



H. BLAND CROMWELL SIOR, CCIM

7002 CHINA SPRING RD, WACO, TX 76708

17.06+/- Acres

FOR SALE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER APEX, REALTORS



BOUNDARY LINES ARE APPROXIMATE

PROPERTY OVERVIEW

Cromwell Commercial Group is pleased to present this 17.02+/- acre development site located at the corner of China Spring Road and Steinbeck Bend. This high-visibility property benefits from strong traffic counts and dual road frontage, making it ideal for commercial or mixed-use development.

- Corner acreage at China Spring Rd and Steinbeck Bend Road
- Zoned C2 and O2
- China Spring ISD
- High traffic area

PROPERTY HIGHLIGHTS

PROPERTY

Citrano Heights Acreage

LOCATION

7002 China Spring Rd, Waco, TX 76708

PROPERTY TYPE

Land

ZONING

C2 | O2

MARKETING

China Spring

LOT SIZE

17.06+/- Acres

ASKING PRICE

Call for Pricing



PHOTO GALLERY



BOUNDARY LINES ARE APPROXIMATE



H. Bland Cromwell CCIM, SIOR
bland@cromwellcommercialgroup.com



CHINA SPRING RD | 20,381 VPD

STEINBECK BEND DR | 5,779 VPD



Click to view property

BOUNDARY LINES ARE APPROXIMATE



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LAKE WACO

WACO
Regional Airport

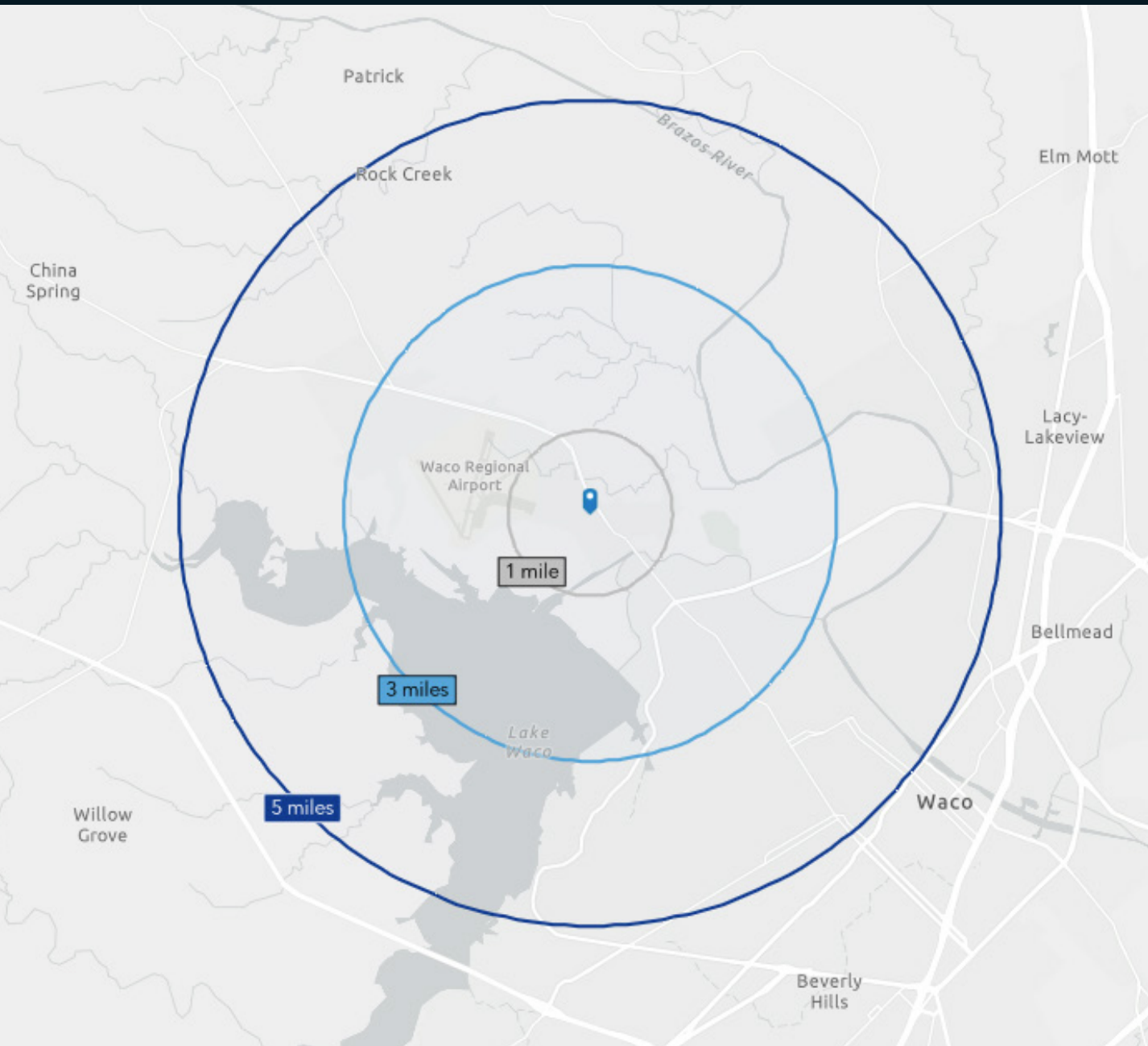
STEINBECK BEND DR | 5,779 VPD

CHINA SPRING RD | 20,381 VPD

Chevron

Valvoline





DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	873	10,469	53,277
2020 Population	1,035	12,424	57,349
2025 Population	1,049	12,694	58,414



Median Age
38.4

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	279	4,265	20,075
2020 Households	319	4,936	21,657
2025 Households	345	5,116	22,659

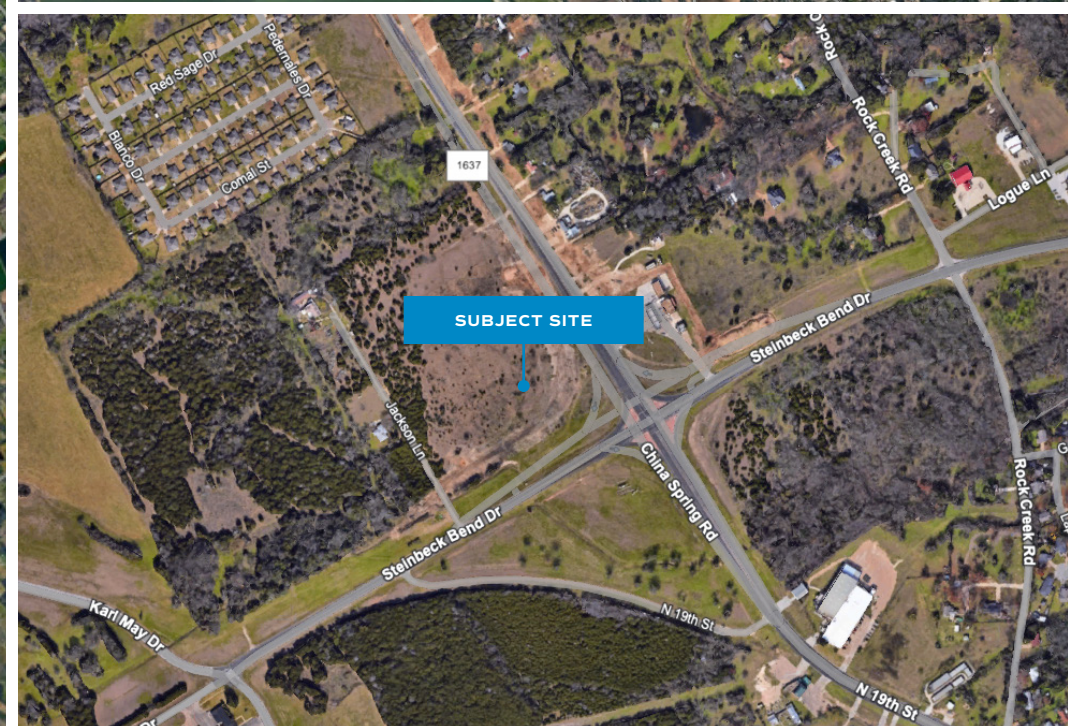
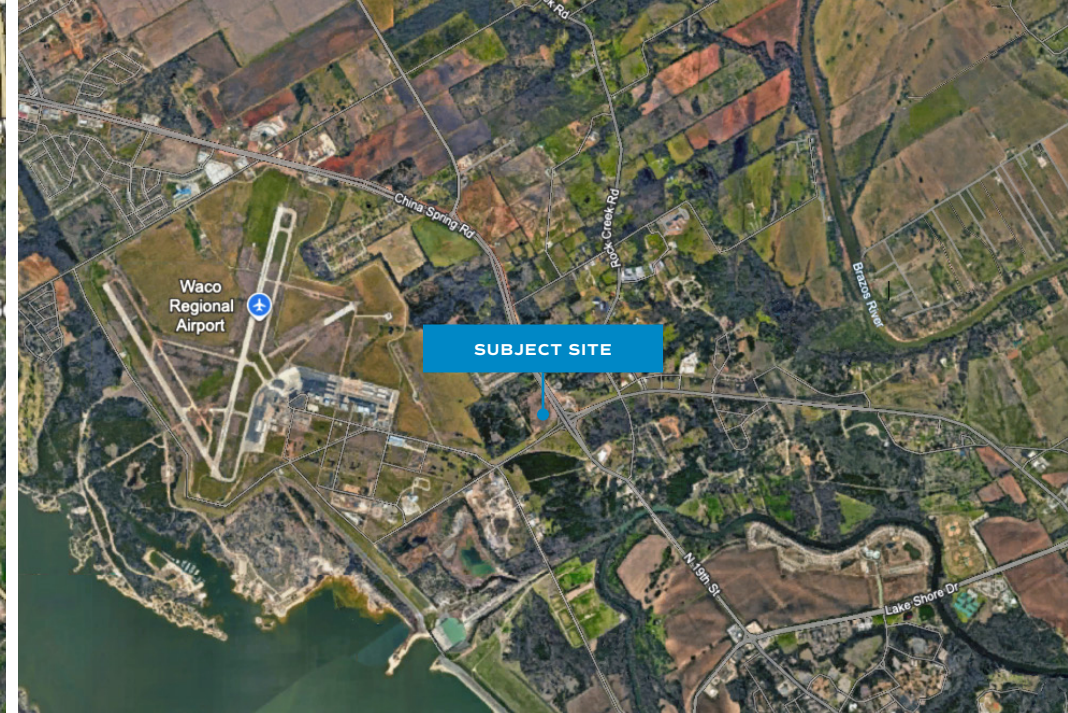
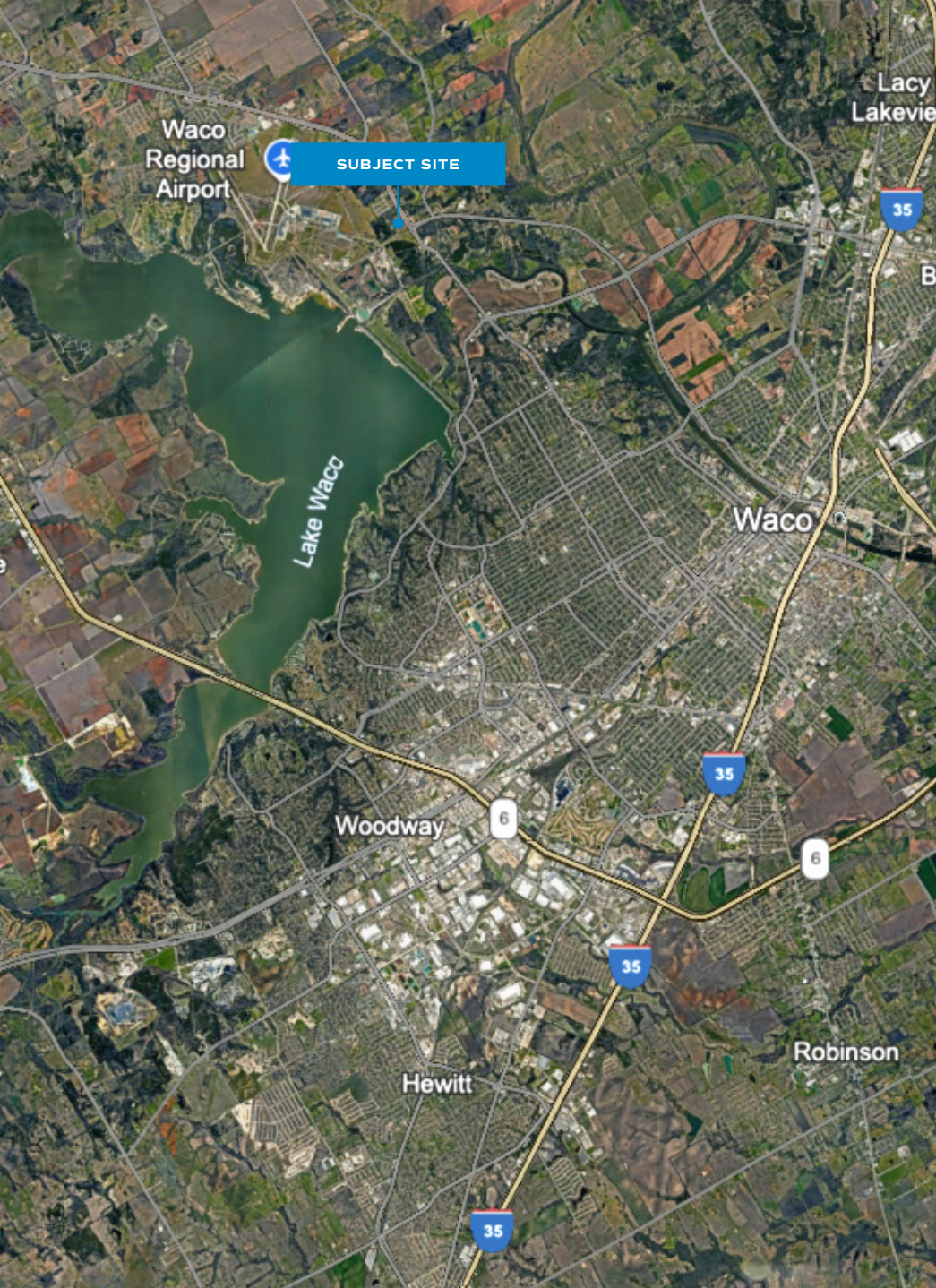
MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$82,094	\$69,684	\$56,354

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$101,033	\$83,722	\$77,102





CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



H. BLAND CROMWELL CCIM, SIOR

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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
H. Bland Cromwell, CCIM, SIOR	206780	bland@cromwellcommercialgroup.com	254.313.0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1