



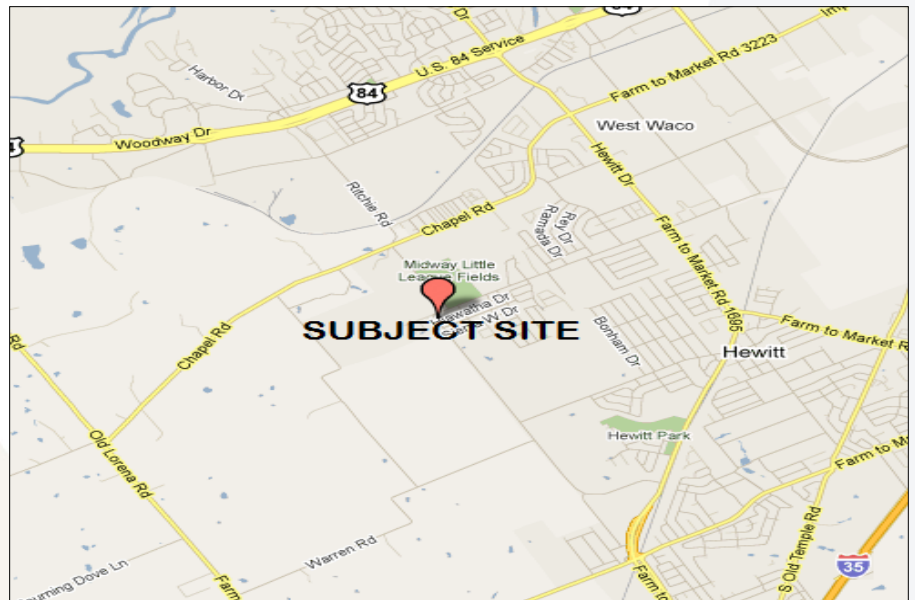
DEVELOPMENT LAND

**9.775 Acres @ Ritchie Rd. & Panther Way Dr.
Waco, McLennan County, Texas 76701**

FOR SALE

- 9.775 Acres - Will Subdivide
- Adjacent to a New & Widened Panther Way Dr. coming in 2011
- Adjacent to a New 4 lane divided Ritchie Road coming in 2012
- Adjacent to a Master Planned 162.50 Residential Tract
- Midway Independent School District
- Currently Zoned R1-B Residential Proposed Change to O-2 Office
- All utilities available to site.
- Convenient to two regional hospitals
- Ideally situated for Church or Senior Living Center

Sales Price:
\$1,065,000.00
\$2.50 PSF



For Detailed Information Contact:

Brad Harrell, CCIM

Senior Director

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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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Close-up View



New 4 Lane Ritchie Road
Proposed 2012 Completion



New Widened Panther Way
Proposed 2011 Completion

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