



BOUNDARY LINES ARE APPROXIMATE

WADE SIVESS

31589 W HWY 84, MCGREGOR, TX 76657

15.9+/- Acres

FOR SALE

CROMWELL
COMMERCIAL GROUP

Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Coldwell Banker, its agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice.

COLDWELL BANKER APEX, REALTORS



PROPERTY OVERVIEW

This 15.9-acre property at 31589 W Highway 84 in McGregor, Texas, offers a unique blend of general commercial and R-10 residential zoning, ideal for mixed-use development. Strategically positioned with high visibility along a bustling highway, it features city water and a septic system, ensuring immediate usability for businesses or residences. Located in a high-growth area, this versatile parcel presents significant potential for investors and developers seeking to capitalize on McGregor's expanding community.

- Prime Highway Visibility: positioned on W Highway 84 with high traffic exposure, perfect for commercial enterprises or residential appeal
- Dual Zoning Advantage: general commercial zoning at the front and R-10 residential zoning at the back, offering flexibility for diverse development plans
- Infrastructure Ready: equipped with city water and a septic system, reducing setup costs and enabling rapid project initiation
- High-Growth Location: situated in McGregor's thriving area, poised for strong appreciation and long-term investment value

PROPERTY HIGHLIGHTS

LOCATION

31589 W HWY 84, McGregor, TX 76657

PROPERTY TYPE

Land

ZONING

R-10: SF Residential | General Commercial

MARKET

McGregor

LOT SIZE

15.9+/- Acres

ASKING PRICE

\$549,000 (\$0.80/SF)



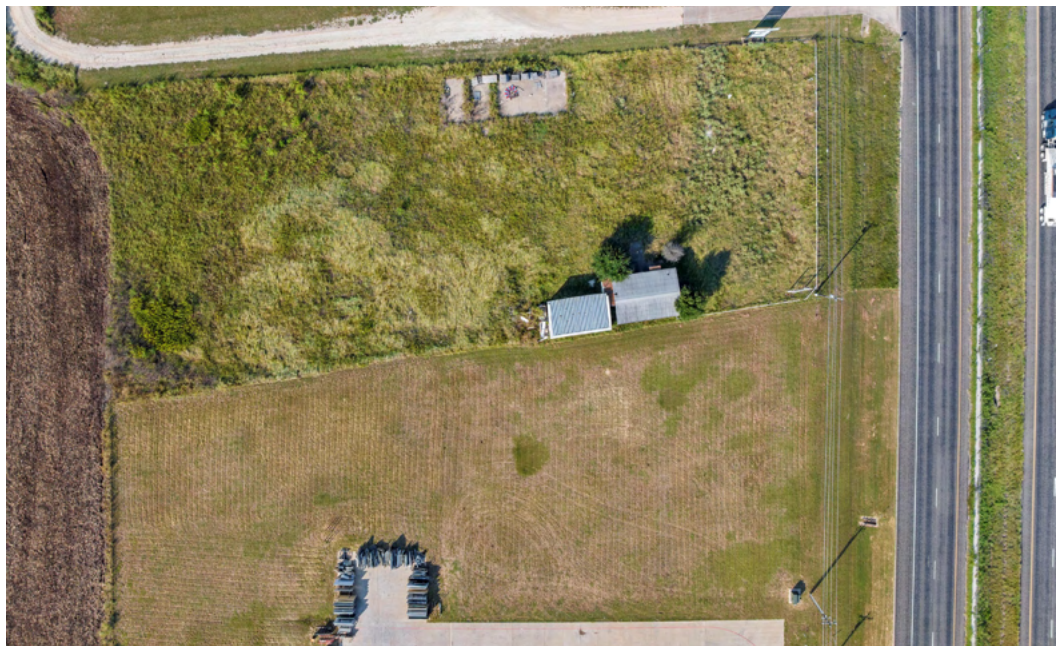
Wade Sivess

wade@cromwellcommercialgroup.com

PHOTO GALLERY



BOUNDARY LINES ARE APPROXIMATE



Wade Sivess
wade@cromwellcommercialgroup.com



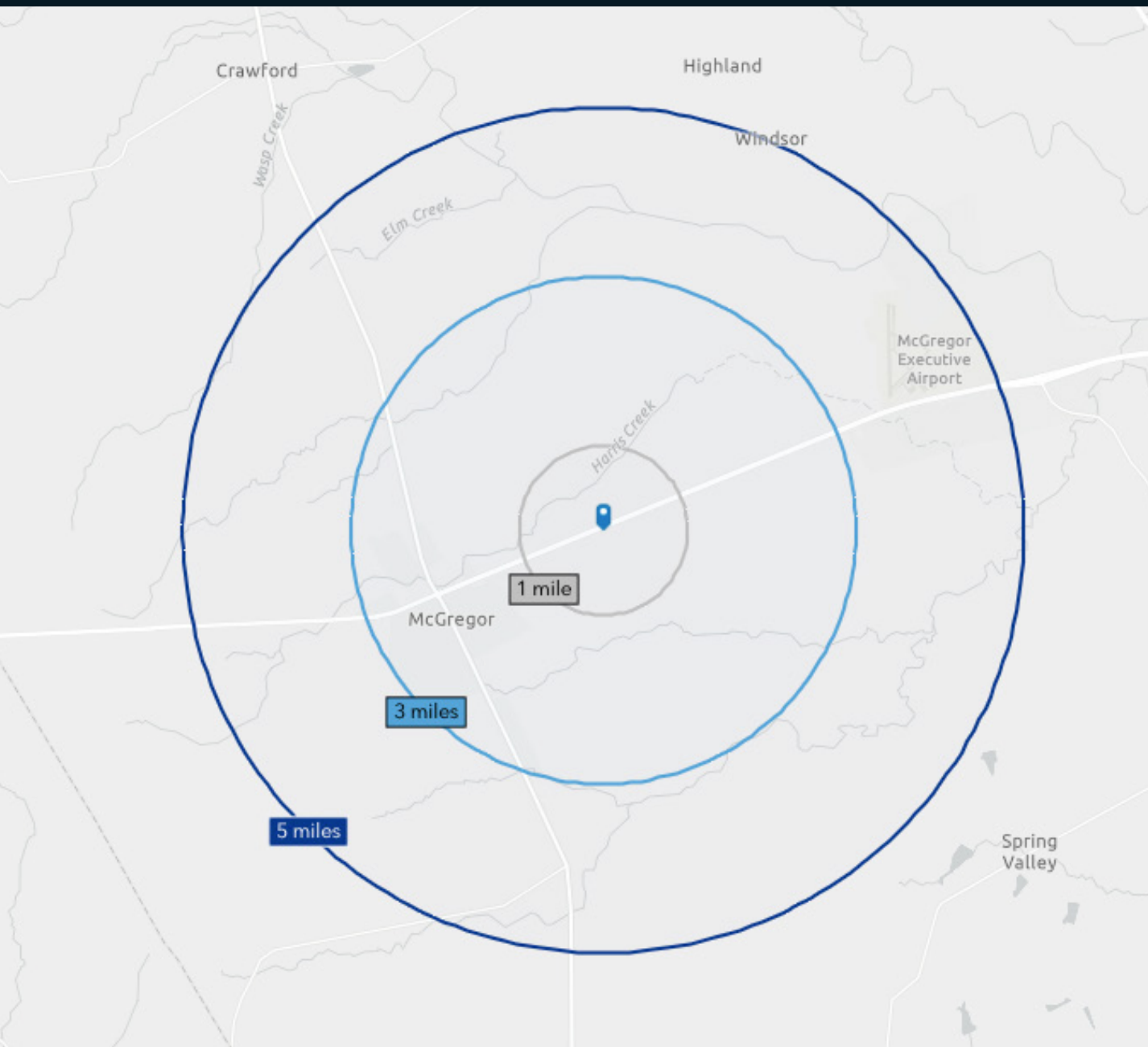
AVAILABLE
15.9+/- ACRES

 Click to view property

BOUNDARY LINES ARE APPROXIMATE



Wade Sivess
wade@cromwellcommercialgroup.com



DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	60	5,349	8,073
2020 Population	64	5,745	9,532
2025 Population	84	6,123	10,078



Median Age
36.3

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	28	1,918	2,826
2020 Households	31	2,056	3,294
2025 Households	39	2,212	3,552

MEDIAN HOUSEHOLD INCOME

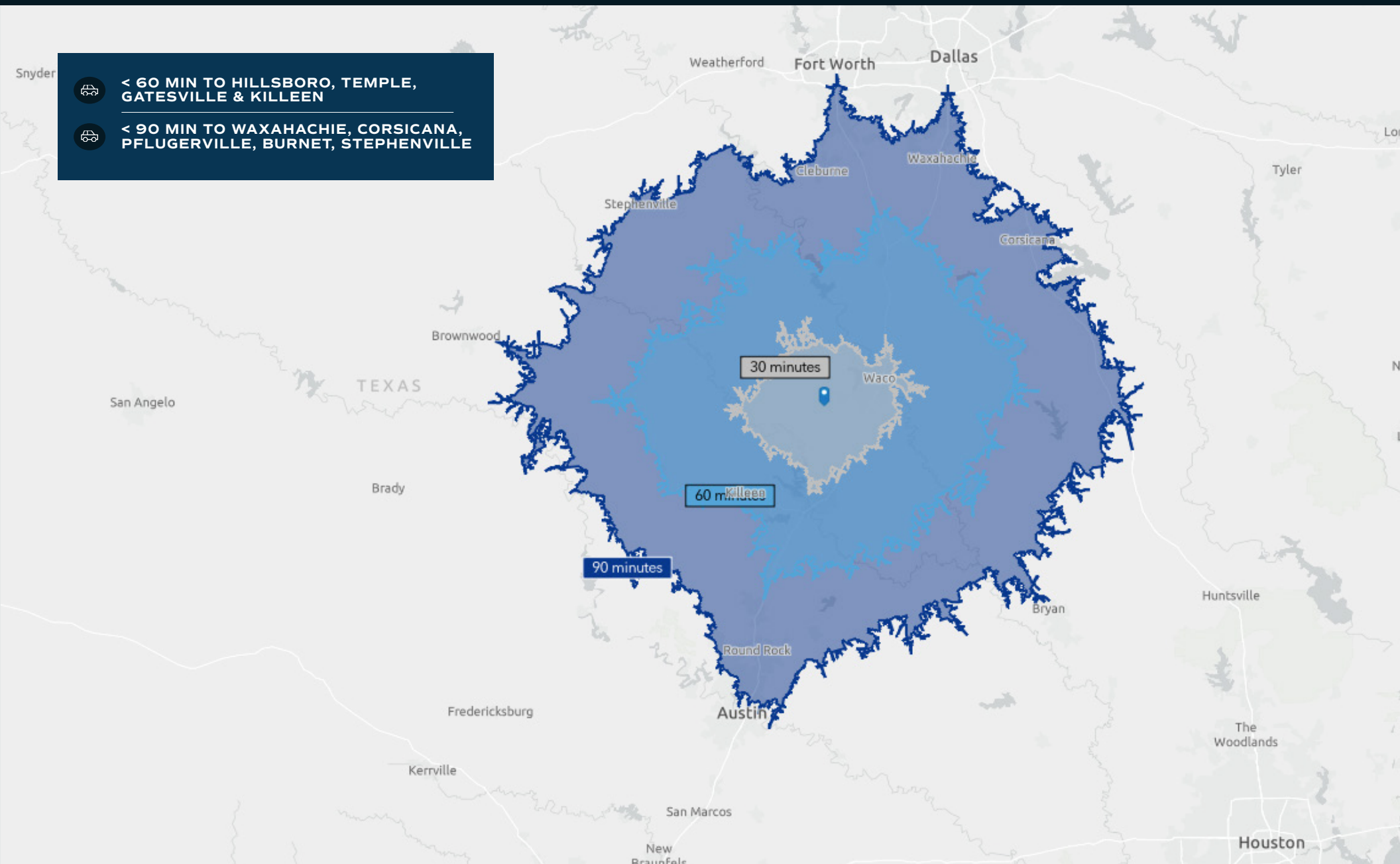
	-1mi	-3mi	-5mi
2025 Income	\$66,986	\$80,746	\$96,347

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$97,669	\$101,441	\$129,036



DRIVE TIMES



Wade Sivess

wade@cromwellcommercialgroup.com



CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



WADE SIVEAS

C: 254.537.2011

O: 254.313.0000

E: wade@cromwellcommercialgroup.com

W: cromwellcommercialgroup.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.

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	0590914	lori@cbapex.com	254-313-0000
	License No.	Email	Phone
Designated Broker of Firm	0590914	lori@cbapex.com	254-313-0000
	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	269763	kathy@cbapex.com	254-776-0000
	License No.	Email	Phone
Sales Agent/Associate's Name	818082	wade@cromwellcommercialgroup.com	254-313-0000
	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date