



BOUNDARY LINES ARE APPROXIMATE

JOSH CARTER CCIM

12181 GHOLSON RD, WACO, TX 76705

26+/- Acres

FOR SALE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



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PROPERTY OVERVIEW

Rare opportunity to own land with direct access to the Brazos River. Conveniently located just 9 miles north of Waco. Property currently in agricultural use in connection with the adjacent "Russel's Pecans" orchard. Water available by private supply company, existing well, and access to the Brazos River.

- Future development possibilities
- 350+/- feet of frontage on the Brazos River
- Dedicated road access to Gholson Rd (FM 933)
- Municipal water available through Gholson Water Supply Corporation
- Can be purchased separately or incorporated into contiguous tracts(s) which comprise "Russel's Pecans and Fine Candy"
- Ask Listing Broker for details

PROPERTY HIGHLIGHTS

PROPERTY

26+/- Acres on the Brazos River

LOCATION

12181 Gholson Rd, Waco, TX 76705

PROPERTY TYPE

Land

MARKET

Waco

SUBMARKET

Gholson

LOT SIZE

26+/- Acres

LIST PRICE

\$650,000 (\$25,000 Per Acre)



PHOTO GALLERY



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SUBJECT
PROPERTY

RUSSEL'S PECANS
AND FINE CANDY

DEDICATED
ACCESS



GHOLSON RD

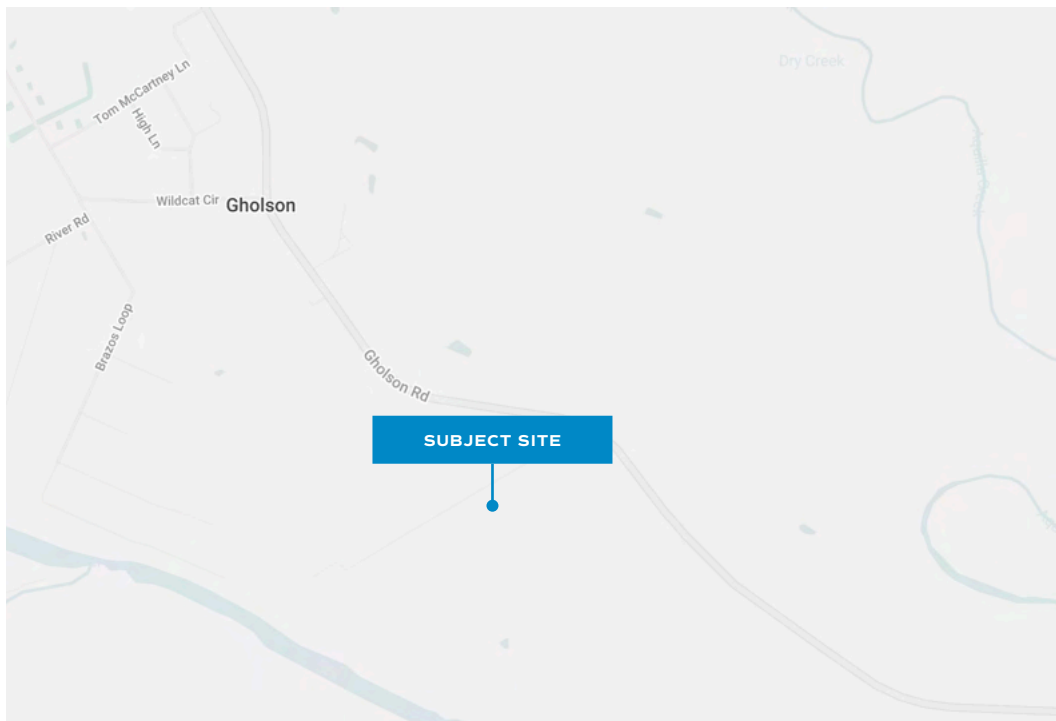
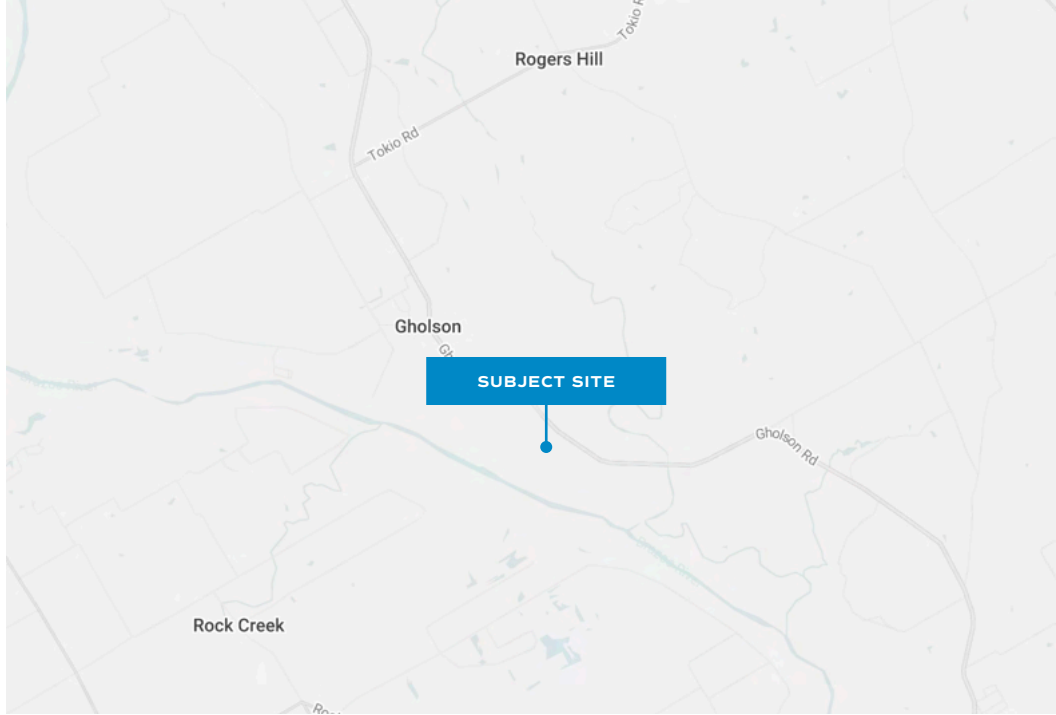
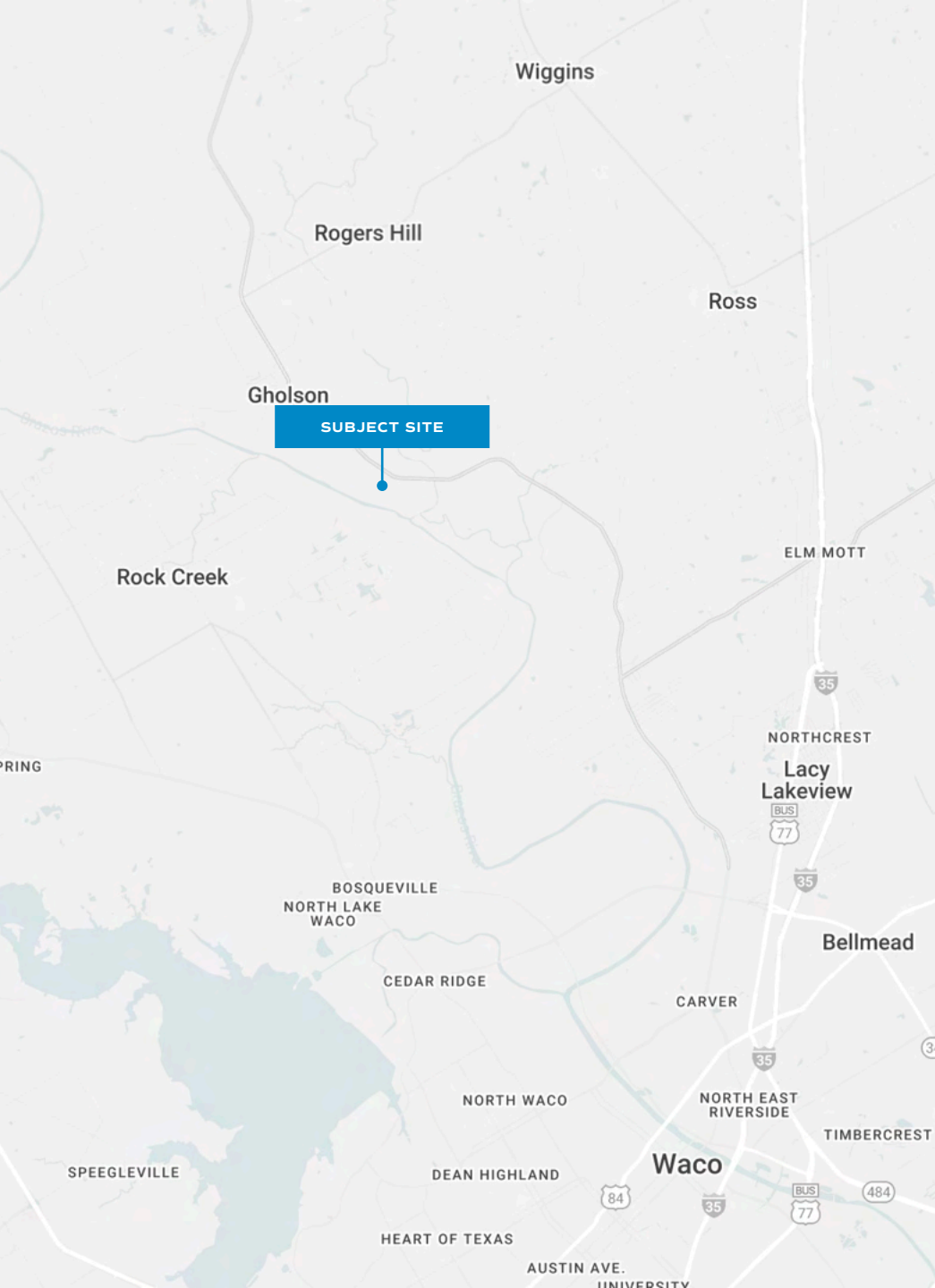


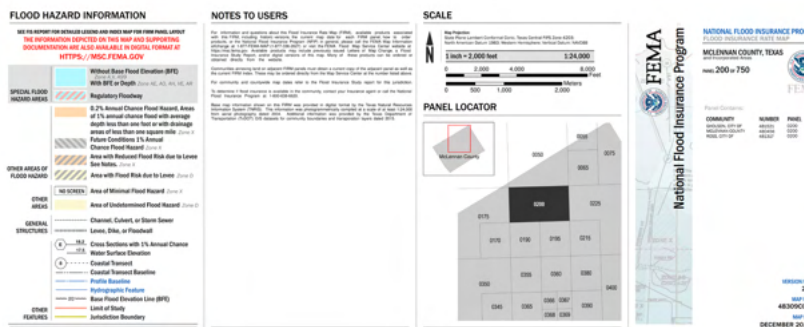
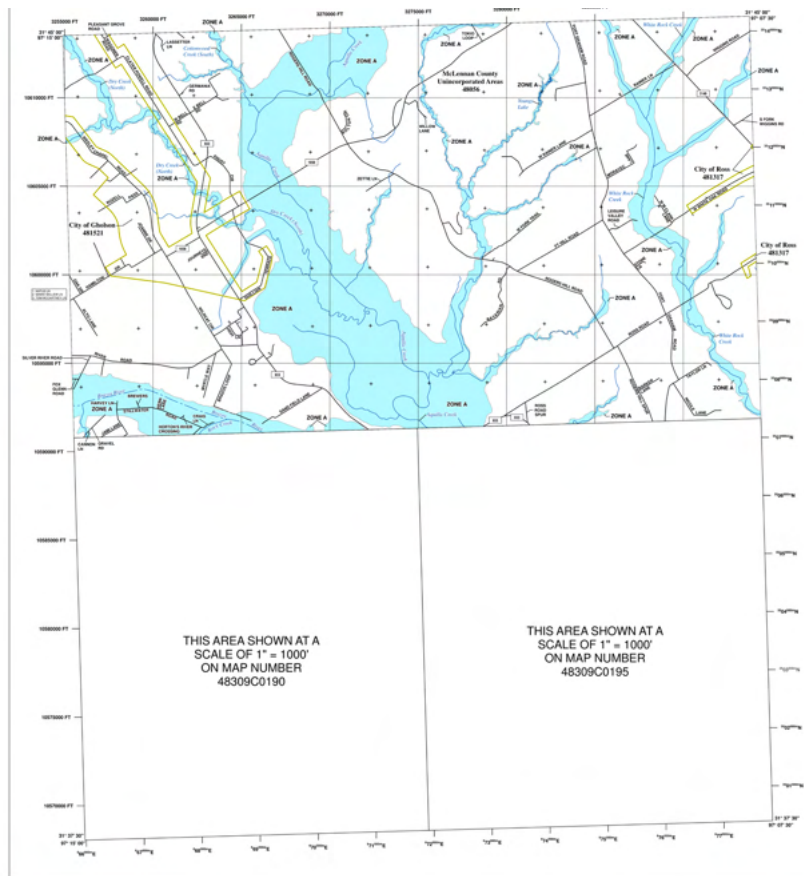
Click to view property

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Listed by MCAD PID #119714 as 30.87 total acres, the seller plans to retain 4.87+/- acres with Brazos River frontage and an access easement to Gholson Rd (FM 933). A portion of the property is affected by a special flood hazard area; See FEMA FIRM Panel #48309C0200D, dated 12/20/2019.



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PRESENTED BY:



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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.

2-10-2025



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:
 - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date