MOHR PARTNERS

FOR SALE

SEC OF RITCHIE RD & W WARREN ST
HEWITT, TX 76643

RETAIL OUTPARCEL/COMMERCIAL LAND OPPORTUNITY • 1.5–3.15 AC. AVAILABLE
FUTURE PD/COMMERCIAL ZONING • DELIVERED GRADED WITH UTILITIES STUBBED

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Property Information

The SE corner of **Ritchie Rd** and **W Warren St** offers a rare opportunity to secure a retail pad site directly within one of Hewitt's **emerging residential growth nodes**. The property is positioned as an outparcel to a planned **194-lot residential community**, giving retailers direct access to a growing base of nearby households.

The site benefits from strong fundamentals that are attractive to retail developers and operators:

- Direct frontage along both W Warren St and Ritchie Rd
- Planned signalized intersection visibility
- Two planned points of access
- City utilities available
- Graded delivery condition with utilities stubbed
- Flexible acreage suitable for multiple retail formats
- Limited direct retail competition in the immediate vicinity
- Strong surrounding household income and owner-occupied housing profile

The surrounding area is characterized by continued single-family development, including nearby master-planned residential communities and expanding household growth. This creates a compelling opportunity for daily-needs retail, QSR, coffee, convenience, childcare, medical, and service-oriented users seeking to capture both existing demand and future residential growth.

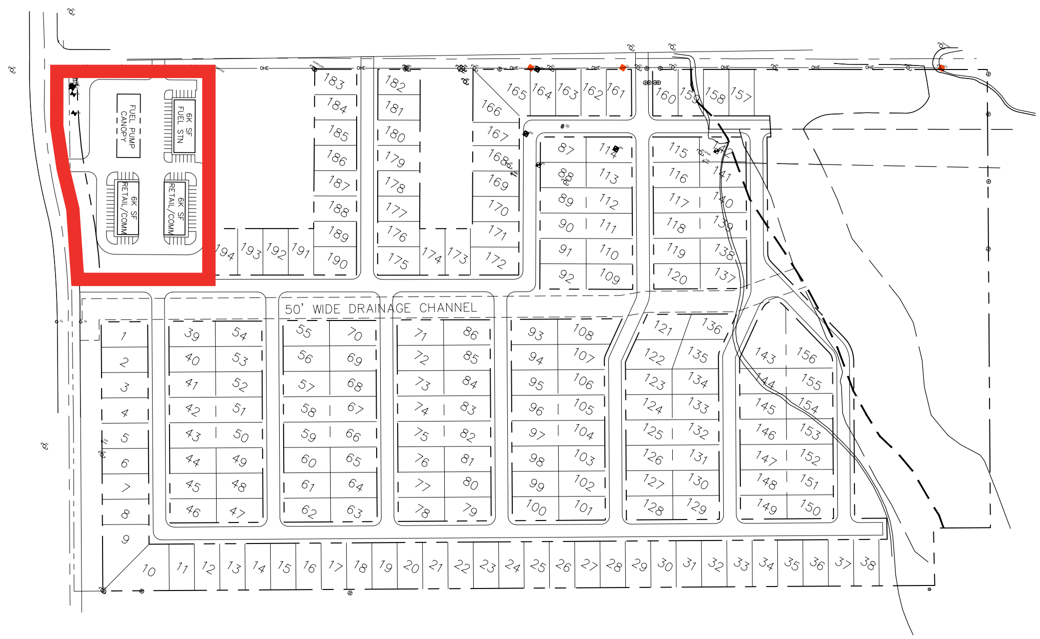
The location is especially well-suited for retailers that benefit from neighborhood proximity, strong access, and first-mover positioning in a growing residential corridor.

LISTING OVERVIEW	
Property Name	SE Corner of Ritchie Rd & W Warren St
Location	Hewitt, TX 76643
Available Size	1.5 – 3.15 acres
Zoning	Future PD / Commercial
Pricing	Call Broker
Frontage	±489.5′ on W Warren St; ±312′ on Ritchie Rd
Intersection	Planned signalized intersection
Access	Two planned entry points
Utilities	City utilities available
Delivery Condition	Property will be graded and delivered with utilities stubbed
Residential Anchor	Outparcel to 194-lot residential community
Best-Fit Uses	QSR, drive-thru, convenience, fuel/convenience, coffee, medical/dental, bank, childcare, service retail, neighborhood strip retail

Property Information

PROPERTY HIGHLIGHTS

- Prime retail outparcel opportunity at the southeast corner of Ritchie Rd and W Warren St in Hewitt, Texas.
- Flexible pad size from 1.5 to 3.15 acres, allowing for single-user or multi-tenant retail configurations.
- Outparcel to a 194-lot residential community, positioned in the heart of an active single-family growth corridor.
- High-visibility corner location with approx. 312 feet of frontage on W Warren St & 489.5 feet of frontage on Ritchie Rd.
- Planned signalized intersection with two planned entry points, creating strong access for QSR, convenience, drive-thru, service retail, and neighborhood commercial users.
- Compelling surrounding demographics, including 7,201 residents within 1 mile, 30,745 residents within 3 miles, and 56,151 residents within 5 miles, with median household income of approximately $98,707 within 1 mile.



Pricing & Terms

Pricing: Call Broker

The property is offered on a flexible basis and may be structured to accommodate a range of retail development scenarios.

Potential transaction structures may include:

- *Pad sale*
- *Ground lease*
- *Build-to-suit discussion*
- *Multi-tenant retail development*
- *Single-user retail pad*
- *Phased pad development, subject to final site plan*

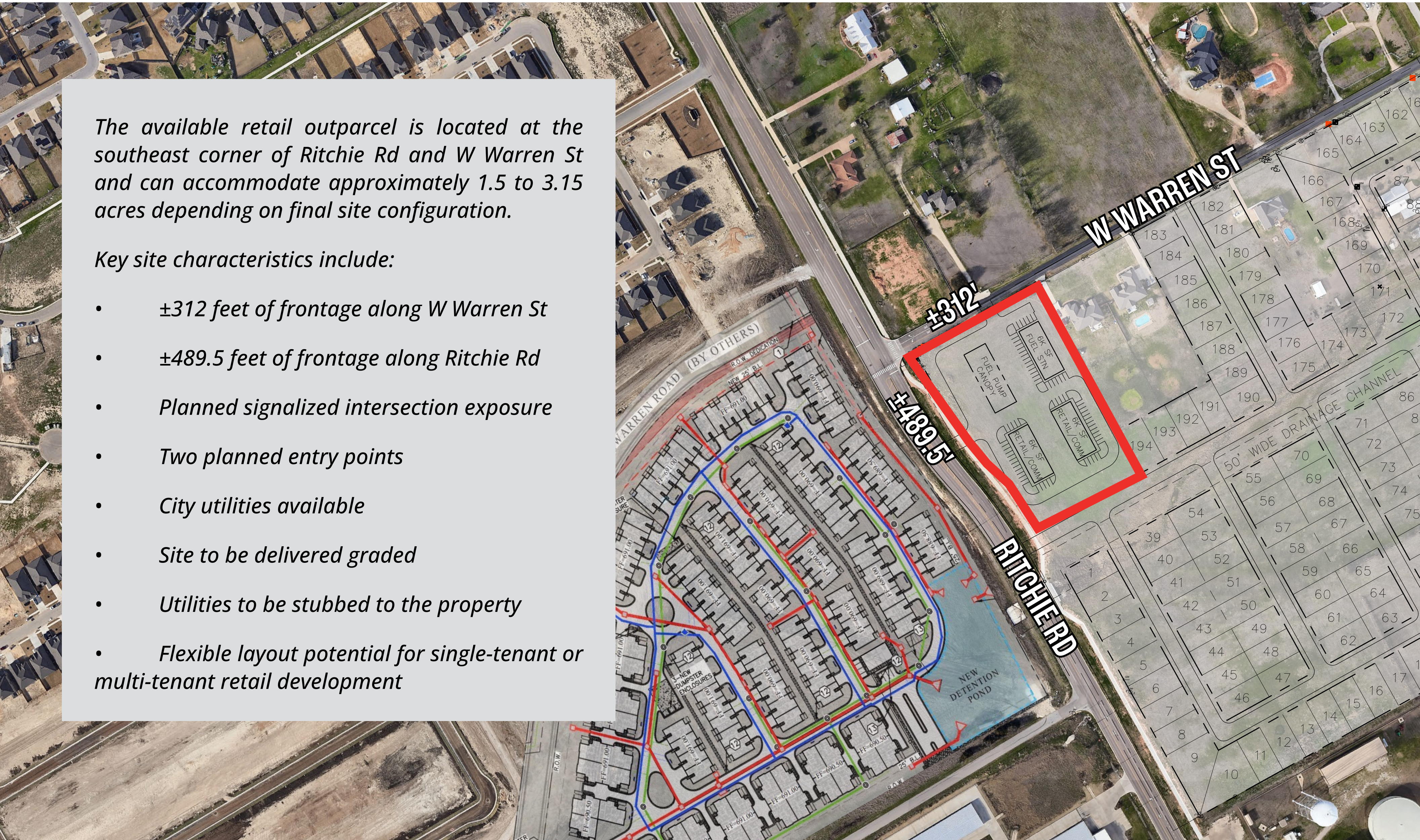
Final pricing and terms will be based on acreage, use, site configuration, delivery obligations, entitlement requirements, and transaction structure.

Aerial Imagery

The available retail outparcel is located at the southeast corner of Ritchie Rd and W Warren St and can accommodate approximately 1.5 to 3.15 acres depending on final site configuration.

Key site characteristics include:

- *±312 feet of frontage along W Warren St*
- *±489.5 feet of frontage along Ritchie Rd*
- *Planned signalized intersection exposure*
- *Two planned entry points*
- *City utilities available*
- *Site to be delivered graded*
- *Utilities to be stubbed to the property*
- *Flexible layout potential for single-tenant or multi-tenant retail development*



Concept Plan

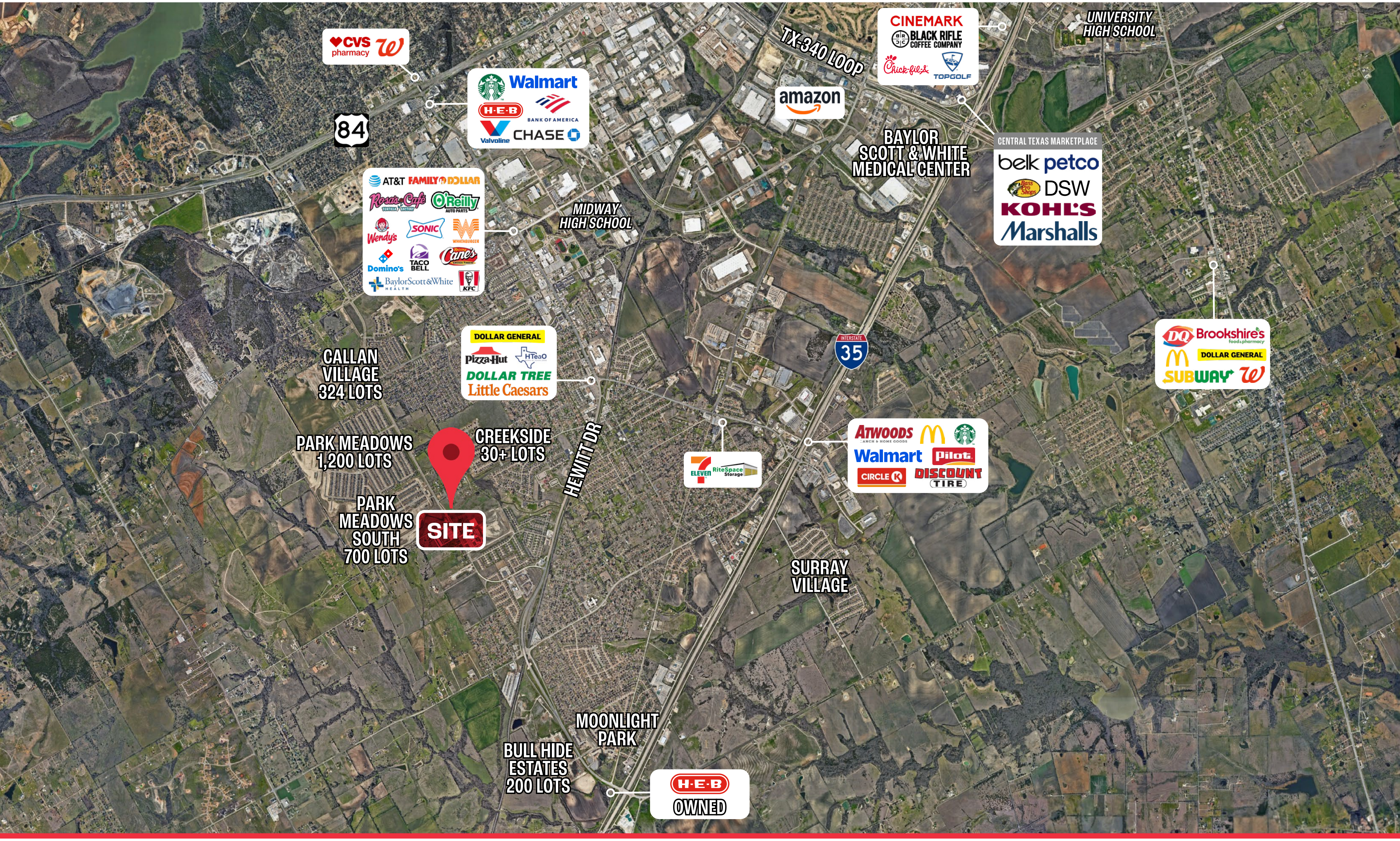
TEXAS ONE CALL

CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES

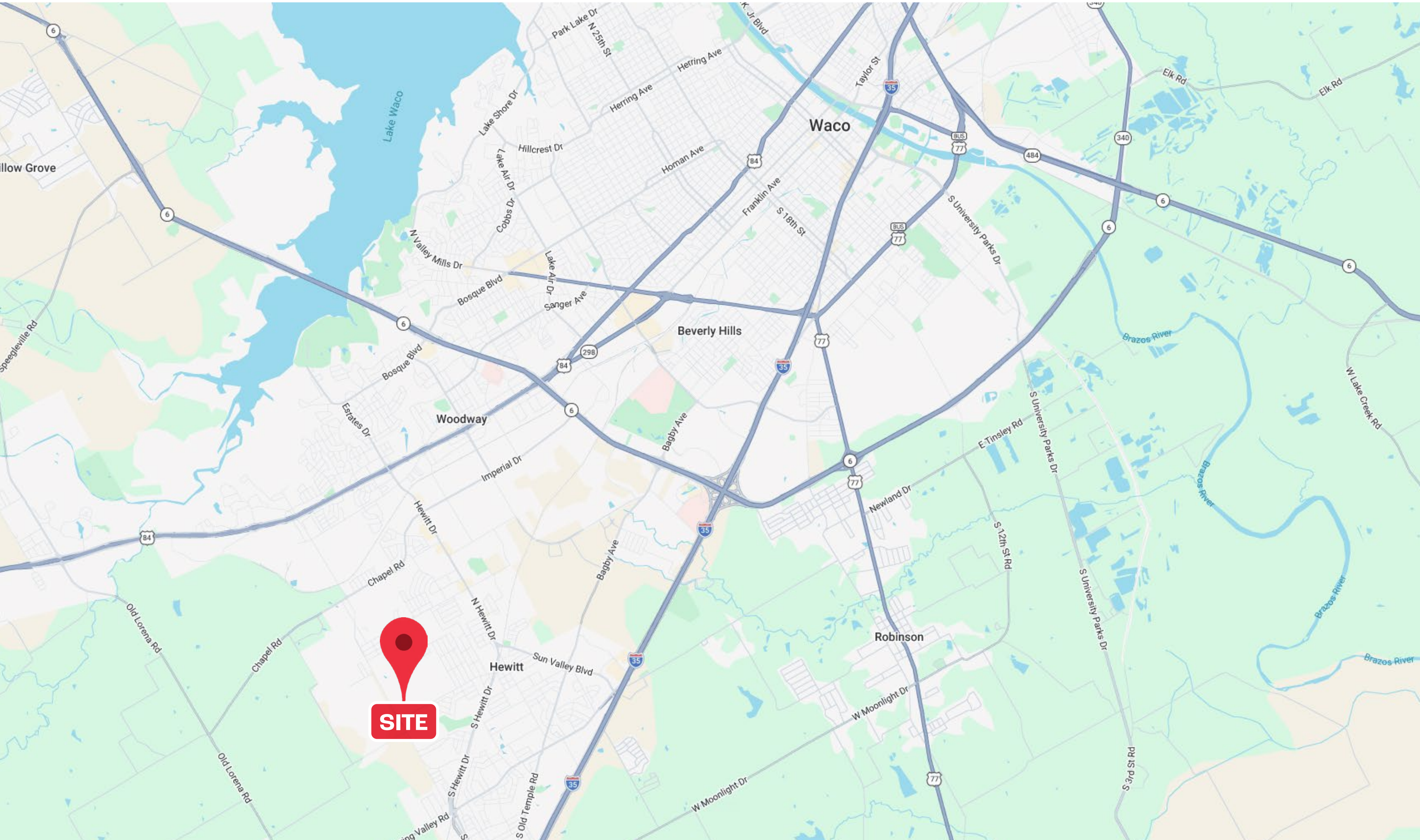
Aerial Map


CALLAN VILLAGE 324 LOTS
DOLLAR GENERAL
Pizza Hut
HTeaO
DOLLAR TREE
Little Caesars
PARK MEADOWS 1,200 LOTS
CREEKSIDE 30+ LOTS
S HEWITT DR
RITCHIE RD
W WARREN ST
CASTLEMAN CREEK ELEMENTARY
SITE
PARK MEADOWS SOUTH 700 LOTS
UNITED STATES POSTAL SERVICE
PARK HILL ELEMENTARY
MARCO'S PIZZA

Aerial Map


CVS pharmacy
Walmart
H-E-B
BANK OF AMERICA
Valvoline
CHASE
84
AT&T
FAMILY DOLLAR
Rosa's Café
O'Reilly AUTO PARTS
Wendy's
SONIC
WHATABURGER
Domino's
TACO BELL
Cane's
BaylorScott&White HEALTH
KFC
TX-340 LOOP
amazon
CINEMARK
BLACK RIFLE COFFEE COMPANY
Chick-fil-A
TOPGOLF
UNIVERSITY HIGH SCHOOL
BAYLOR SCOTT & WHITE MEDICAL CENTER
CENTRAL TEXAS MARKETPLACE
belk
petco
Bass Pro Shops
DSW
KOHL'S
Marshalls
MIDWAY HIGH SCHOOL
DOLLAR GENERAL
Pizza Hut
HTeaO
DOLLAR TREE
Little Caesars
CALLAN VILLAGE 324 LOTS
35
DQ
Brookshire's
DOLLAR GENERAL
SUBWAY
PARK MEADOWS 1,200 LOTS
CREEKSIDE 30+ LOTS
HEWITT DR
ATWOODS
Walmart
Pilot
CIRCLE K
DISCOUNT TIRE
7 ELEVEN
RiteSpace Storage
PARK MEADOWS SOUTH 700 LOTS
SITE
SURRAY VILLAGE
MOONLIGHT PARK
BULL HIDE ESTATES 200 LOTS
H-E-B
OWNED

Local Map



Lake Waco
Waco
Beverly Hills
Woodway
Hewitt
Robinson
llow Grove
SITE
Park Lake Dr
N 25th St
Herring Ave
Lake Shore Dr
Hillcrest Dr
Lake Air Dr
Cobbs Dr
Homan Ave
Taylor St
Franklin Ave
S 18th St
S University Parks Dr
N Valley Mills Dr
Bosque Blvd
Sanger Ave
Bagby Ave
Estates Dr
Imperial Dr
Hewitt Dr
Chapel Rd
N Hewitt Dr
Sun Valley Blvd
S Hewitt Dr
S Old Temple Rd
Spring Valley Rd
Old Lorena Rd
Speegleville Rd
E Tinsley Rd
Newland Dr
S 12th St Rd
W Moonlight Dr
S 3rd St Rd
Elk Rd
W Lake Creek Rd
Brazos River

Waco, TX Market Summary

Waco is a city in and the county seat of McLennan County, Texas. It is situated along the Brazos River and Interstate 35, halfway between Dallas and Austin. The city had a U.S. census estimated 2024 population of 146,608, making it the 24th most populous city in the state. The Waco metropolitan statistical area consists of McLennan, Falls and Bosque counties, which had a 2024 estimated population of 307,123.

The city's economy is buoyed by a dynamic mix of sectors, including manufacturing, healthcare, education and tourism. Manufacturing is a cornerstone of the Waco economy, with a strong presence of companies in aerospace, consumer goods and construction materials. This sector benefits from Waco's skilled workforce, competitive cost of living and supportive business environment.

Healthcare and education are also vital parts of Waco's market. The city is home to several large healthcare institutions, which not only serve the local and regional population but also contribute significantly to employment and economic stability. Educational institutions, most notably Baylor University, provide a continuous stream of skilled graduates, fuel innovation and drive economic development through research and entrepreneurship initiatives.

Tourism has emerged as a growing sector within Waco, largely propelled by the popularity of attractions such as Magnolia Market at the Silos, which has garnered national attention. Additionally, Waco is home to the Dr Pepper Museum and the Texas Ranger Hall of Fame and Museum. The city's rich history, cultural sites and outdoor activities attract a diverse array of visitors, contributing to the local economy through retail, dining, and lodging sectors.

Demographics

	1 MILE	3 MILE	5 MILE
Population			
2020 Population	6,400	29,699	54,502
2025 Population	7,201	30,745	56,151
2030 Population Projection	7,565	31,774	57,972
Annual Growth 2020-2025	2.5%	0.7%	0.6%
Annual Growth 2025-2030	1.0%	0.7%	0.6%
Households			
2020 Households	2,370	11,098	20,594
2025 Households	2,667	11,485	21,232
2030 Household Projection	2,801	11,869	21,924
Annual Growth 2020-2025	3.4%	1.5%	1.3%
Annual Growth 2025-2030	1.0%	0.7%	0.7%
Avg Household Size	2.70	2.60	2.50
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	$311,694	$308,596	$320,737
Median Year Built	2003	1994	1991
Owner Occupied Households	1,988	7,644	14,287
Renter Occupied Households	813	4,225	7,636
Households By Income			
< $25,000	88	1,042	2,027
$25,000 - 50,000	211	1,433	2,568
$50,000 - 75,000	393	1,798	3,550
$75,000 - 100,000	677	2,079	3,867
$100,000 - 125,000	569	1,767	2,729
$125,000 - 150,000	156	688	1,428
$150,000 - 200,000	380	1,403	2,692
$200,000+	194	1,274	2,371
Avg Household Income	$114,278	$113,002	$112,837
Median Household Income	$98,707	$92,664	$90,974

	1 MILE	3 MILE	5 MILE
Population Summary			
Age 15+	5,741	25,085	45,688
Age 20+	5,219	22,983	41,819
Age 35+	3,770	17,089	31,210
Age 55+	1,874	9,592	17,693
Age 65+	1,148	6,314	11,750
Median Age	36.60	39.30	39.40
Avg Age	37.50	40.20	40.30
Education			
Some High School, No Diploma	144	926	1,915
High School Graduate	545	3,353	6,315
Some College, No Degree	1,873	7,451	13,183
Associate Degree	200	842	1,583
Bachelor's Degree	1,639	5,783	10,104
Advanced Degree	506	3,353	6,413
Employment			
Civilian Employed	3,718	16,303	28,775
Civilian Unemployed	296	673	1,006
Civilian Non-Labor Force	1,623	7,674	15,114
U.S. Armed Forces	0	13	18
Housing Value			
< $100,000	12	101	223
$100,000 - 200,000	104	843	1,400
$200,000 - 300,000	739	2,532	4,407
$300,000 - 400,000	791	2,507	4,246
$400,000 - 500,000	118	674	1,529
$500,000 - 1,000,000	131	709	1,846
$1,000,000+	0	17	170

CONFIDENTIALITY AND DISCLAIMER

Mohr Partners, Inc. ("Agent") has been engaged as the exclusive agent for the sale of a commercial property described herein (the "Property").

The Property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy, completeness, or future performance of the Property or the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for informational purposes and for the purpose of review and evaluation by prospective purchasers, tenants, developers, and their representatives of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective purchaser's, tenant's, developer's, or other recipient's own due diligence, for which such party shall be fully and solely responsible. Prospective parties are encouraged to conduct their own independent due diligence, including but not limited to zoning, utilities, access, traffic counts, engineering, environmental, title, permitting, and development feasibility. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy, completeness, or future performance of the Property or the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy, completeness, or future performance of the Property or the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase, lease, develop, or otherwise transact with respect to the Property unless and until a binding written agreement for the purchase, lease, development, or other transaction concerning the Property has been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature, will be held and treated in the strictest confidence, and shall be returned to Agent or Seller promptly upon request; (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Mohr Partners, Inc.; and (d) no third party may rely upon this Offering Memorandum or any information contained herein without the prior written consent of Seller or Agent. If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

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.

EQUAL HOUSING OPPORTUNITY

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.

MOHR PARTNERS, INC.	**392222**	**INFO@MOHRPARTNERS.COM**	**(972) 239-0394**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
STEPHEN MACNOLL	**450357**	**STEVE.MACNOLL@MOHRPARTNERS.COM**	**(469) 754-2694**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
BRANDON HIETT	**670618**	**BRANDON.HIETT@MOHRPARTNERS.COM**	**(702) 826-8263**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date

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