



CALEB LOUDAMY | JORDAN BEARD

3721 S 4TH ST, WACO, TX 76706

5.63+/- Acres

FOR SALE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



BOUNDARY LINES ARE APPROXIMATE

PROPERTY OVERVIEW

Prime 5.68 acre infill site near Baylor University, Lakes at University Parks, Aspen Heights and other student housing complexes. This site offers flexibility for residential development, townhomes, condos, or build to rent. Utilities are nearby, adjacent on 4th street.

PROPERTY HIGHLIGHTS

LOCATION

3721 S 4th St, Waco, TX 76706

PROPERTY TYPE

Land - Residential, Townhome, Condos

ZONING

R-1B, PUD Eligible

MARKET

Baylor Bubble

LOT SIZE

5.68+/- Acres

ASKING PRICE

\$315,000 - Inquire About Engineering Package



Caleb Loudamy
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Jordan Beard
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PHOTO GALLERY

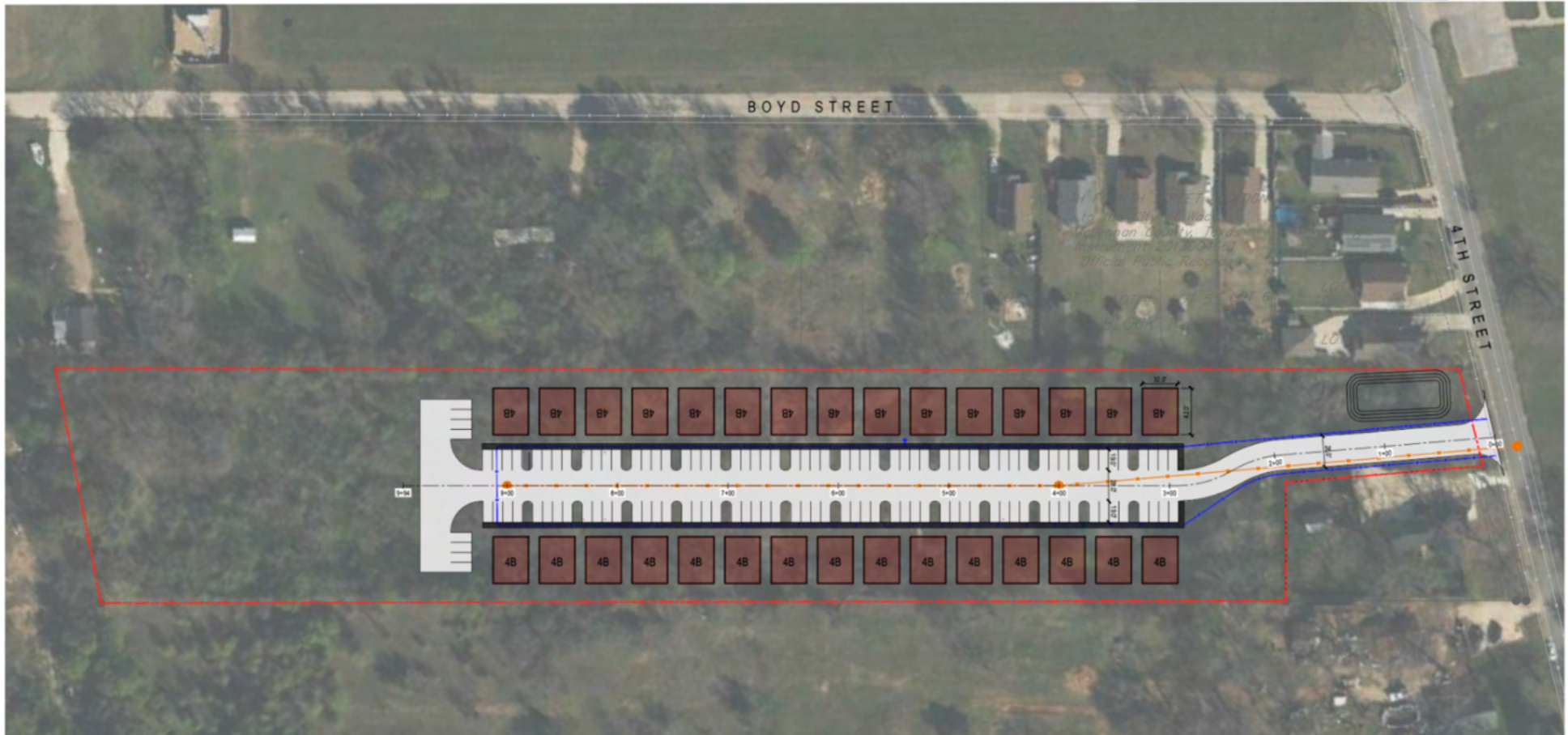


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SITE PLAN RENDERING

SITE DATA			
DESCRIPTION	UNITS	QTY	COMMENT
Bedrooms	EA	120	
Units	EA	30	
BUILDINGS	EA	9	
Pavement	SY	5,850	
Sanitary MH	EA	2	
Sanitary (6")	LF	920	
Waterline 6"	LF	527	
Waterline 3"	LF	1360	
Fire Hydrant	EA	1	
Curb Inlet	EA	2	NOT SHOWN
Storm (15" RCP)	LF	100	NOT SHOWN



DOWNTOWN WACO



DOMAIN AT WACO
APARTMENTS

THE GROVE AT
WACO

ASPEN HEIGHTS
HOUSING



S 4TH ST

AVAILABLE
5.63+/- ACRES

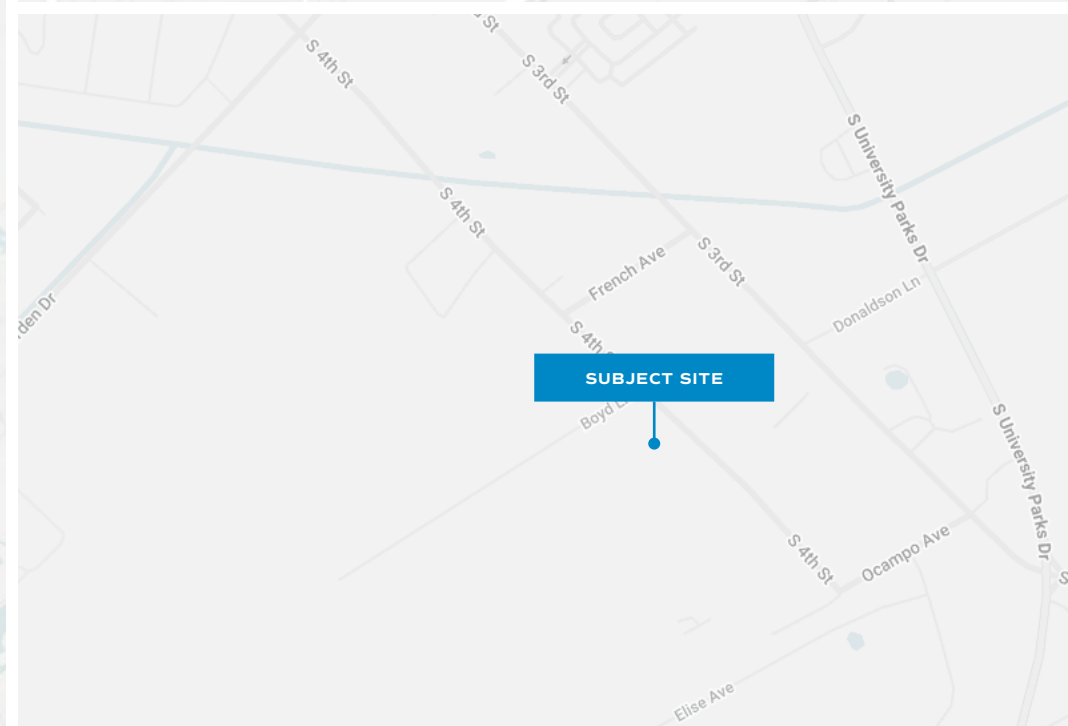
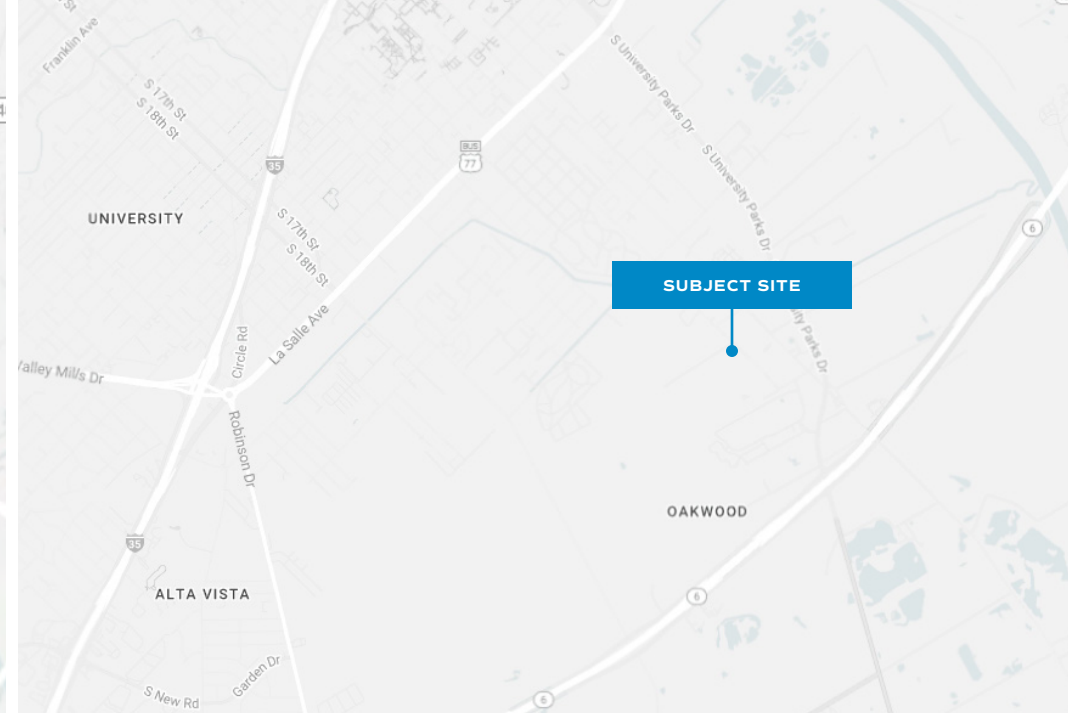
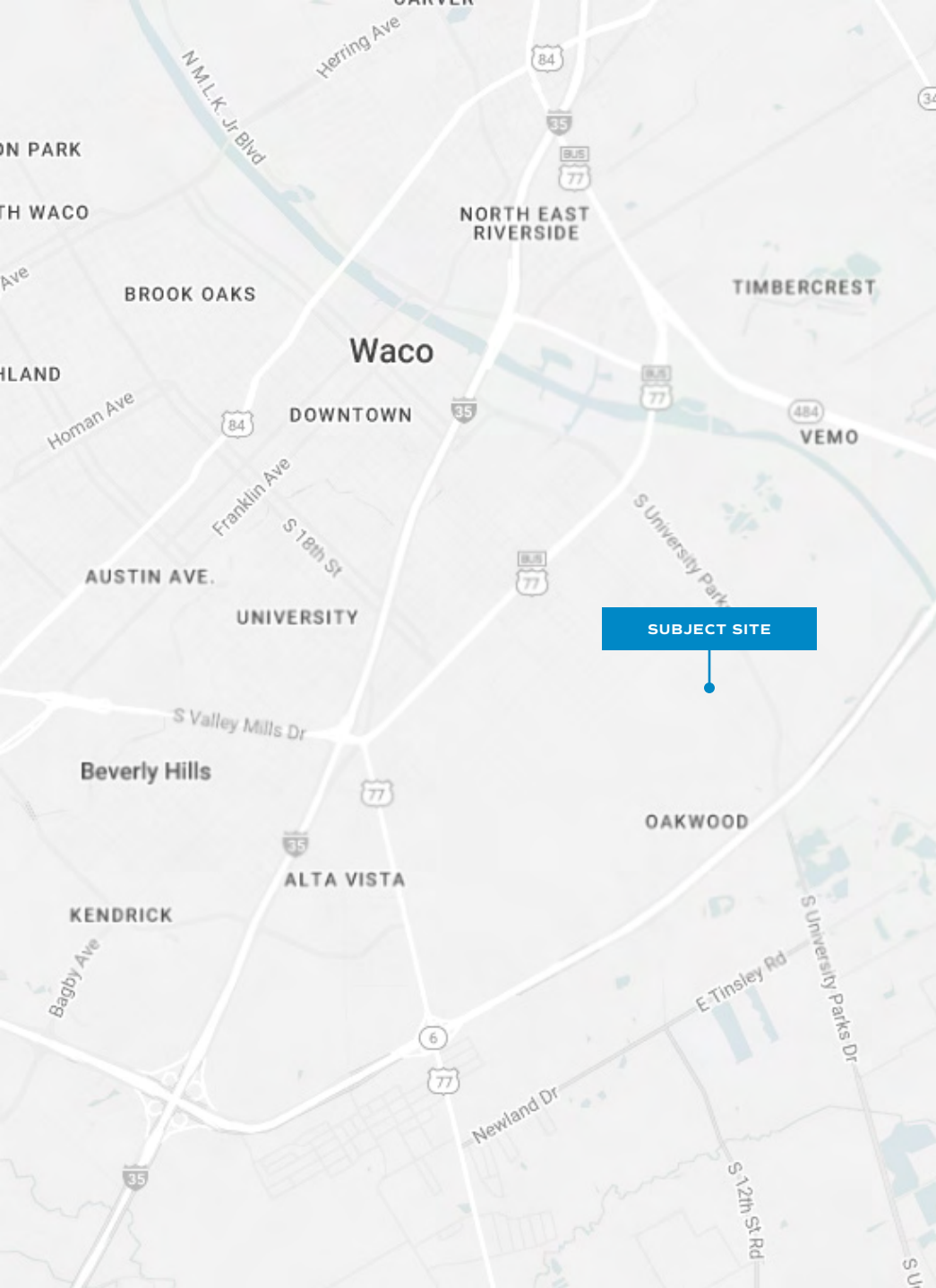
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 [Click to view property](#)



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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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Caleb Loudamy	713215		254-313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____