

865 SOUTH HEWITT DR.

HEWITT, TX 76643

PROPERTY SUMMARY



LOCATION DESCRIPTION

This build-to-suit land is situated in a prime location next to Prestige Plaza in Hewitt, Texas. Prestige Plaza stands as Hewitt's newest retail center, strategically developed on the east end of South Hewitt Drive, in close proximity to the Hewitt Post Office and just a short distance from I-35. It is set to cater to the significant needs of both the Hewitt and greater Waco communities. Notably, J Petal Poke and Billy Bob's Burgers Bar & Grill are established tenants within the Plaza.

This Build-to-Suit land offers the opportunity to develop a strip center quite similar to the one found in Prestige Plaza. If you are interested in the land or potential leasing opportunities, please do not hesitate to reach out for more information.

PROPERTY HIGHLIGHTS

- Prime build-to-suit or ground lease opportunity
- Customizable lot for tailored business needs
- High visibility in a strategic location
- Versatile land ready for development

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	1.5 Acres
Lot Size:	1.5 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,855	10,247	19,760
Total Population	5,595	27,388	50,832
Average HH Income	\$87,469	\$88,849	\$85,711

Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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ADDITIONAL PHOTOS



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RETAILER MAP



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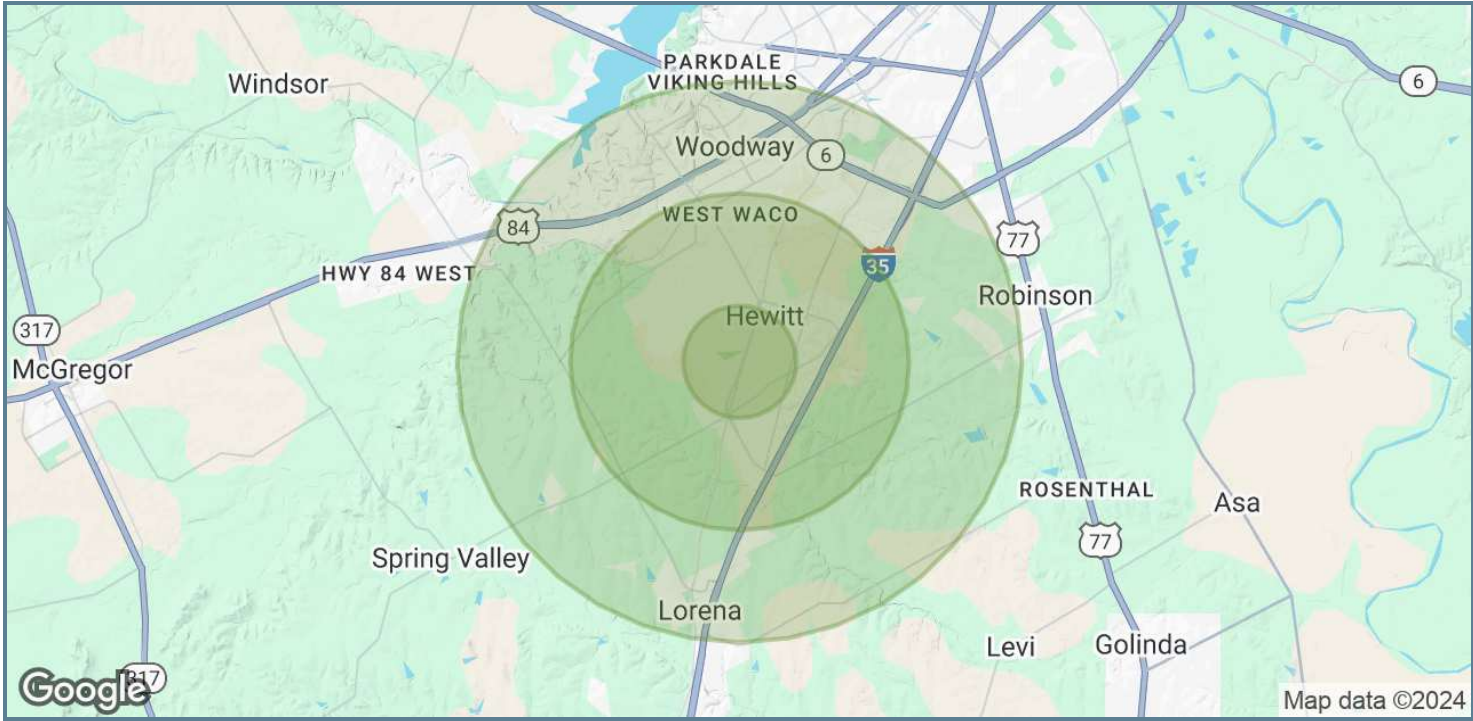
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,595	27,388	50,832
Average Age	36.0	35.5	36.8
Average Age (Male)	36.8	33.9	35.5
Average Age (Female)	36.4	37.3	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,855	10,247	19,760
# of Persons per HH	3.0	2.7	2.6
Average HH Income	\$87,469	\$88,849	\$85,711
Average House Value	\$185,939	\$199,365	\$198,197

2020 American Community Survey (ACS)





LEGACY
COMMERCIAL PROPERTY

Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

