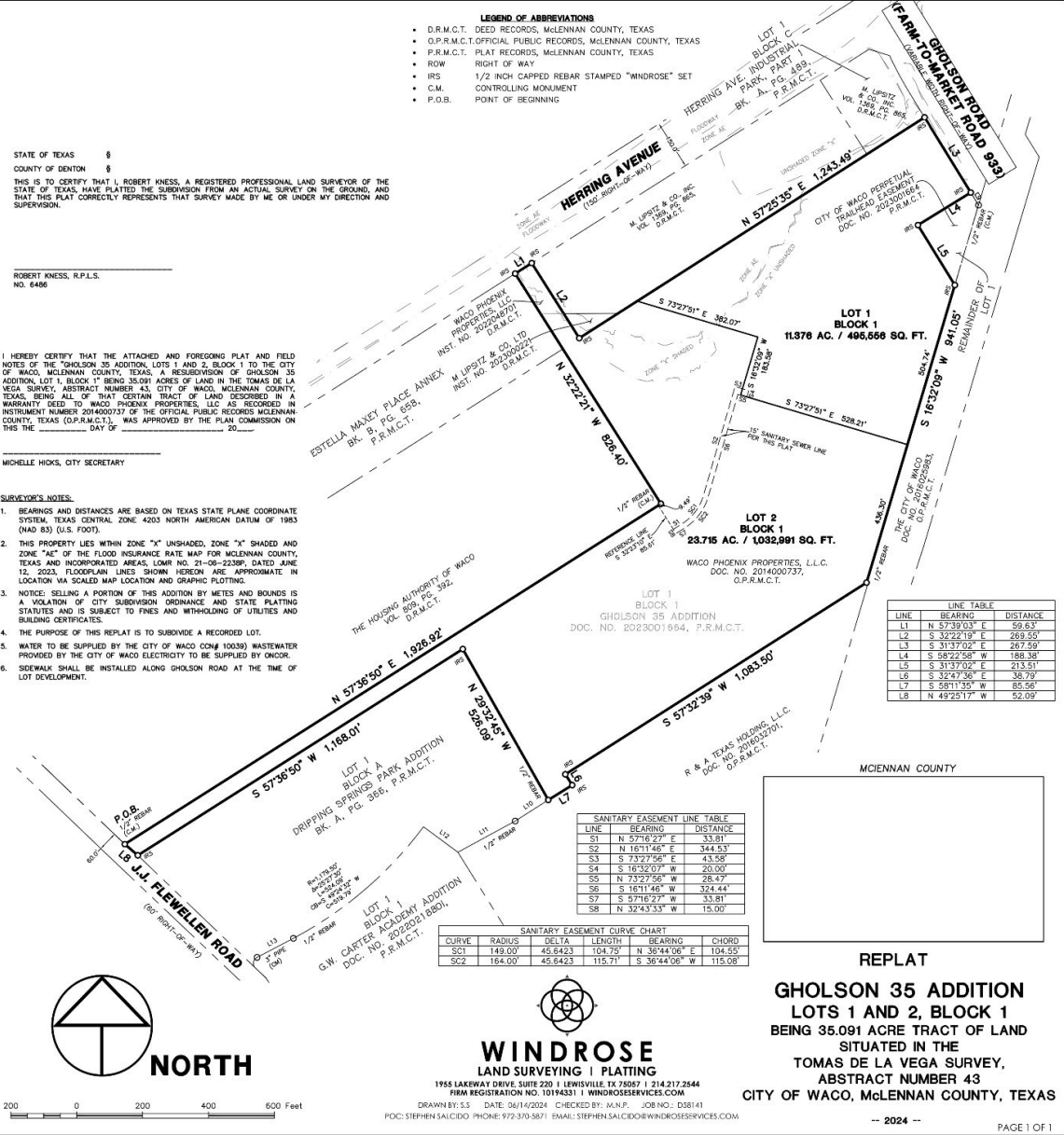
I HEREBY CERTIFY THAT THE ATTACHED AND FOREGOING PLAT AND FIELD NOTES OF THE "GHOLSON 35 ADDITION, LOTS 1 AND 2, BLOCK 1 TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, A RESUBDIVISION OF GHOLSON 35 ADDITION, LOT 1, BLOCK 1" BEING 35.091 ACRES OF LAND IN THE TOMAS DE LA VEGA SURVEY, ABSTRACT NUMBER 43, CITY OF WACO, MCLENNAN COUNTY, TEXAS, BEING ALSO THAT CERTAIN TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 201400737 OF THE OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.), WAS APPROVED BY THE PLAN COMMISSION ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

MICHELLE HICKS, CITY SECRETARY

### SURVEYOR'S NOTES:

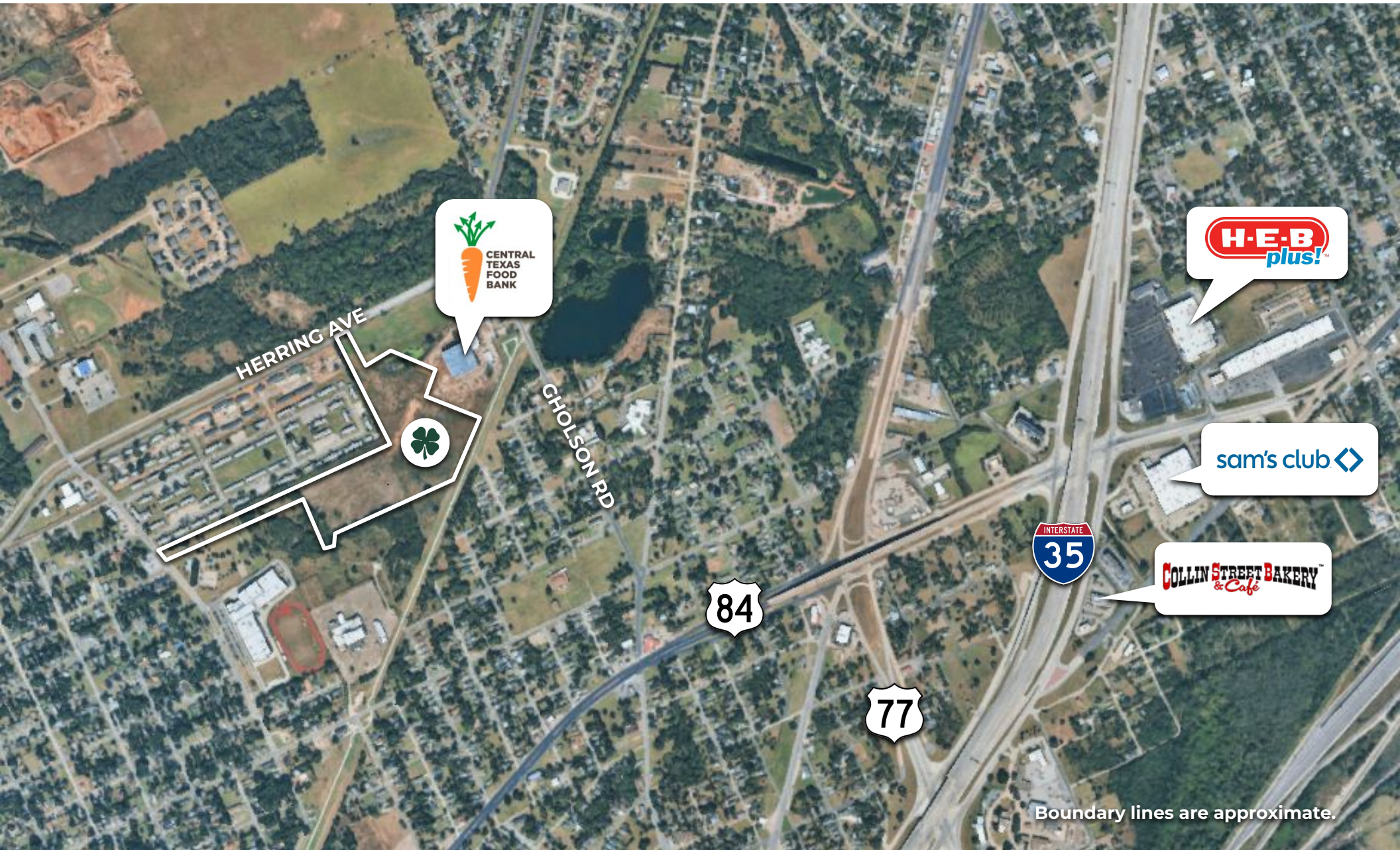
- BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT).
- THIS PROPERTY LIES WITHIN ZONE "X" UNSHADED, ZONE "Y" SHADED AND ZONE "AE" OF THE FLOOD INSURANCE RATE MAP FOR MCLENNAN COUNTY, TEXAS AND INCORPORATED AREAS, LOWR NO. 21-06-2238P, DATED JUNE 12, 2023. FLOODPLAIN LINES SHOWN HEREON ARE APPROXIMATE IN LOCATION VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- THE PURPOSE OF THIS REPEAT IS TO SUBDIVIDE A RECORDED LOT.
- WATER TO BE SUPPLIED BY THE CITY OF WACO CO#(10030) WASTEWATER PROVIDED BY THE CITY OF WACO ELECTRICITY TO BE SUPPLIED BY ONCR.
- SIDEWALK SHALL BE INSTALLED ALONG GHOLSON ROAD AT THE TIME OF LOT DEVELOPMENT.

- ### LEGEND OF ABBREVIATIONS
- D.R.M.C.T. DEED RECORDS, MCLENNAN COUNTY, TEXAS
  - O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS
  - P.R.M.C.T. PLAT RECORDS, MCLENNAN COUNTY, TEXAS
  - ROW RIGHT OF WAY
  - IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
  - C.M. CONTROLLING MONUMENT
  - P.O.B. POINT OF BEGINNING



11/09/2024 09:28:20 AM - 11/02/2024 09:28:20 AM - 11/02/2024 09:28:20 AM

# AREA MAP



# WACO TRANSIT SYSTEM ROUTE



# WACO OVERVIEW



*Waco is a city that offers convenience, located just 90 minutes from both Austin and Dallas and only 185 miles from Houston and San Antonio. Additionally, Waco is situated within three hours of 85% of the Texas population. The city boasts a strong workforce, with five local colleges and universities, 75,000 students within a 60-minute drive, and advanced education high school programs. With a population of over 140,000, it is the 22nd largest city in the state and has a growing job market, ranked second in Texas and seventh nationally in job growth.*

*Waco offers great opportunities for professional development and workforce training with five higher education institutions including Baylor University, Texas Tech at Waco, Tarleton State University, McLennan Community College and Texas State Technical College.*

*Historically, Waco's economic base has depended largely on crops and livestock. However, in recent years, it has grown its manufacturing, aerospace, and service industries. Waco has a diverse economy, with major employers in industries such as healthcare, education, manufacturing, and retail. The city is also known for its vibrant arts and culture scene, with many theaters, music venues, and art galleries.*

*Waco and McLennan County have collaborated to offer a variety of economic development incentive programs and has experienced significant growth in recent years, particularly in the downtown area, which has undergone extensive redevelopment. The city and county have invested heavily in new infrastructure to support the growing population and to prepare for future growth.*

*Waco has become an appealing place to live attracting transplants nationwide due to its rich diversity, abundant natural resources, convenient location, and low cost of living. The community has the resources businesses need to thrive including an adequate water supply, available land, broadband and fiber optic services, and transportation infrastructure including ground, air, and rail.*

*The city has thriving tourism industry, which includes popular attractions like the Magnolia Market at the Silos, the Dr. Pepper Museum, The Texas Sports Hall of Fame, the Texas Ranger Hall of Fame and Museum, Cameron Park Zoo, and more. As a top-ranked Texas travel destination, Waco attracted 1.7 million tourists in 2021, experiencing over 45% tourism growth, with over 1 million hotel rooms booked annually and the second-ranked hotel occupancy rate in Texas.*

Source: City of Waco- Economic Development



# 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.

11-03-2025



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<b>Kelly Commercial</b>	<b>485811</b>	<b>help@kellyrealtors.com</b>	<b>(254)741-1500</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>Leah Cox</b>	<b>509469</b>	<b>lcox@kellyrealtors.com</b>	<b>(254)741-1500</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<b>Leah Cox</b>	<b>509469</b>	<b>lcox@kellyrealtors.com</b>	<b>(254)741-1500</b>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Michael Taylor</b>	<b>486296</b>	<b>mtaylor@kellyrealtors.com</b>	<b>(254)722-5104</b>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TXR 2501

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Phone: (254) 741-1500

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Erin Cates

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IABS Form

MICHAEL TAYLOR, CCIM

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