

## LAND FOR SALE

# 5.163 ACRES ON FRANKLIN AVENUE

4250 Franklin Avenue, Waco, TX 76710



**PRICE  
IMPROVED!**



<b>SALE PRICE:</b>	\$495,000
<b>PRICE PER ACRE:</b>	\$95,930
<b>LOT SIZE:</b>	5.16 Acres
<b>ZONING:</b>	M-2: Light Industrial District & C-3: Commercial General
<b>MARKET:</b>	Central Texas
<b>SUB MARKET:</b>	Waco, Texas

### PROPERTY OVERVIEW

Harrell & Associates – KW Commercial, Central Texas and The Jon Spellman Company would like to announce our newest listing located at 4250 Franklin Avenue.

### PROPERTY FEATURES

- 5.163 Acres (224,900.28 SF)
- Zoned: M-2: Light Industrial District & C-3: General Commercial
- Franklin Avenue Frontage: 80' +/-
- Property Depth: 895' +/-
- Excellent Visibility
- Easily Accessible
- Franklin Avenue Drive: 23,000 Vehicles/Day (TxDOT: 2016)
- 2018 Taxes: \$7,479.16

**KW COMMERCIAL**  
3701 W. Waco Dr.  
Waco, TX 76710

**JON W. SPELMAN COMMERCIAL**  
6600 Sanger Ave., Suite 4  
Waco, TX 76710

**BRAD HARRELL, CCIM**  
Broker Associate/Senior Director  
O 254.870.0050  
C 254.870.0060  
info@BradHarrellCCIM.com  
TX #363789

**JON SPELMAN, CCIM**  
Broker  
O 254.776.2592  
C 254.744.3397  
jspelman@jspelman.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or 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.

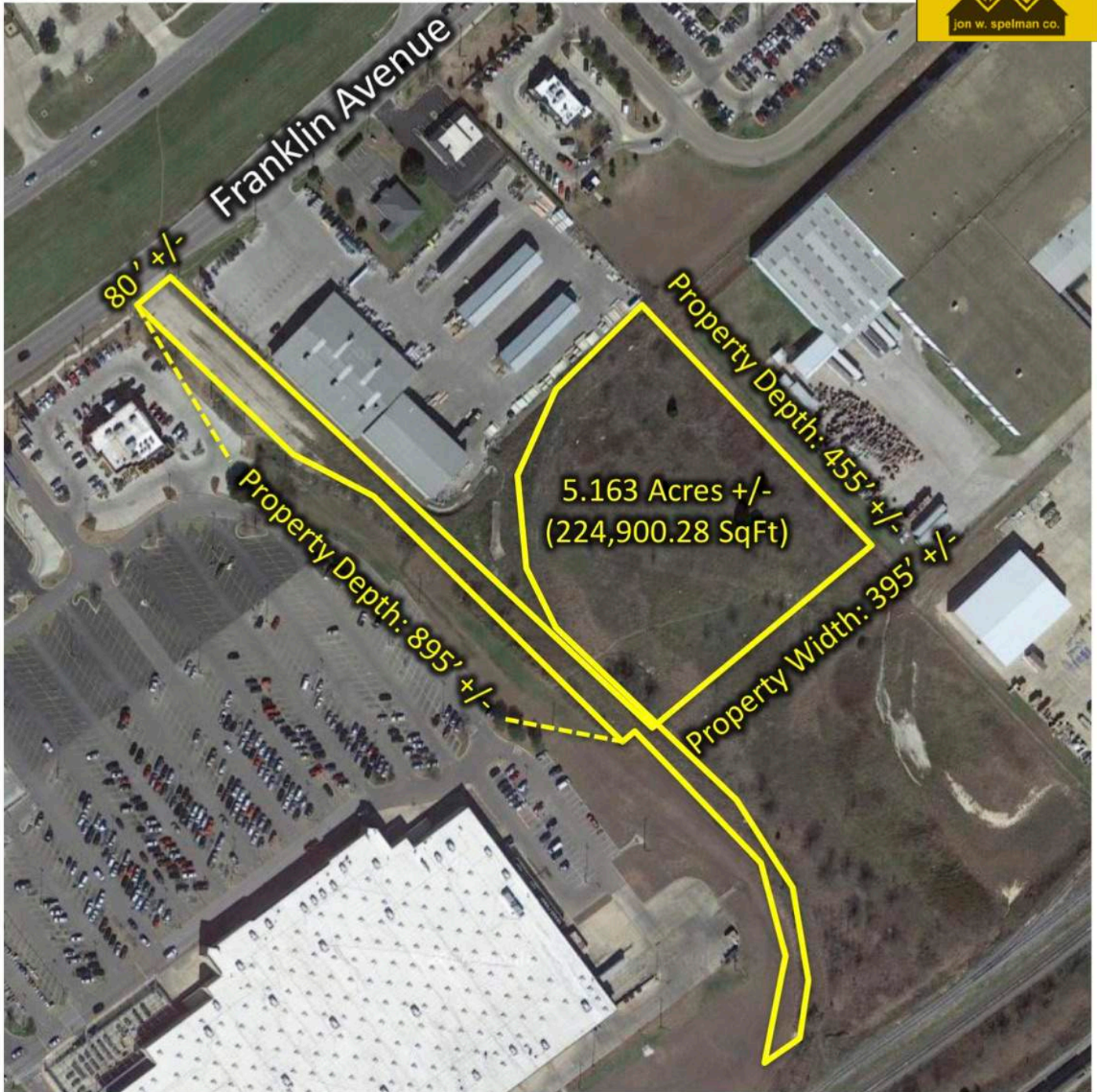
[www.bradharrellccim.com/](http://www.bradharrellccim.com/)



**LAND FOR SALE**

# PROPERTY BREAKDOWN

4250 Franklin Avenue, Waco, TX 76710



**KW COMMERCIAL**

3701 W. Waco Dr.  
Waco, TX 76710

**JON W. SPELMAN COMMERCIAL**

6600 Sanger Ave., Suite 4  
Waco, TX 76710

**BRAD HARRELL, CCIM**

Broker Associate/Senior Director  
O 254.870.0050  
C 254.870.0060  
info@BradHarrellCCIM.com  
TX #363789

**JON SPELMAN, CCIM**

Broker  
O 254.776.2592  
C 254.744.3397  
jspelman@jspelman.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or 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.

[www.bradharrellccim.com/](http://www.bradharrellccim.com/)



**LAND FOR SALE**

# ADDITIONAL PHOTOS

4250 Franklin Avenue, Waco, TX 76710



**KW COMMERCIAL**  
3701 W. Waco Dr.  
Waco, TX 76710

**JON W. SPELMAN COMMERCIAL**  
6600 Sanger Ave., Suite 4  
Waco, TX 76710

**BRAD HARRELL, CCIM**  
Broker Associate/Senior Director  
O 254.870.0050  
C 254.870.0060  
info@BradHarrellCCIM.com  
TX #363789

**JON SPELMAN, CCIM**  
Broker  
O 254.776.2592  
C 254.744.3397  
jspelman@jspelman.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or 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.

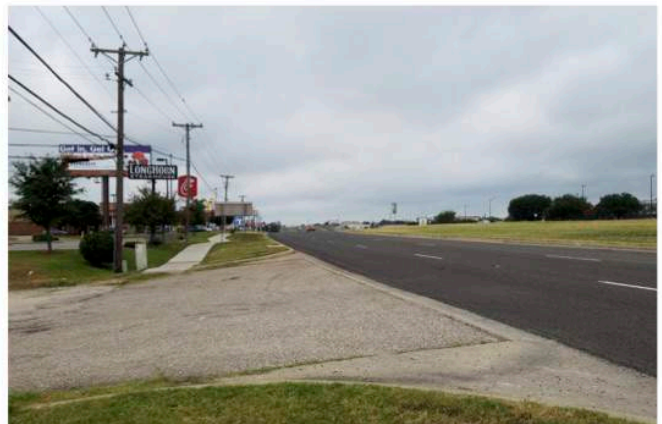
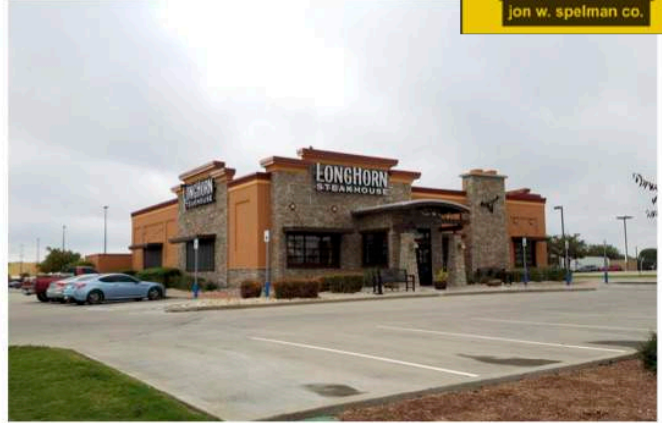
[www.bradharrellccim.com/](http://www.bradharrellccim.com/)



**LAND FOR SALE**

**ADDITIONAL PHOTOS**

4250 Franklin Avenue, Waco, TX 76710



**KW COMMERCIAL**  
3701 W. Waco Dr.  
Waco, TX 76710

**JON W. SPELMAN COMMERCIAL**  
6600 Sanger Ave., Suite 4  
Waco, TX 76710

**BRAD HARRELL, CCIM**  
Broker Associate/Senior Director  
O 254.870.0050  
C 254.870.0060  
info@BradHarrellCCIM.com  
TX #363789

**JON SPELMAN, CCIM**  
Broker  
O 254.776.2592  
C 254.744.3397  
jspelman@jspelman.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or 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.

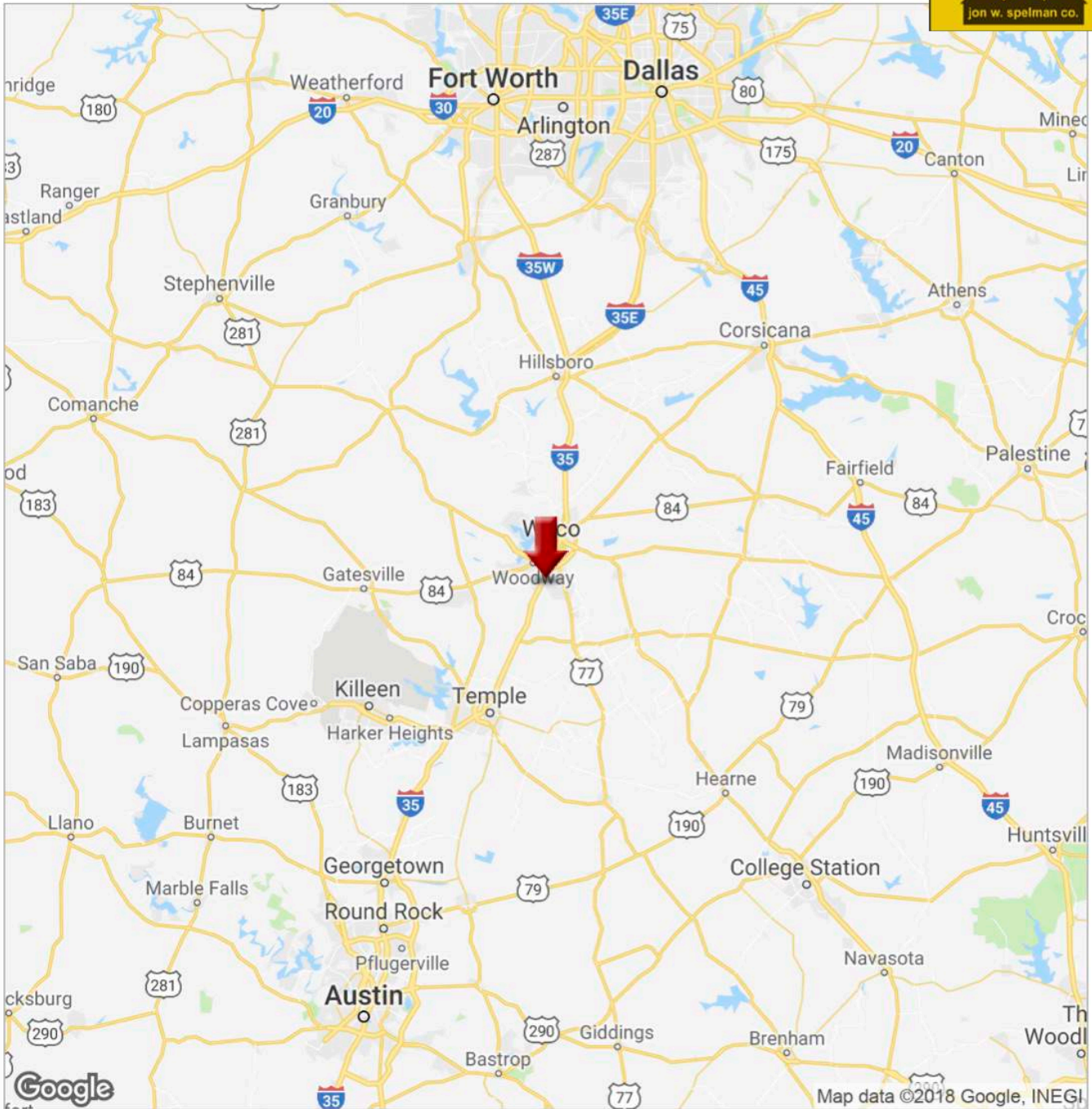
[www.bradharrellccim.com/](http://www.bradharrellccim.com/)



**LAND FOR SALE**

# LOCATION MAP (TEXAS)

4250 Franklin Avenue, Waco, TX 76710



**KW COMMERCIAL**

3701 W. Waco Dr.  
Waco, TX 76710

**JON W. SPELMAN COMMERCIAL**

6600 Sanger Ave., Suite 4  
Waco, TX 76710

**BRAD HARRELL, CCIM**

Broker Associate/Senior Director  
O 254.870.0050  
C 254.870.0060  
info@BradHarrellCCIM.com  
TX #363789

**JON SPELMAN, CCIM**

Broker  
O 254.776.2592  
C 254.744.3397  
jspelman@jspelman.com



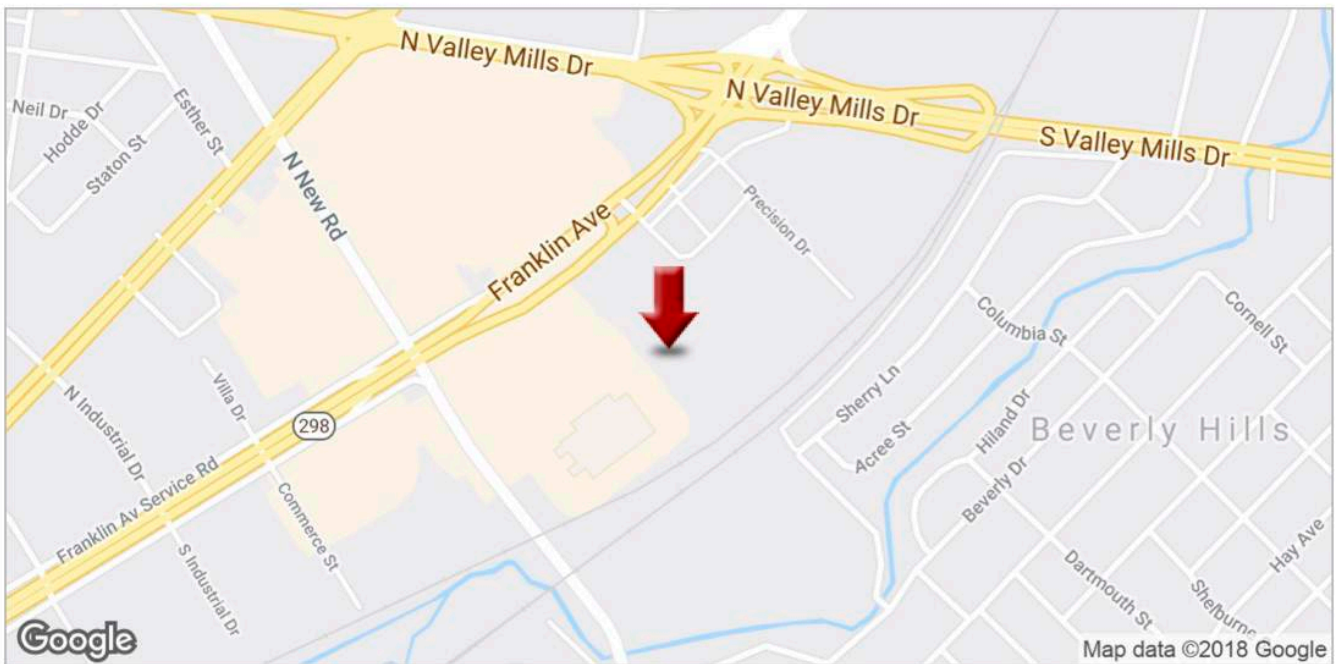
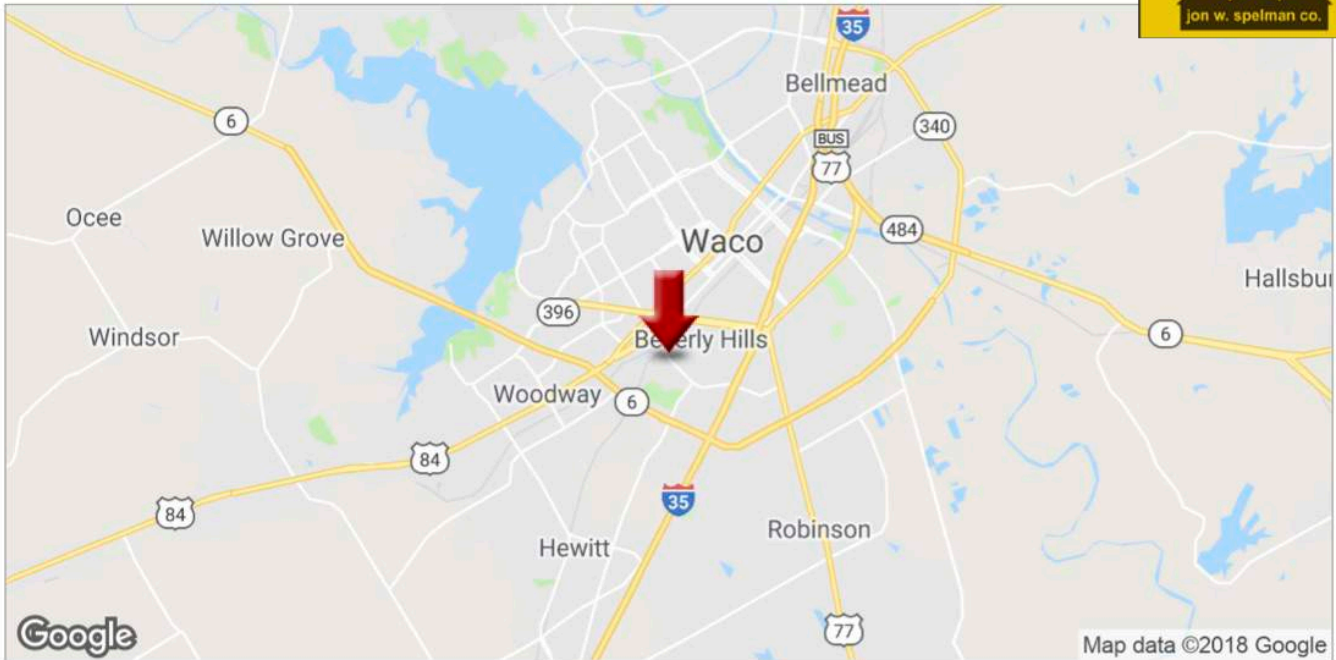
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or 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.

[www.bradharrellccim.com/](http://www.bradharrellccim.com/)

**LAND FOR SALE**

# LOCATION MAPS (LOCAL)

4250 Franklin Avenue, Waco, TX 76710



**KW COMMERCIAL**  
3701 W. Waco Dr.  
Waco, TX 76710

**JON W. SPELMAN COMMERCIAL**  
6600 Sanger Ave., Suite 4  
Waco, TX 76710

**BRAD HARRELL, CCIM**  
Broker Associate/Senior Director  
O 254.870.0050  
C 254.870.0060  
info@BradHarrellCCIM.com  
TX #363789

**JON SPELMAN, CCIM**  
Broker  
O 254.776.2592  
C 254.744.3397  
jspelman@jspelman.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or 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.

[www.bradharrellccim.com/](http://www.bradharrellccim.com/)



# LAND FOR SALE

## RETAILER MAP

4250 Franklin Avenue, Waco, TX 76710



### KW COMMERCIAL

3701 W. Waco Dr.  
Waco, TX 76710

### JON W. SPELMAN COMMERCIAL

6600 Sanger Ave., Suite 4  
Waco, TX 76710

### BRAD HARRELL, CCIM

Broker Associate/Senior Director  
O 254.870.0050  
C 254.870.0060  
info@BradHarrellCCIM.com  
TX #363789

### JON SPELMAN, CCIM

Broker  
O 254.776.2592  
C 254.744.3397  
jspelman@jspelman.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or 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.

[www.bradharrellccim.com/](http://www.bradharrellccim.com/)



## LAND FOR SALE

# DEMOGRAPHICS MAP

4250 Franklin Avenue, Waco, TX 76710



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,568	70,748	136,764
MEDIAN AGE	31.0	30.6	32.2
MEDIAN AGE (MALE)	30.9	30.2	31.3
MEDIAN AGE (FEMALE)	31.6	31.3	33.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,346	25,607	49,107
# OF PERSONS PER HH	2.6	2.8	2.8
AVERAGE HH INCOME	\$39,989	\$41,757	\$46,096
AVERAGE HOUSE VALUE	\$60,354	\$93,993	\$122,416
RACE	1 MILE	3 MILES	5 MILES
% WHITE	71.8%	69.7%	69.8%
% BLACK	18.4%	18.0%	19.7%
% ASIAN	0.6%	1.3%	1.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.5%	0.5%
% OTHER	6.8%	8.1%	6.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	38.5%	40.3%	30.4%

\* Demographic data derived from 2010 US Census

**KW COMMERCIAL**  
3701 W. Waco Dr.  
Waco, TX 76710

**JON W. SPELMAN COMMERCIAL**  
6600 Sanger Ave., Suite 4  
Waco, TX 76710

**BRAD HARRELL, CCIM**  
Broker Associate/Senior Director  
O 254.870.0050  
C 254.870.0060  
info@BradHarrellCCIM.com  
TX #363789

**JON SPELMAN, CCIM**  
Broker  
O 254.776.2592  
C 254.744.3397  
jspelman@jspelman.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or 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.

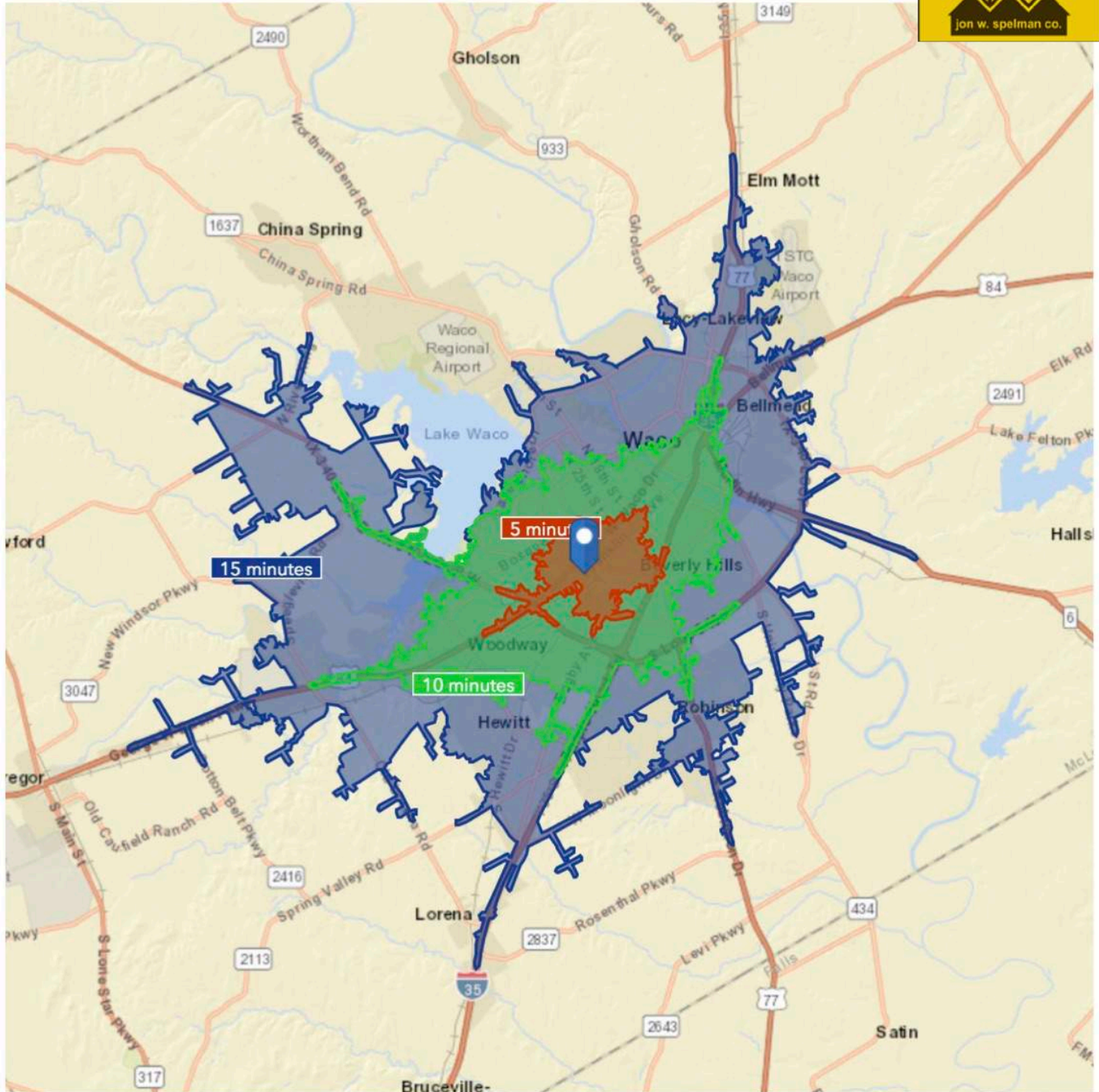
[www.bradharrellccim.com/](http://www.bradharrellccim.com/)



**LAND FOR SALE**

# DRIVE TIME DISTANCE MAP

4250 Franklin Avenue, Waco, TX 76710



**KW COMMERCIAL**

3701 W. Waco Dr.  
Waco, TX 76710

**JON W. SPELMAN COMMERCIAL**  
6600 Sanger Ave., Suite 4  
Waco, TX 76710

**BRAD HARRELL, CCIM**  
Broker Associate/Senior Director  
O 254.870.0050  
C 254.870.0060  
info@BradHarrellCCIM.com  
TX #363789

**JON SPELMAN, CCIM**  
Broker  
O 254.776.2592  
C 254.744.3397  
jspelman@jspelman.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or 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.

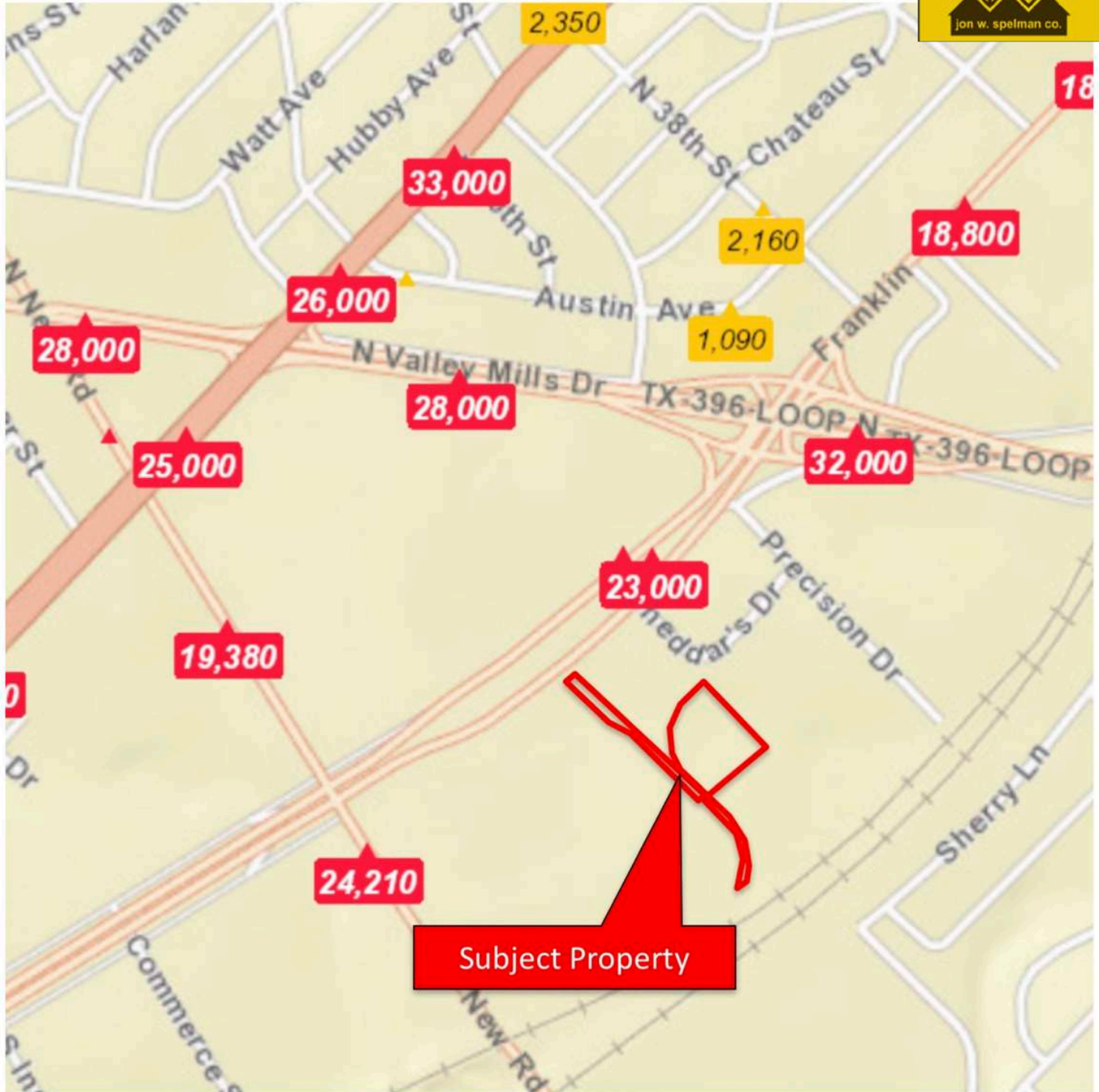
[www.bradharrellccim.com/](http://www.bradharrellccim.com/)



**LAND FOR SALE**

# TXDOT MAP (2016)

4250 Franklin Avenue, Waco, TX 76710



**KW COMMERCIAL**

3701 W. Waco Dr.  
Waco, TX 76710

**JON W. SPELMAN COMMERCIAL**

6600 Sanger Ave., Suite 4  
Waco, TX 76710

**BRAD HARRELL, CCIM**

Broker Associate/Senior Director  
O 254.870.0050  
C 254.870.0060  
info@BradHarrellCCIM.com  
TX #363789

**JON SPELMAN, CCIM**

Broker  
O 254.776.2592  
C 254.744.3397  
jspelman@jspelman.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or 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.

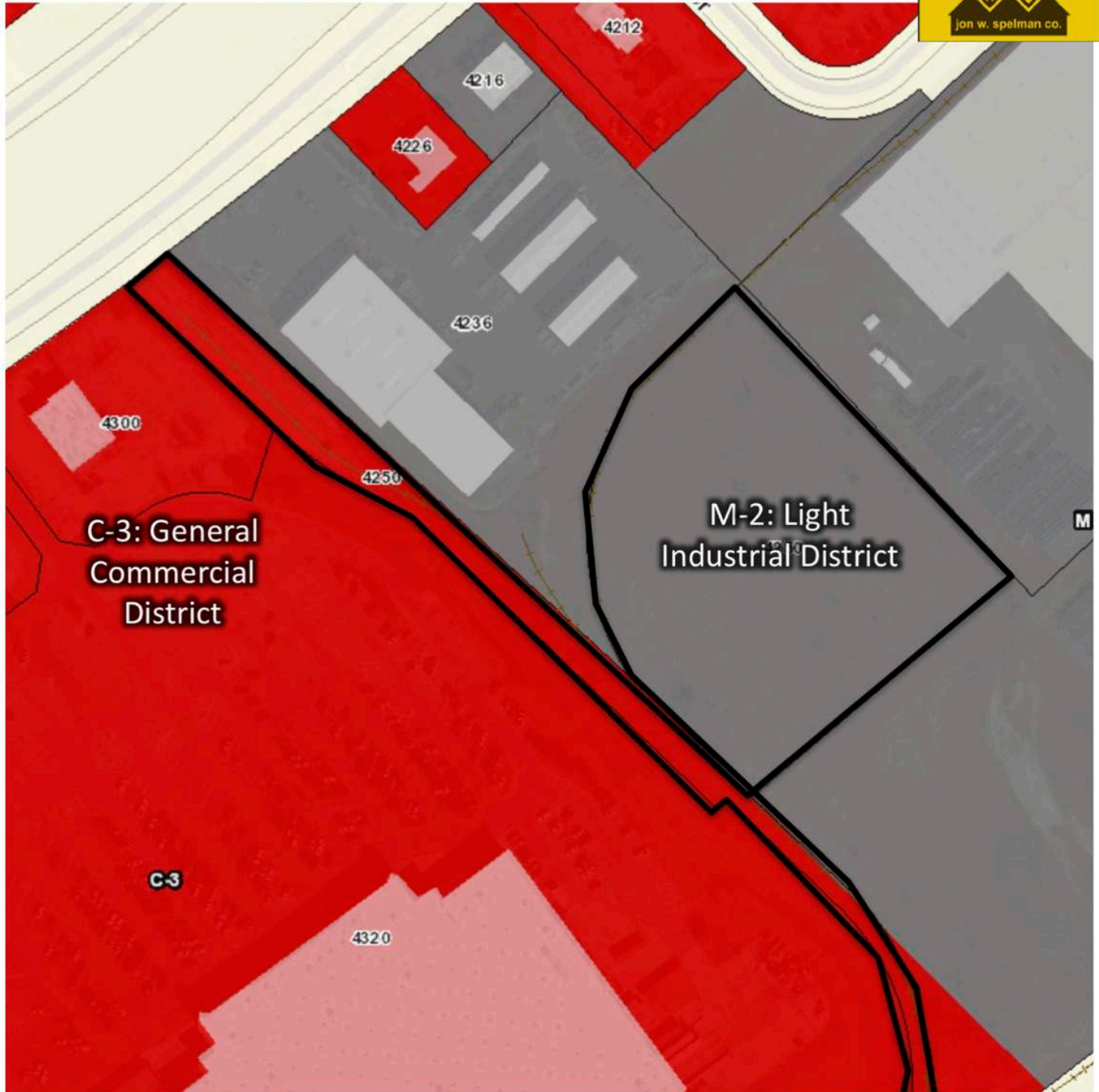
[www.bradharrellccim.com/](http://www.bradharrellccim.com/)



**LAND FOR SALE**

# ZONING MAP

4250 Franklin Avenue, Waco, TX 76710



**KW COMMERCIAL**  
3701 W. Waco Dr.  
Waco, TX 76710

**JON W. SPELMAN COMMERCIAL**  
6600 Sanger Ave., Suite 4  
Waco, TX 76710

**BRAD HARRELL, CCIM**  
Broker Associate/Senior Director  
O 254.870.0050  
C 254.870.0060  
info@BradHarrellCCIM.com  
TX #363789

**JON SPELMAN, CCIM**  
Broker  
O 254.776.2592  
C 254.744.3397  
jspelman@jspelman.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or 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.

[www.bradharrellccim.com/](http://www.bradharrellccim.com/)



**LAND FOR SALE**

# UTILITIES MAP

4250 Franklin Avenue, Waco, TX 76710



**KW COMMERCIAL**

3701 W. Waco Dr.  
Waco, TX 76710

**JON W. SPELMAN COMMERCIAL**

6600 Sanger Ave., Suite 4  
Waco, TX 76710

**BRAD HARRELL, CCIM**

Broker Associate/Senior Director  
O 254.870.0050  
C 254.870.0060  
info@BradHarrellCCIM.com  
TX #363789

**JON SPELMAN, CCIM**

Broker  
O 254.776.2592  
C 254.744.3397  
jspelman@jspelman.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or 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.

[www.bradharrellccim.com/](http://www.bradharrellccim.com/)





# 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.*

11-2-2015



**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:
  - 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.

**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.

Global Realty Partners LLC KW Commercial	9003002	klrw552@kw.com	(254) 751-7900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Al Rincon	525285	alrincon@kw.com	(254) 716-3642
Designated Broker of Firm	License No.	Email	Phone
Amanda LaRue	543380	alarue@kw.com	(254) 315-0138
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Harrell, CCIM	363789	info@BradHarrellCCIM.com	(254) 870-0050
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



