



# SURBUBAN LAND

## 163.85 Acres, Chapel Road

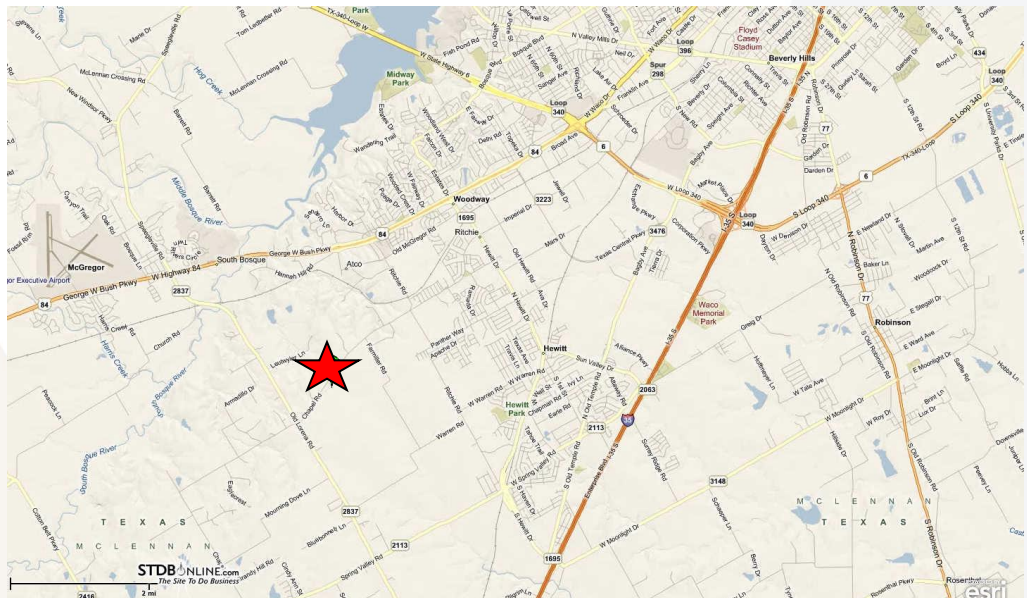
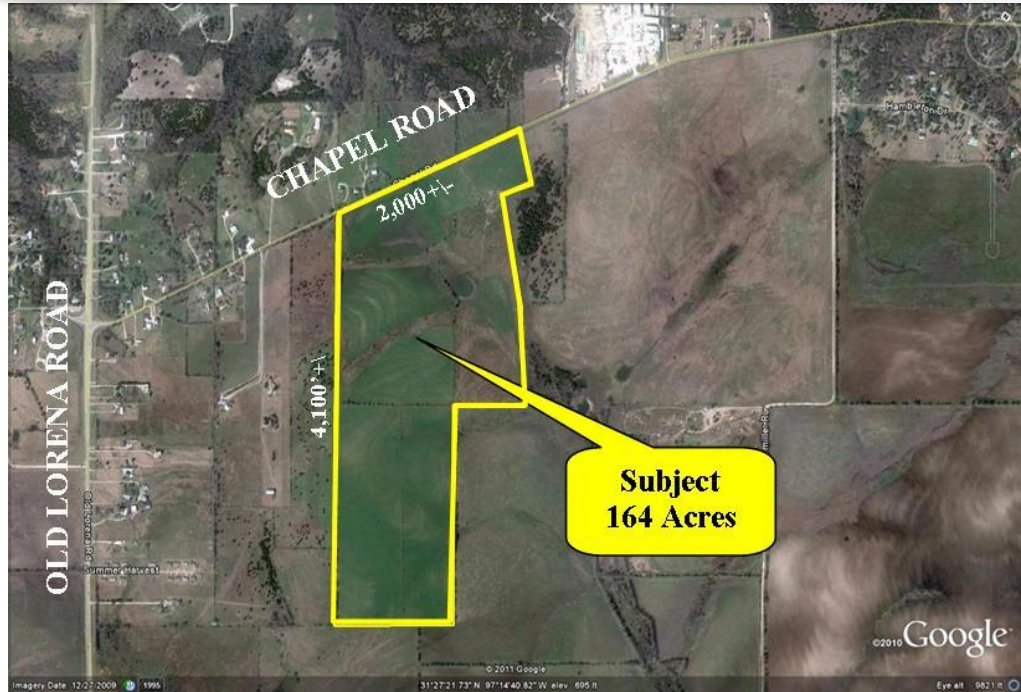
## McLennan County 76655

### FOR SALE

- Nice large tract right outside of Waco City Limits
- Located in Lorena ISD
- West Waco – Highest Growth Sector in the County
- 1" Water Line to property - 3" Water Line down Chapel
- Easy Access to Hwy 84, Hewitt Drive & IH 35
- Within 10 minutes of both major hospitals
- Within 5 minutes to HEB & Walmart Supercenter
- 2011 Ag. Taxes - \$567.40

**Sales Price**  
**\$750,000**  
 (\$4,577 / Acre)

*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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McLennan County 76655



Overall Aerial  
View North  
Towards Waco

This view shows the property in relation to Old Lorena Road, Hwy 84 and Hewitt Drive. It also shows the properties close proximity to some of the areas major retailers. IH 35 is within 10 minutes east along Old Lorena Road

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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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