



# Commercial Land

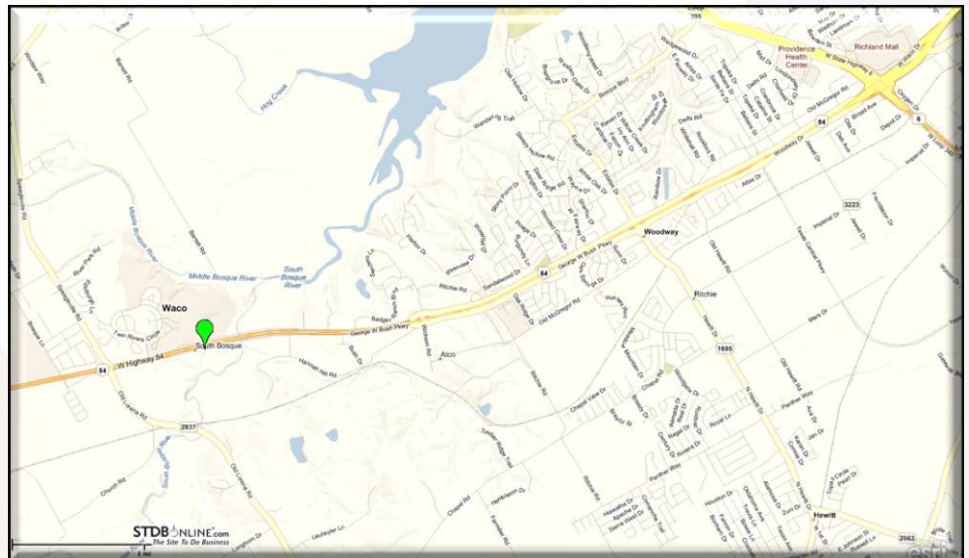
12.351 Acres, Hwy 84  
Waco, McLennan County 76712

## FOR SALE

- Adjacent to Future Sears Methodist Retirement Center
- Great Commercial Site
- Hwy 84 Corridor
- High Visibility
- 12" Water Line on frontage
- Over 2.80 acres useable
- Easy Access
- 21,000 VHD Traffic Count
- Currently Zoned R1-B
- 2010 Taxes \$1,037

**Sales Price:**  
**\$500,000**

*Local Expertise...  
International Reach!*



For Detailed Information Contact:

**Brad Harrell, CCIM**

Senior Director

Mobile 254.749.7551

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The information contained herein was obtained from sources believed reliable; however KW Commercial McClure Partners make no guarantees, warranties, or representations as to the completeness or accurateness thereof. The information submitted is subject to errors, omissions, changes of price or conditions; prior to sale or lease, or withdraw without notice. Any projections, assumptions, or estimates, are for illustrative purposes only. Recipients should conduct their own investigation.





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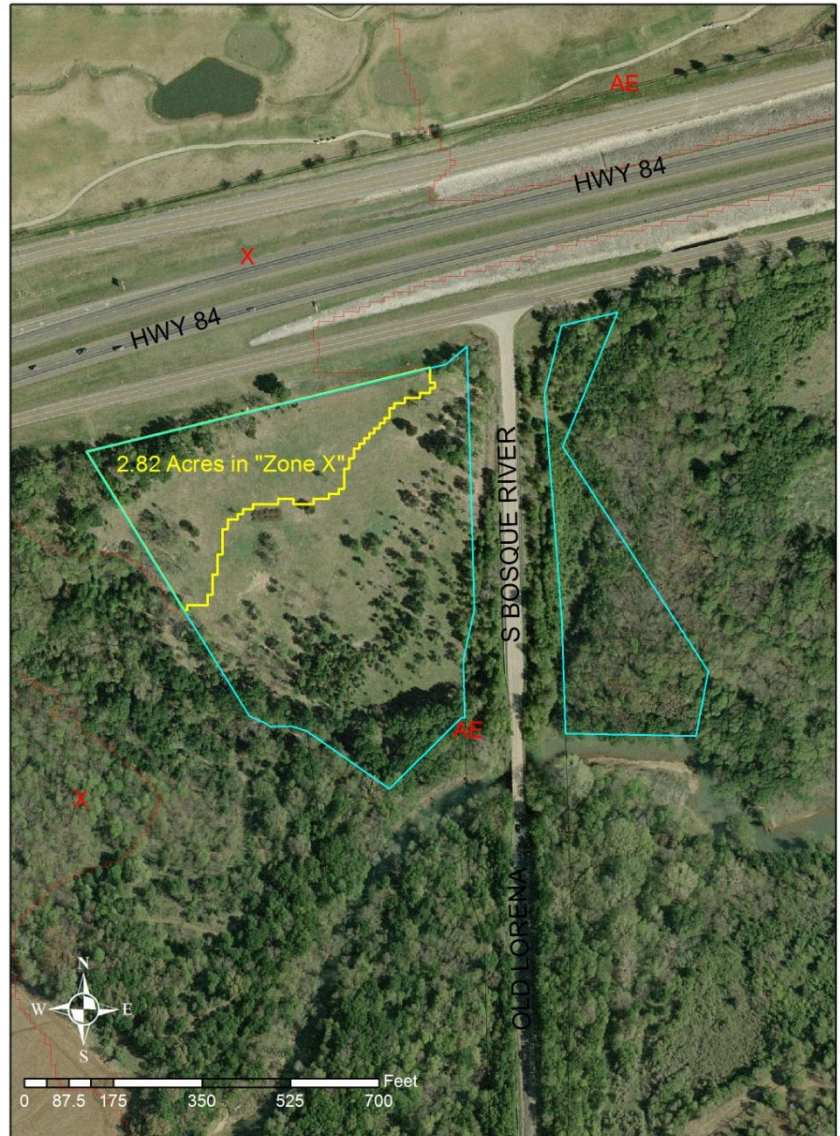
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# FLOOD ZONE

- (approximately 2.82 acres out of the flood zone)

2.82 Acres in FEMA "Zone X"  
(Per City of Waco GIS Info)



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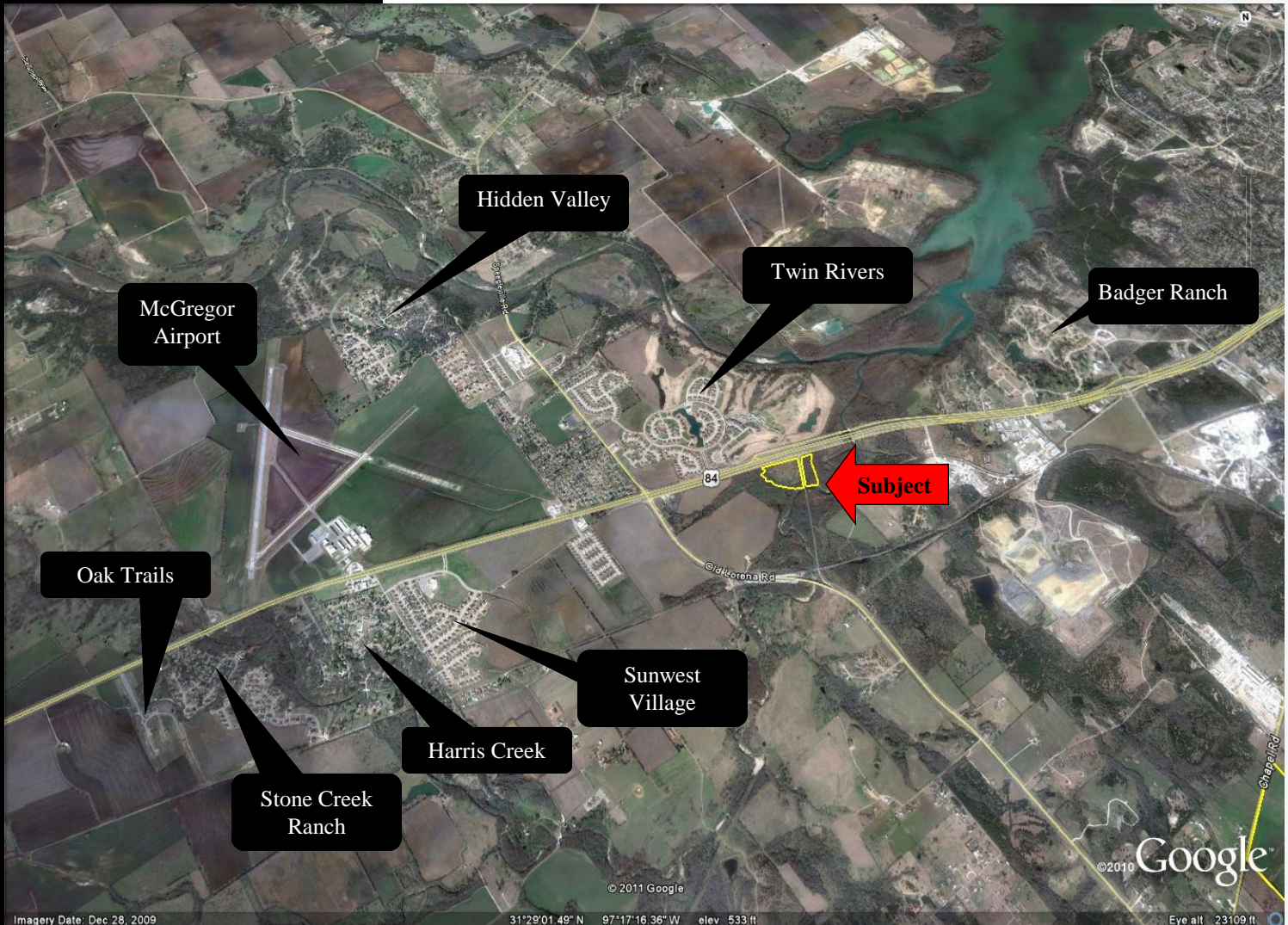
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## AREA SUBDIVISIONS



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# Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer

should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

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Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant    Date

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