



BOUNDARY LINES ARE APPROXIMATE

JOSH CARTER CCIM

38 ACRES ON CHINA SPRING RD, WACO, TX 76633

38.262+/- Acres

FOR SALE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



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PROPERTY OVERVIEW

Highly visible development land on the south side of China Spring Road (FM 1637), located in the rapidly growing area of China Spring in northwest Waco. Existing driveway access to upgraded China Spring Road (FM 1637). Property features 535+/- feet of road frontage and varying depths up to 1,500+/- feet. Currently zoned with 20+/- acres of (C-2) Community Commercial, 9+/- acres of (O-2) Office-Residence, and 8+/- acres of R-3B Multi-Family.

- Ideal site for mixed-use commercial, retail, office, or multi-family uses
- Adjacent to dense residential areas with expanding commercial development nearby
- Served with City of Waco water and sewer utilities on-site
- Property features a 50-foot rear access easement across neighboring property to Yankee Rd

PROPERTY HIGHLIGHTS

PROPERTY

38 Acres on China Spring Rd
Waco, TX 76633

PROPERTY TYPE

Development Land

MARKET

Waco

SUBMARKET

China Spring

ZONING

C-2 | O-2 | R-3B

LOT SIZE

38.262+/- Acres | 1,666,692+/- SF

ASKING PRICE

Call for Pricing



PHOTO GALLERY



BOUNDARY LINES ARE APPROXIMATE

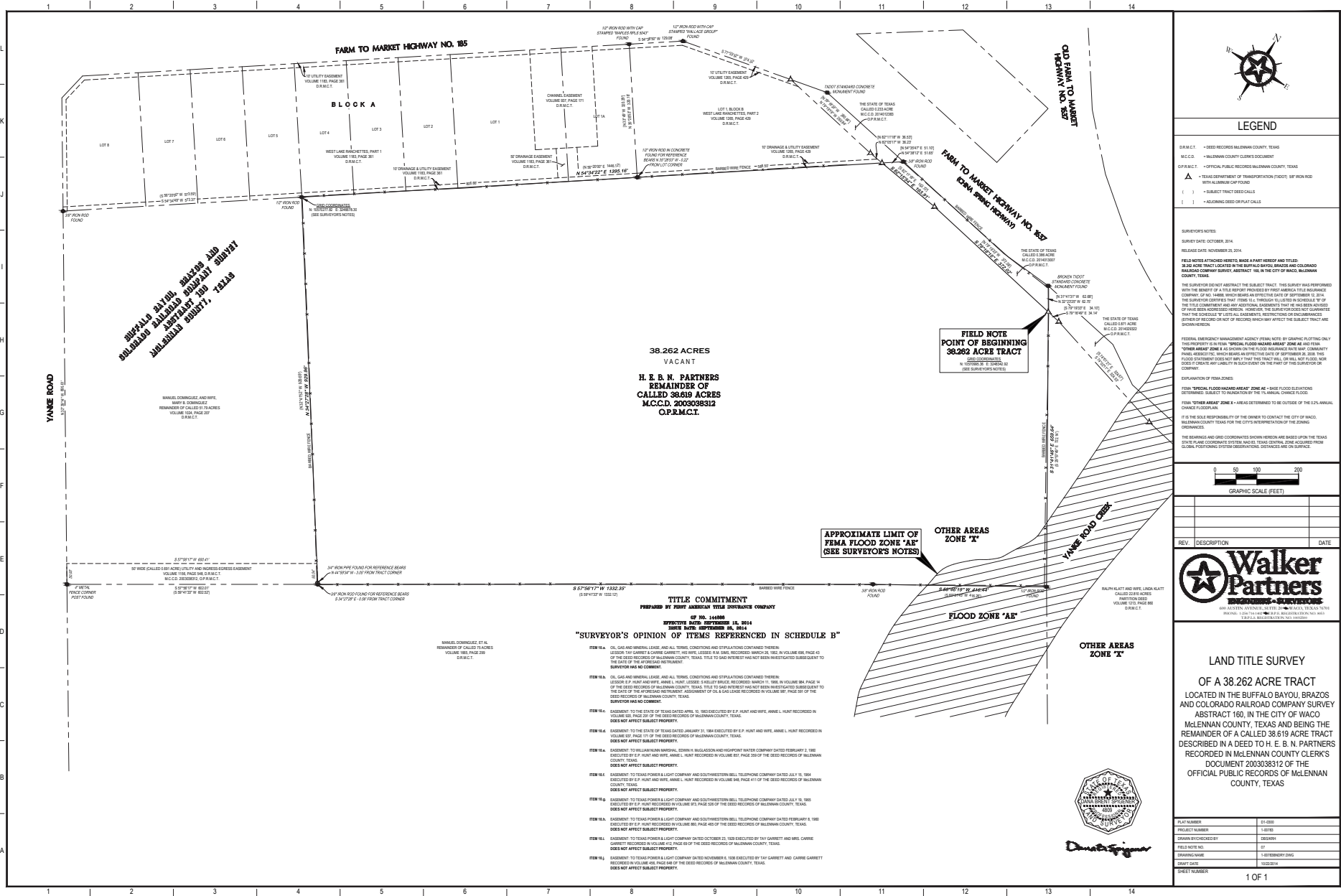


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PHOTO GALLERY



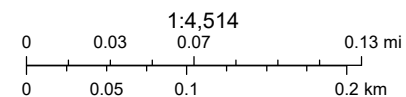
BOUNDARY SURVEY



ArcGIS Web Map



- | | | | |
|-------------------|-------------------|--------------|-------------|
| Water Line | Service Line | Sewer Line | Storm Drain |
| Transmission Main | Fire Hydrant Line | Main | Culvert |
| Distribution Main | | Service Line | Streets |



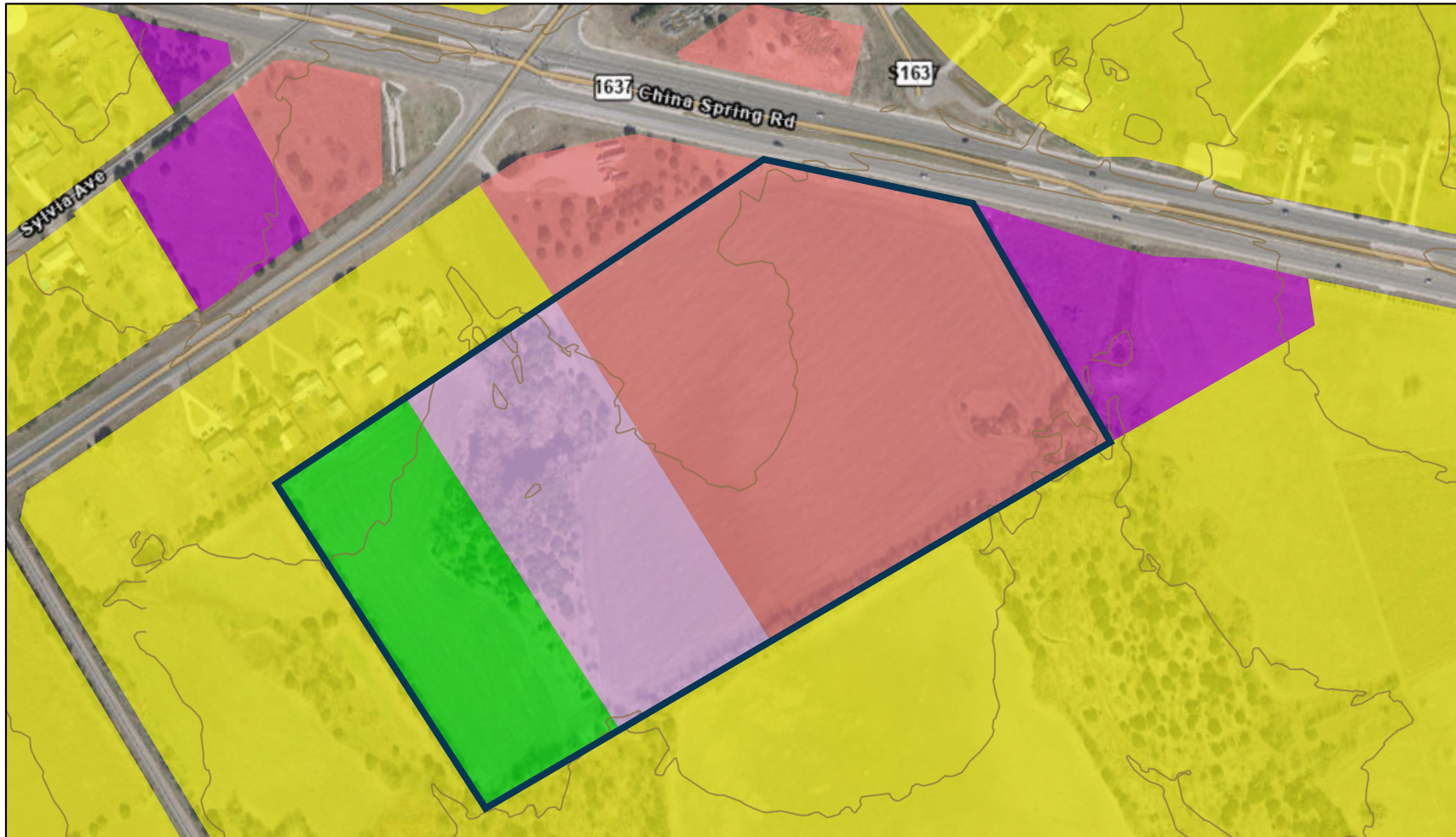
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ArcGIS Web AppBuilder

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ArcGIS Web Map



10 ft Contour

Streets

Zoning

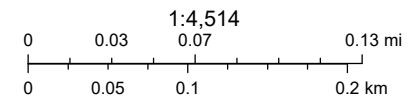
R-1B SINGLE-FAMILY RESIDENCE 6.22 u/a

R-3B MULTIPLE FAMILY RESIDENCE 12.96 u/a

O-2 OFFICE-RESIDENCE 40 u/a

O-3 OFFICE-LIMITED COMMERCIAL 7.26 u/a

C-2 COMMUNITY COMMERCIAL 25.03 u/a



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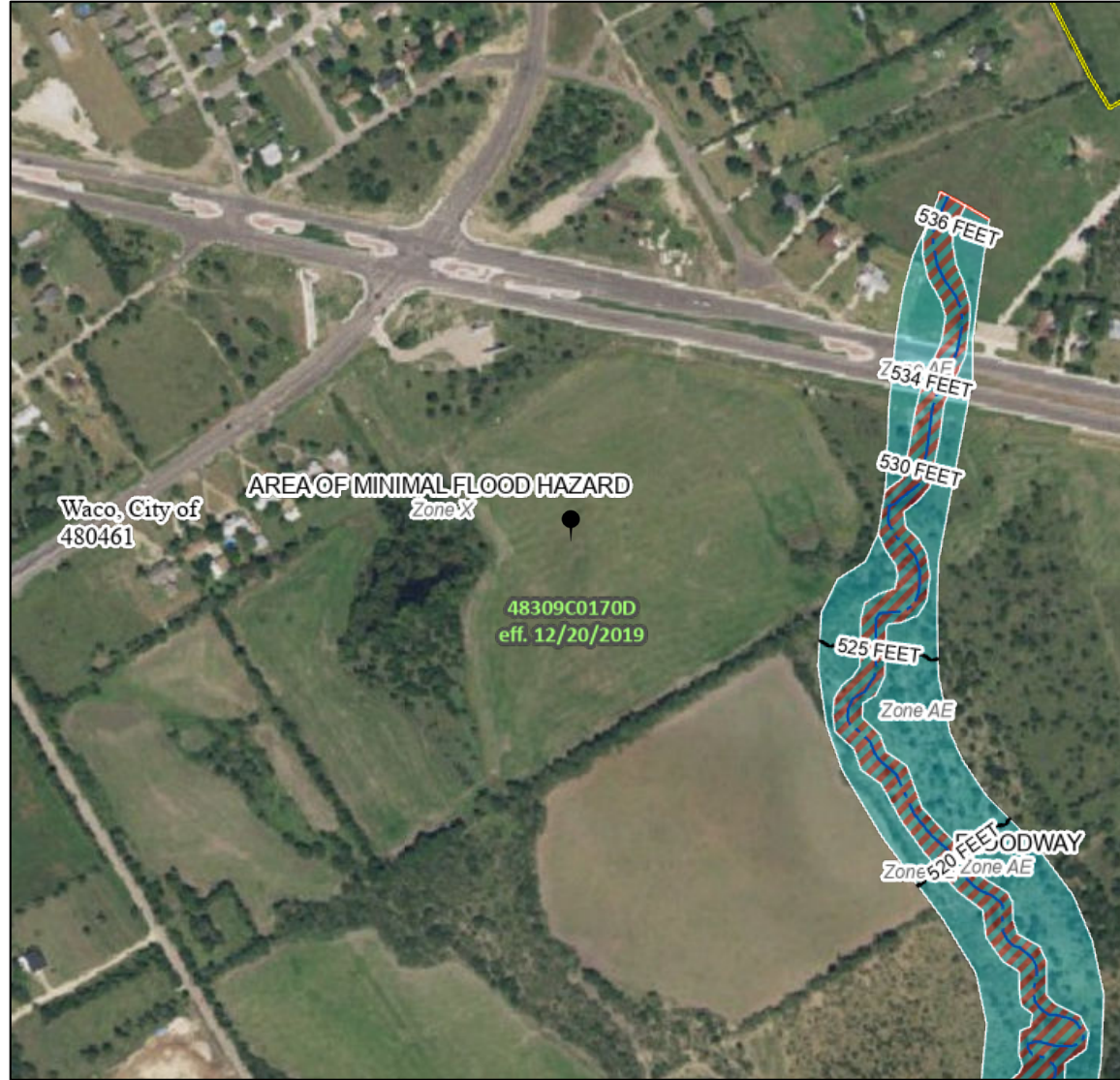
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National Flood Hazard Layer FIRMette



97°16'56"W 31°38'12"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.8 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/1/2025 at 12:33 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



RESERVE AT LAKELAND
MEADOWS NEIGHBORHOOD

LAKE WACO

FOXBOROUGH
NEIGHBORHOOD

RIVERS CROSSING
NEIGHBORHOOD

AVAILABLE
38.262+/- ACRES

CHINA SPRING RD

N RIVER CROSSING | 10,732 VPD

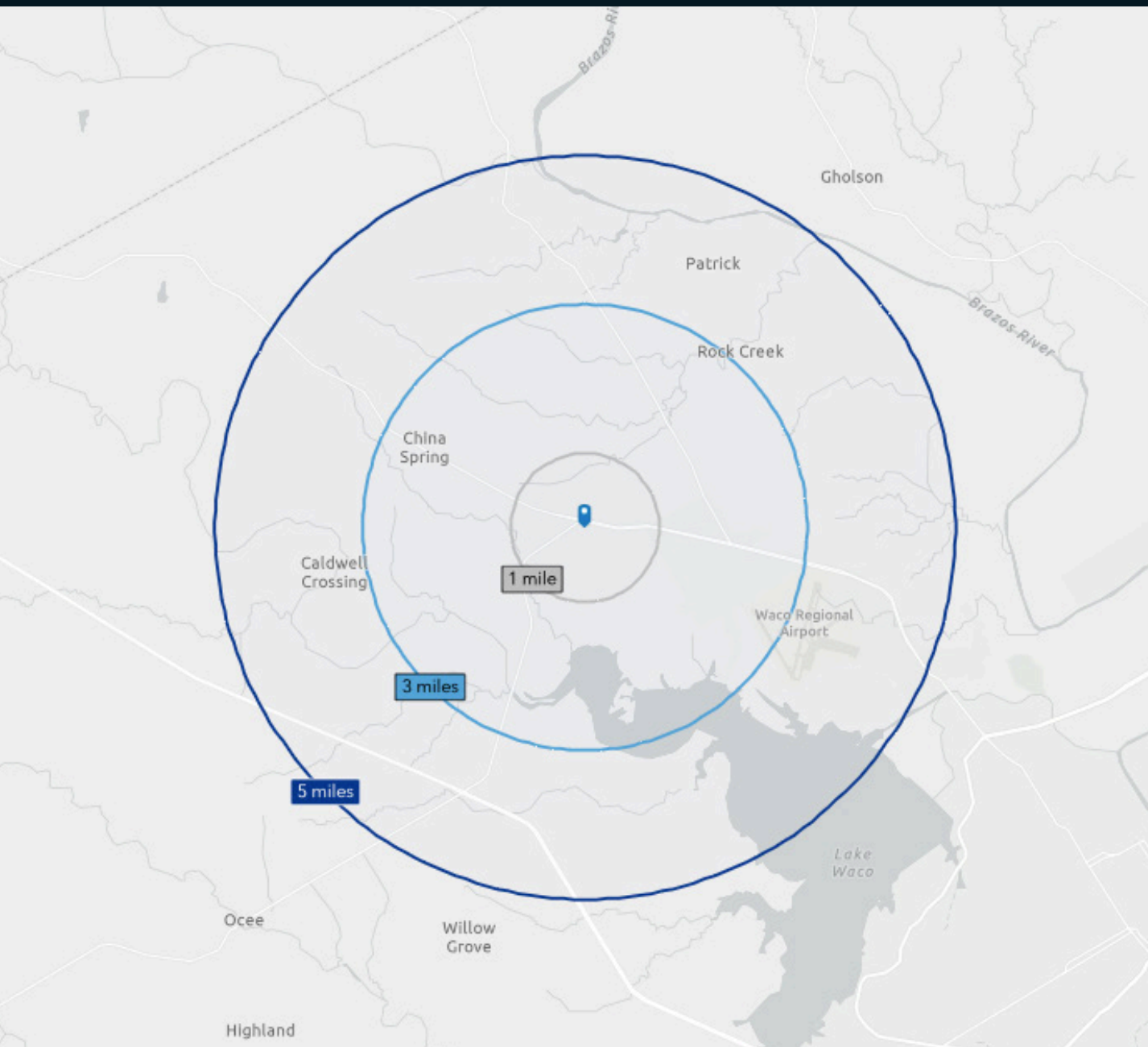


Click to view property

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DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	602	6,968	11,649
2020 Population	1,060	10,395	15,861
2025 Population	1,511	11,668	17,346



Median Age
38.1

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	194	2,444	4,173
2020 Households	331	3,491	5,462
2025 Households	482	4,005	6,099

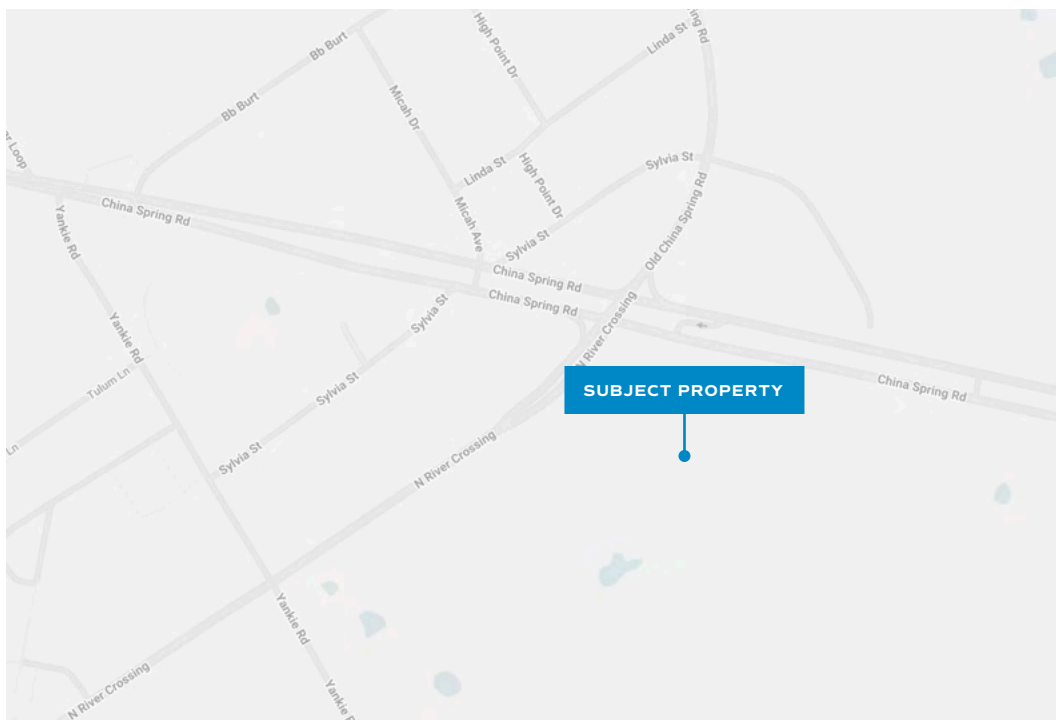
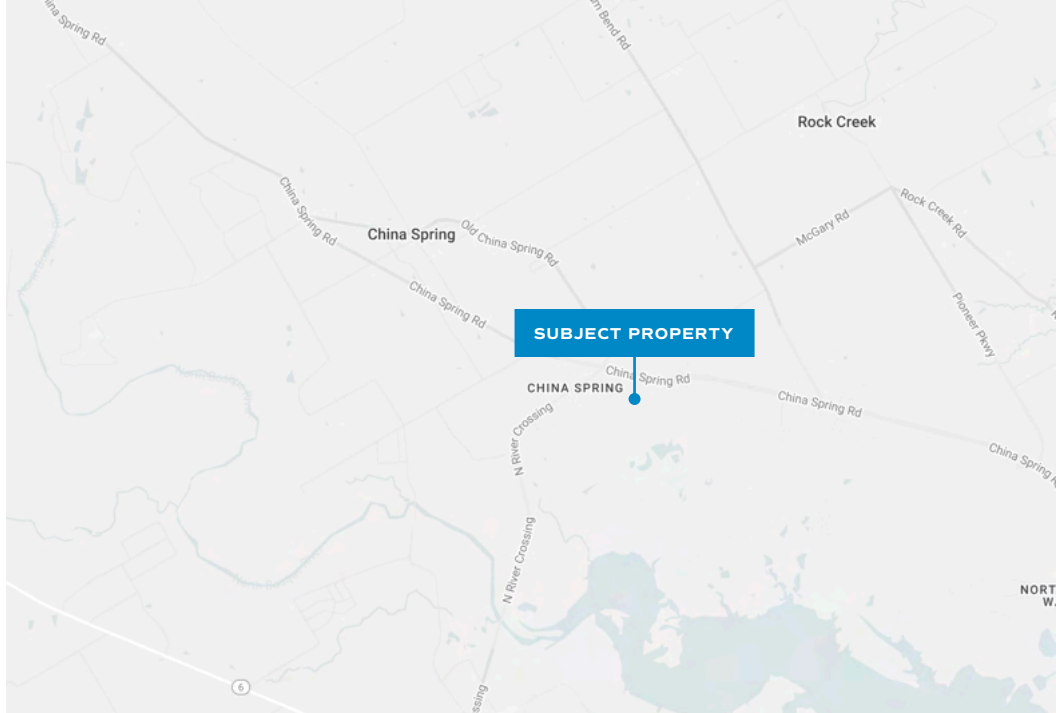
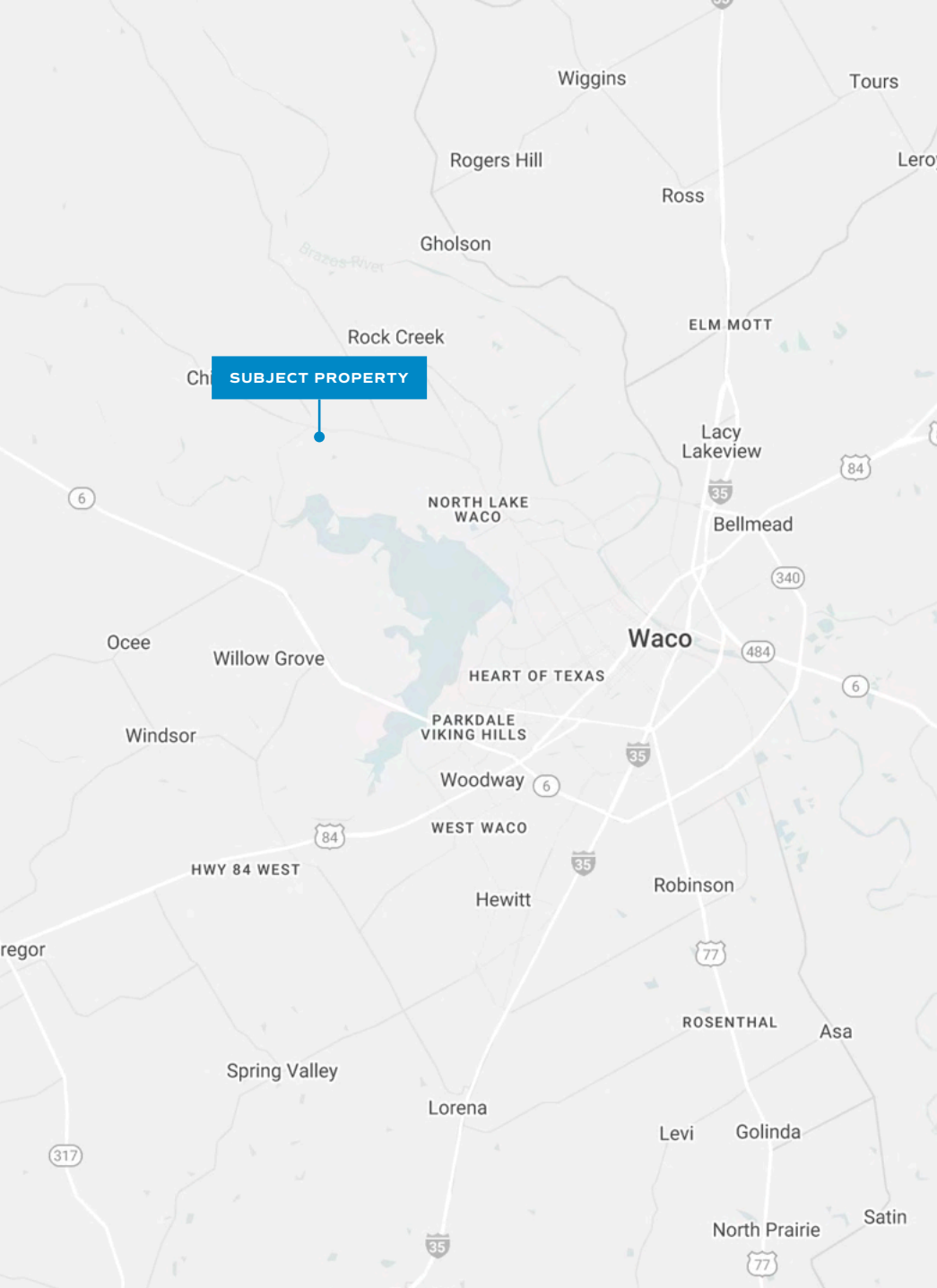
MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$119,556	\$104,159	\$104,313

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$126,085	\$116,308	\$121,403





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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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Josh Carter, CCIM	476150	josh@cromwellcommercialgroup.com	254-313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____