*Representative Photo*

# 8.5 ACRES - HEWITT

**Pad Site for Sale or Lease**
**Future Grocery-Anchored Multi-Tenant Retail Space for Lease**

SWC of I-35 and South Hewitt Drive
Hewitt, Texas




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NewQuest



# Project Highlights

**42%**
POPULATION GROWTH
WITHIN 3 MILES
FROM 2020 TO 2025

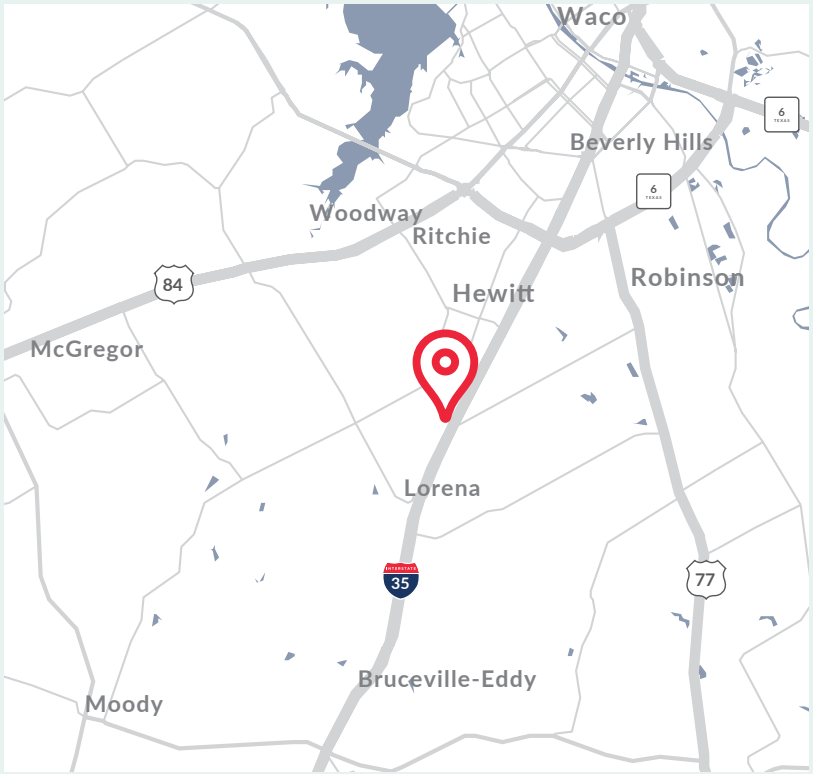
**$130K**
AVERAGE HOUSEHOLD INCOME
WITHIN 5 MILES

**89K**
CURRENT POPULATION
WITHIN 7 MILES

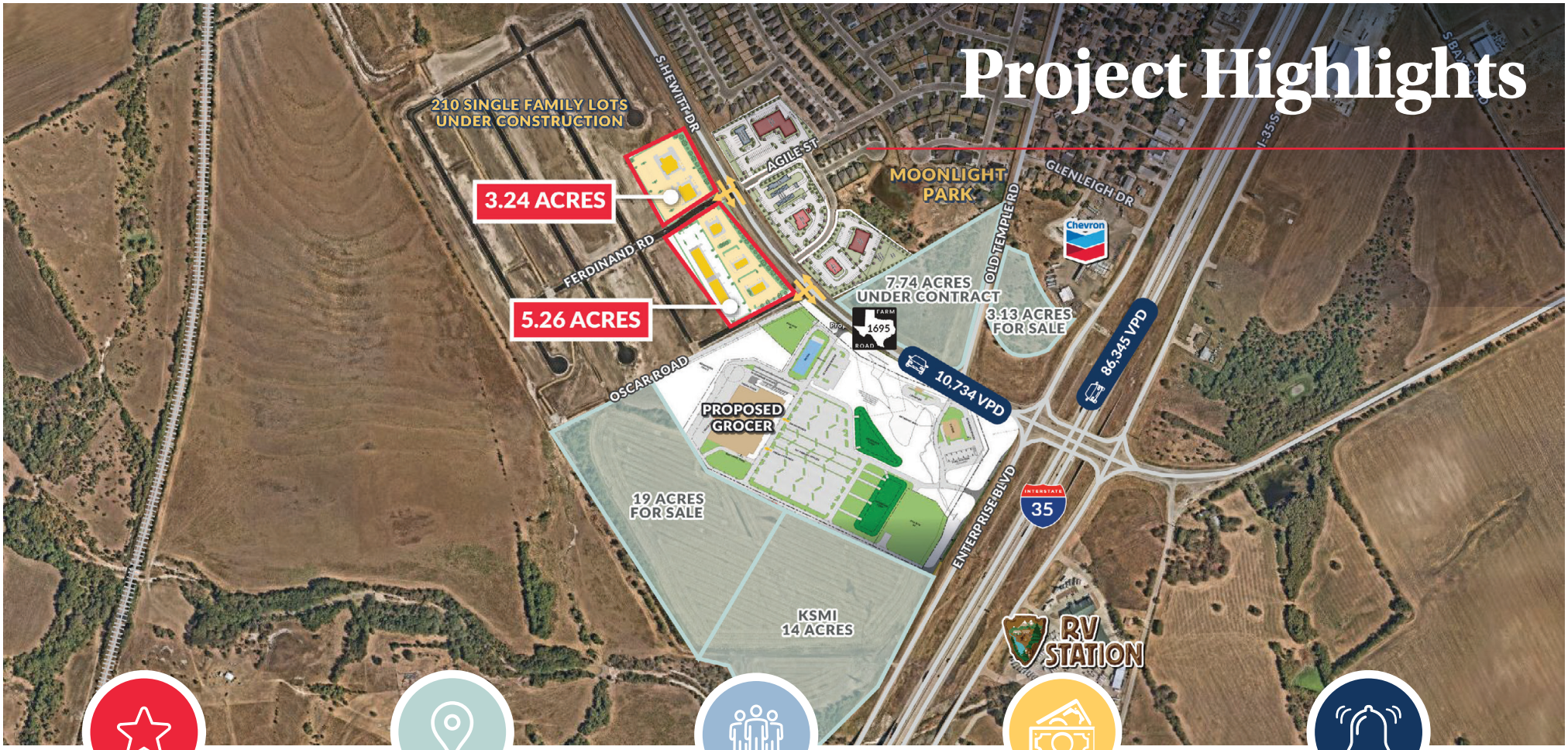
2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

## MAJOR AREA RETAILERS

ROSS
goodwill
Walmart



# Project Highlights




**PROPOSED GROCER TRACT,** LOCATED OFF I-35 AND ADJACENT TO **THE SITE, LAND CLOSED IN MARCH 2024**

WITHIN 5 MILES, **NEW MANUFACTURING FACILITIES** FROM GRAPHIC PACKAGING INTERNATIONAL AND PURA GRANDE BOTTLING ARE **COMING SOON**

WACO ADDED **3,800 JOBS** LAST YEAR, PLACING IT AMONG THE **TOP 100 U.S. METROS** FOR JOB GROWTH

**HIGH-INCOME EMPLOYMENT SURGED 7%,** HIGHLIGHTING A SHIFT TOWARD **HIGHER-PAYING OPPORTUNITIES** IN THE REGION

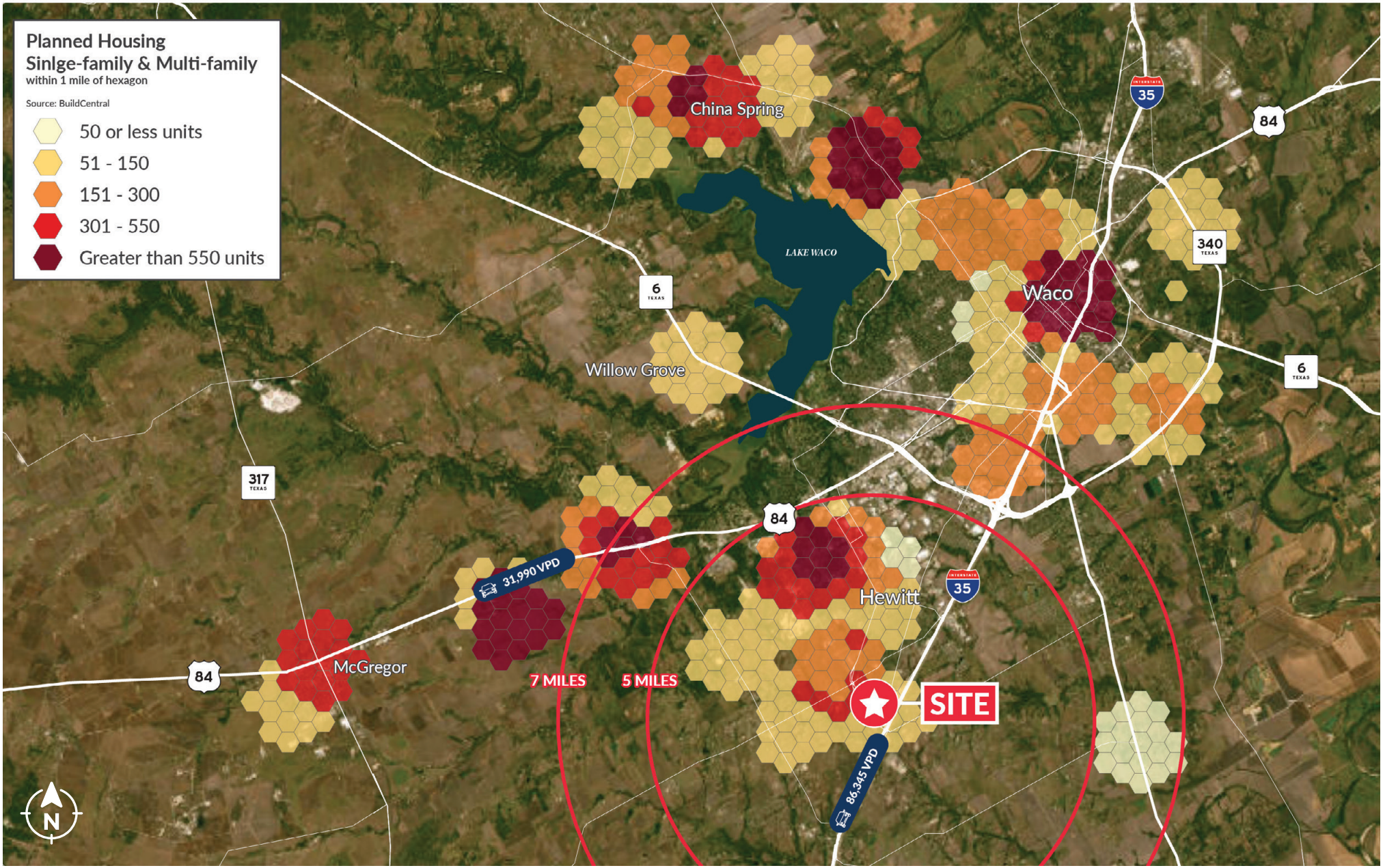
**3.24 AND 5.26-ACRE TRACTS** INCLUDE PADS FOR SALE & FUTURE MULTI-TENANT RETAIL BUILDINGS FOR LEASE

# Aerial




09.25 | 01.25

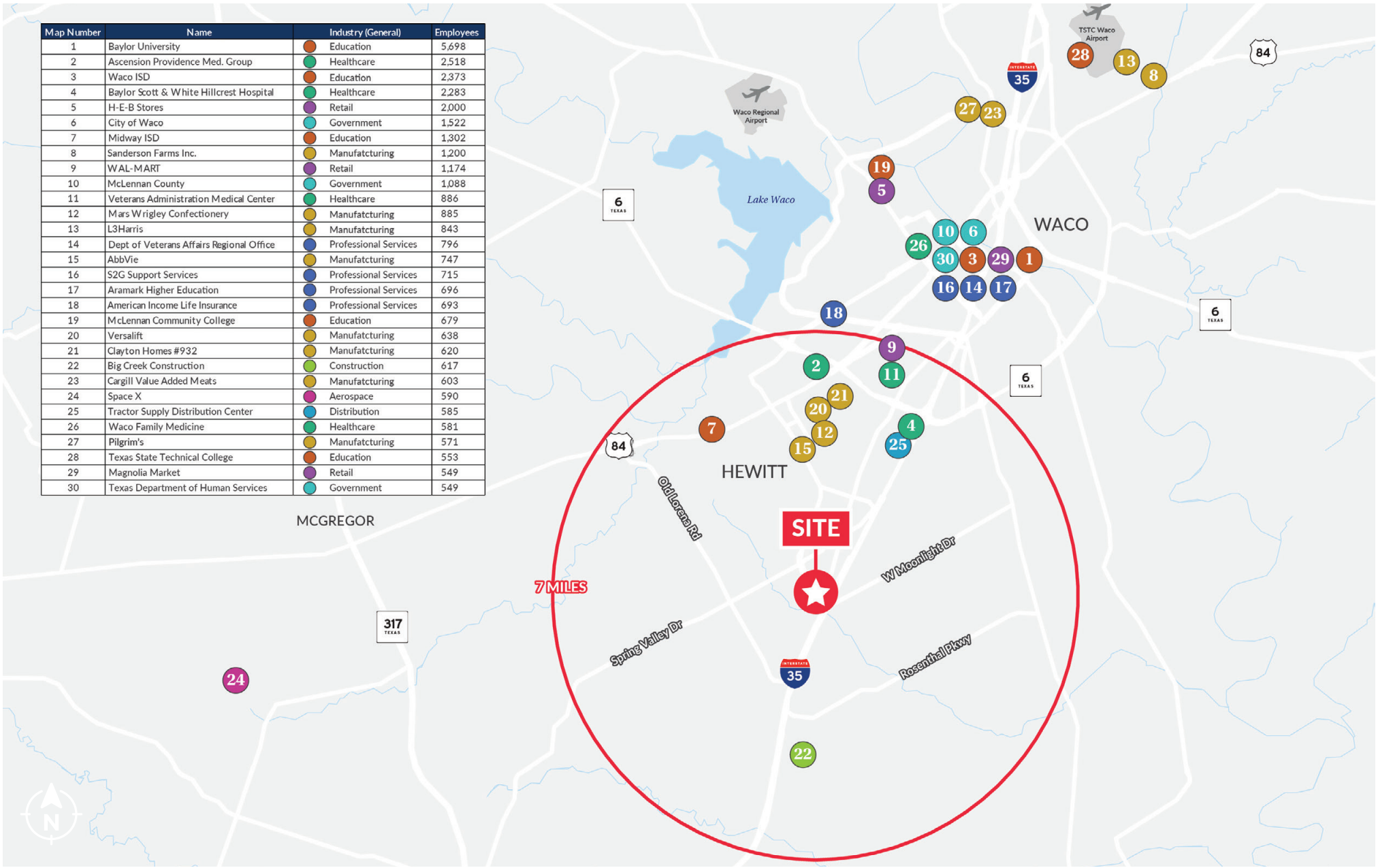
# Residential Growhth




04.25 | 01.25

# Waco Major Employers

| Map Number | Name | Industry (General) | Employees |
|---|---|---|---|
| 1 | Baylor University | Education | 5,698 |
| 2 | Ascension Providence Med. Group | Healthcare | 2,518 |
| 3 | Waco ISD | Education | 2,373 |
| 4 | Baylor Scott & White Hillcrest Hospital | Healthcare | 2,283 |
| 5 | H-E-B Stores | Retail | 2,000 |
| 6 | City of Waco | Government | 1,522 |
| 7 | Midway ISD | Education | 1,302 |
| 8 | Sanderson Farms Inc. | Manufatcturing | 1,200 |
| 9 | WAL-MART | Retail | 1,174 |
| 10 | McLennan County | Government | 1,088 |
| 11 | Veterans Administration Medical Center | Healthcare | 886 |
| 12 | Mars Wrigley Confectionery | Manufatcturing | 885 |
| 13 | L3Harris | Manufatcturing | 843 |
| 14 | Dept of Veterans Affairs Regional Office | Professional Services | 796 |
| 15 | AbbVie | Manufatcturing | 747 |
| 16 | S2G Support Services | Professional Services | 715 |
| 17 | Aramark Higher Education | Professional Services | 696 |
| 18 | American Income Life Insurance | Professional Services | 693 |
| 19 | McLennan Community College | Education | 679 |
| 20 | Versalift | Manufatcturing | 638 |
| 21 | Clayton Homes #932 | Manufatcturing | 620 |
| 22 | Big Creek Construction | Construction | 617 |
| 23 | Cargill Value Added Meats | Manufatcturing | 603 |
| 24 | Space X | Aerospace | 590 |
| 25 | Tractor Supply Distribution Center | Distribution | 585 |
| 26 | Waco Family Medicine | Healthcare | 581 |
| 27 | Pilgrim's | Manufatcturing | 571 |
| 28 | Texas State Technical College | Education | 553 |
| 29 | Magnolia Market | Retail | 549 |
| 30 | Texas Department of Human Services | Government | 549 |



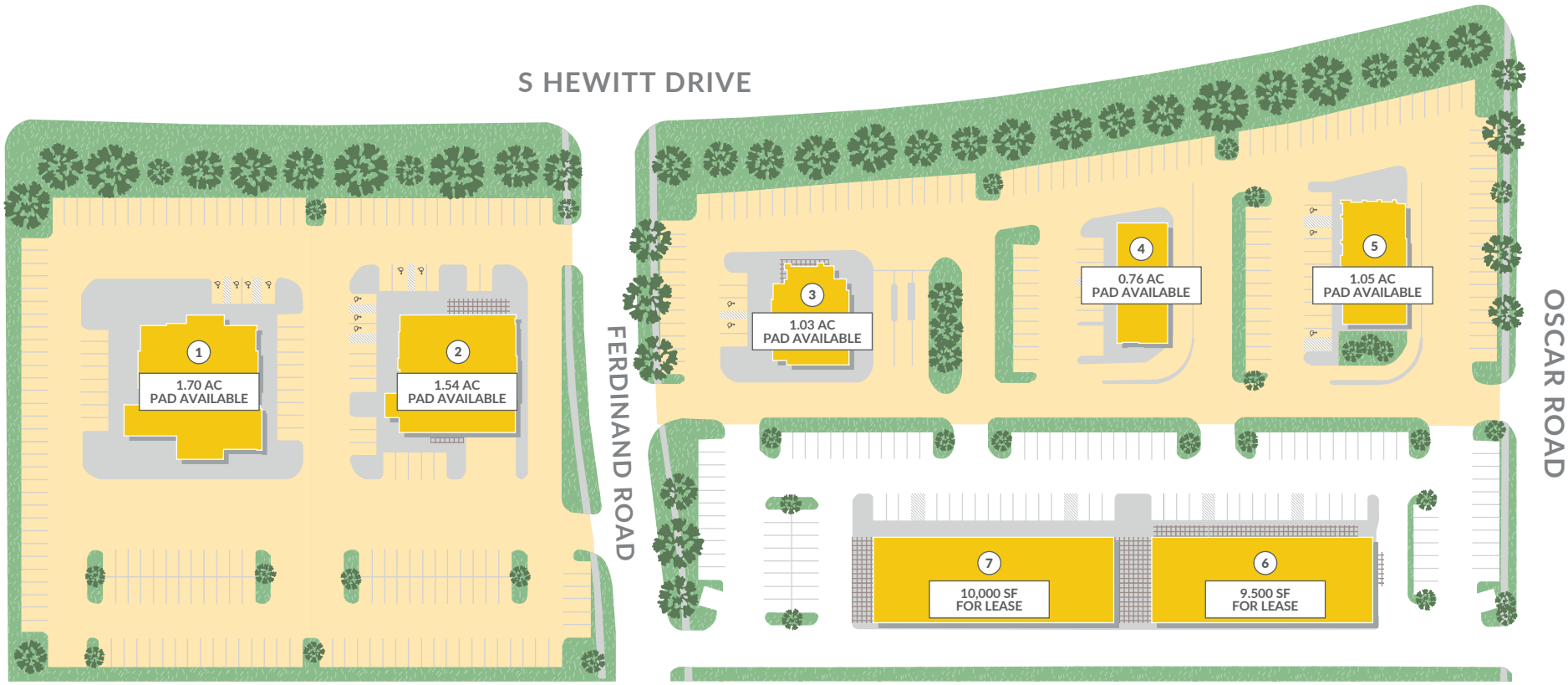

Source: Greater Waco Chamber

06.25 | 06.25

AVAILABLE LEASED IN NEGOTIATION NOT A PART

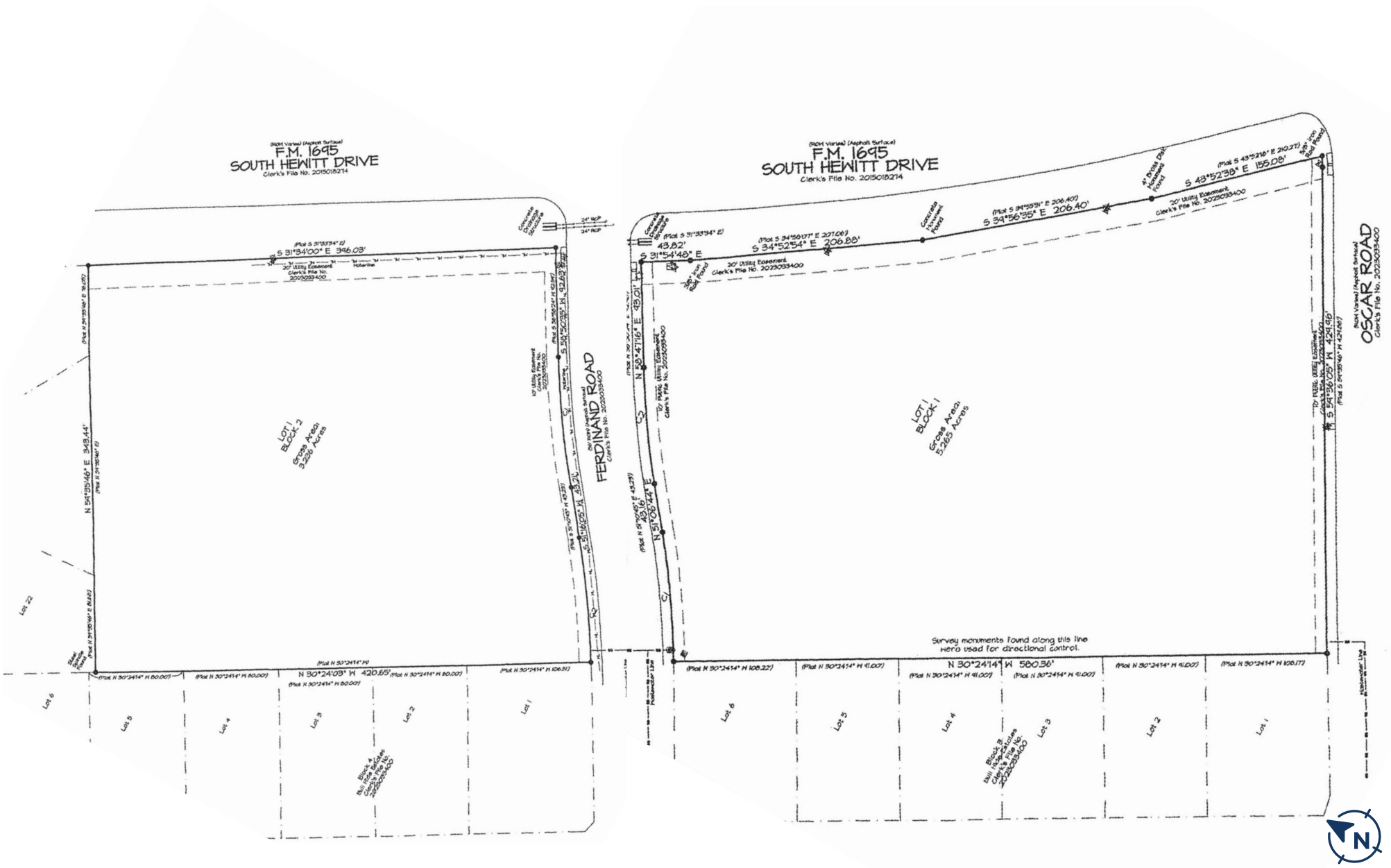
# Site Plan

| KEY | BUSINESS | AREAS |
|---|---|---|
| 1 | Available for Sale | 1.70 AC |
| 2 | Available for Sale | 1.54 |
| 3 | Pads Available for Sale or Lease | 1.03 AC |
| 4 | Pads Available for Sale or Lease | 0.76 AC |
| 5 | Pads Available for Sale or Lease | 1.05 AC |
| 6 | Available For Lease | 9,500 SF |
| 7 | Available For Lease | 10,000 SF |




SP.03 | 06.25 | 06.24

# Survey


F.M. 1695
SOUTH HEWITT DRIVE
Clerk's File No. 2015018214
FERDINAND ROAD
OSCAR ROAD
Clerk's File No. 2023033400
LOT 1
BLOCK 2
Gross Area
3.239 Acres
LOT 1
BLOCK 1
Gross Area
5.265 Acres
S 31°34'00" E 346.03'
S 34°52'54" E 206.88'
S 34°56'35" E 206.40'
S 43°52'38" E 155.08'
N 30°24'03" W 420.65'
N 30°24'14" W 580.36'
S 54°36'05" W 429.96'
Survey monuments found along this line
Here used for directional control.
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 22
N




# Demographics

| POPULATION | 3 MILES | 5 MILES | 7 MILES |
|---|---|---|---|
| Current Households | 9,992 | 18,324 | 34,572 |
| Current Population | 26,946 | 47,926 | 89,493 |
| 2020 Census Population | 18,939 | 40,055 | 75,775 |
| Population Growth 2020 to 2025 | 42.28% | 19.65% | 18.10% |
| 2025 Median Age | 36.5 | 38.3 | 38.0 |

| RACE AND ETHNICITY | 3 MILES | 5 MILES | 7 MILES |
|---|---|---|---|
| White | 73.00% | 72.55% | 70.61% |
| Black or African American | 9.85% | 9.92% | 10.69% |
| Asian or Pacific Islander | 3.36% | 3.68% | 2.95% |
| Other Races | 13.37% | 13.27% | 15.13% |
| Hispanic | 19.36% | 18.85% | 21.25% |

| INCOME | 3 MILES | 5 MILES | 7 MILES |
|---|---|---|---|
| Average Household Income | $129,179 | $129,972 | $124,412 |
| Median Household Income | $103,231 | $102,347 | $95,906 |
| Per Capita Income | $47,624 | $48,666 | $47,479 |

| CENSUS HOUSEHOLDS | 3 MILES | 5 MILES | 7 MILES |
|---|---|---|---|
| 1 Person Households | 22.39% | 27.45% | 28.95% |
| 2 Person Households | 33.03% | 30.55% | 30.88% |
| 3+ Person Households | 44.58% | 41.99% | 40.17% |
| Owner-Occupied Housing Units | 74.42% | 65.08% | 62.73% |
| Renter-Occupied Housing Units | 25.58% | 34.92% | 37.27% |

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

# Information About Brokerage Services

2-10-2025

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**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. **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:
  - 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.

| | | | |
|---|---|---|---|
| **Home Asset, Inc., dba NewQuest** | **420076** | **-** | **281.477.4300** |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| **H. Dean Lane, Jr.** | **366134** | **dlane@newquest.com** | **281.477.4300** |
| Designated Broker of Firm | License No. | Email | Phone |
| **H. Dean Lane, Jr.** | **366134** | **dlane@newquest.com** | **281.477.4300** |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| **Nina Kuhn-Irwin** | **669710** | **nirwin@newquest.com** | **713.840.8244** |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

Regulated by the Texas Real Estate Commission (TREC) | Information available at: http://www.trec.texas.gov

NewQuest

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