

CALEB LOUDAMY | **GREGG GLIME** CCIM, SIOR

1258 S OLD WACO-TEMPLE RD, LORENA, TX 76655

4.834+/- Acres

FOR SALE

CROMWELL
COMMERCIAL GROUP

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PROPERTY OVERVIEW

Positioned at the signalized hard corner of Interstate 35 and Moonlight Drive, this 4.834 acre site offers exceptional visibility and access along one of Texas's busiest corridors. I-35 carries 86,872 vehicles per day, putting your brand in front of a steady stream of commuters, regional shoppers, and travelers moving between Dallas-Fort Worth and Austin.

The property has frontage on both I-35 and Moonlight Drive. Positioned in the ETJ with no zoning restrictions, supporting a wide range of uses, including quick-service restaurant, fuel/convenience, retail, medical, hospitality, or a multi-tenant pad development.

The surrounding area continues to grow, with HEB's acquisition, rooftops, new residential development, employers and adjacent school districts drawing consistent daily traffic.

PROPERTY HIGHLIGHTS

LOCATION
1258 S Old Waco-Temple Rd, Lorena, TX 76655

PROPERTY TYPE
Land | Retail | Special Use

ZONING
ETJ

MARKET
I-35/Hewitt

LOT SIZE
4.834+/- Acres

ASKING PRICE
$15.00/SF

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PHOTO GALLERY









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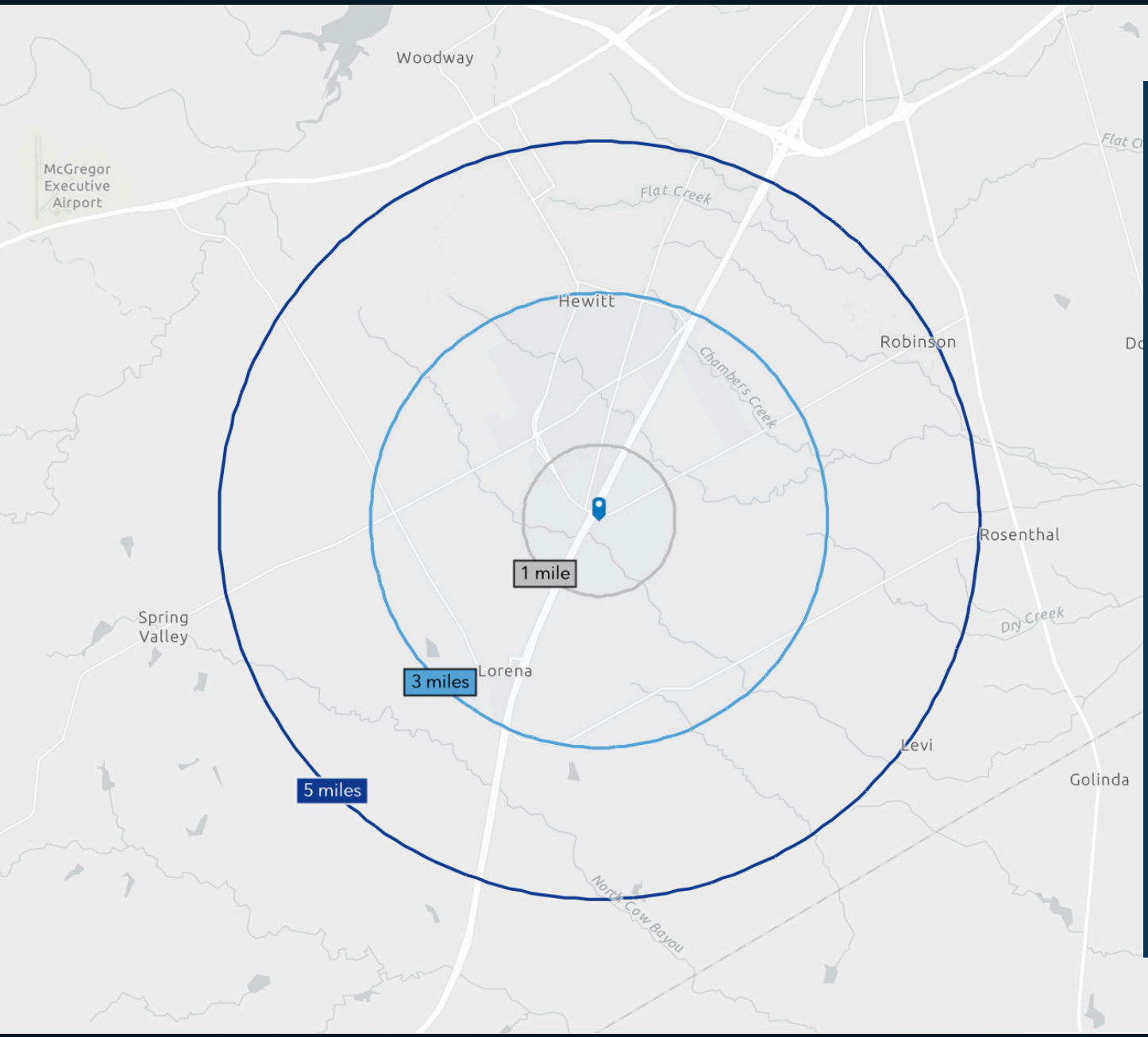
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DEMOGRAPHICS



DEMOGRAPHIC OVERVIEW

POPULATION

	-1mi	-3mi	-5mi
2010 Population	798	12,680	31,605
2020 Population	889	15,246	40,039
2026 Population	1,237	15,662	42,366

Median Age
39.7

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	302	4,604	11,662
2020 Households	343	5,675	14,634
2026 Households	509	6,030	16,075

MEDIAN HOUSEHOLD INCOME

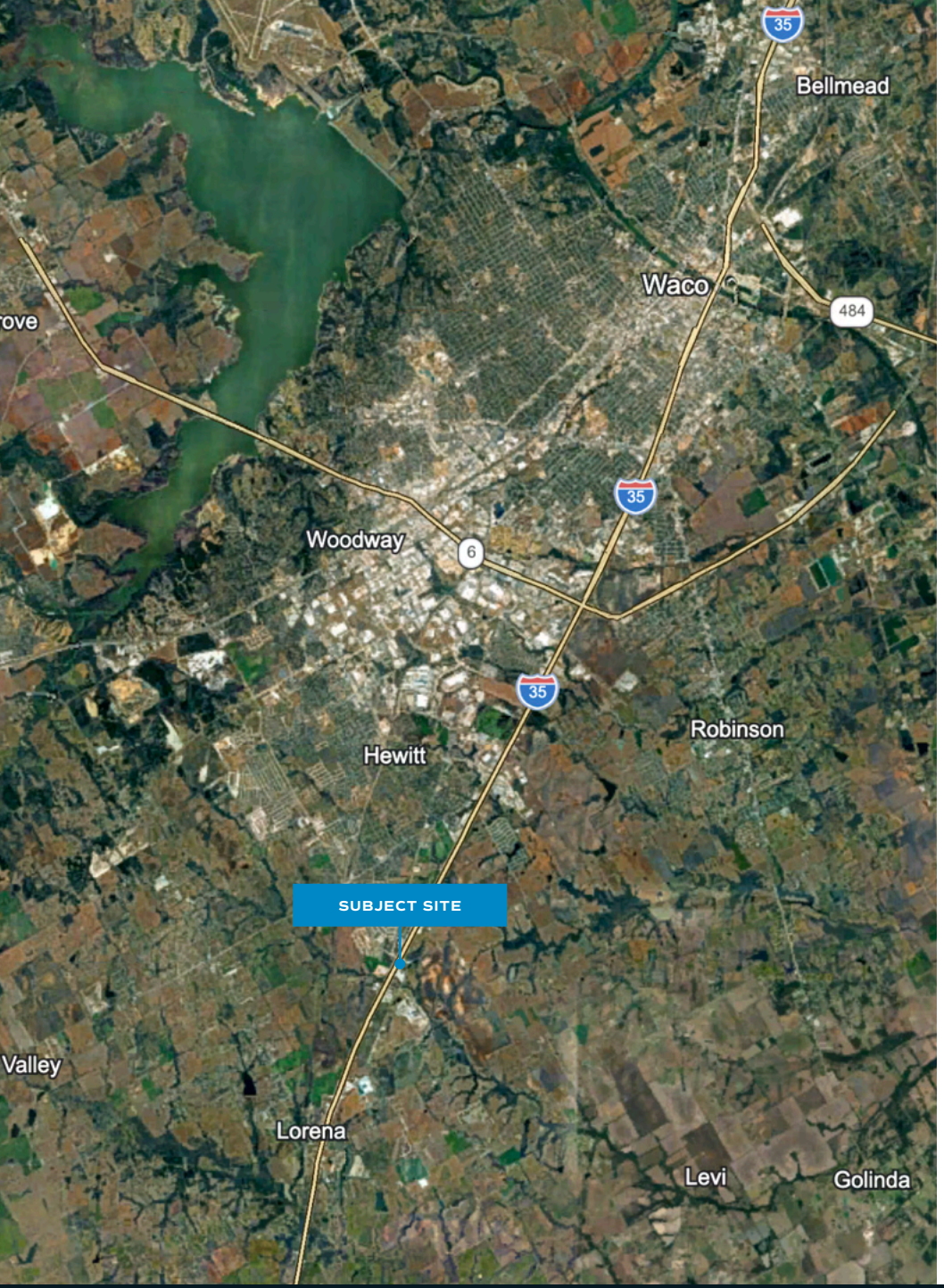
	-1mi	-3mi	-5mi
2026 Income	$157,804	$108,743	$100,085

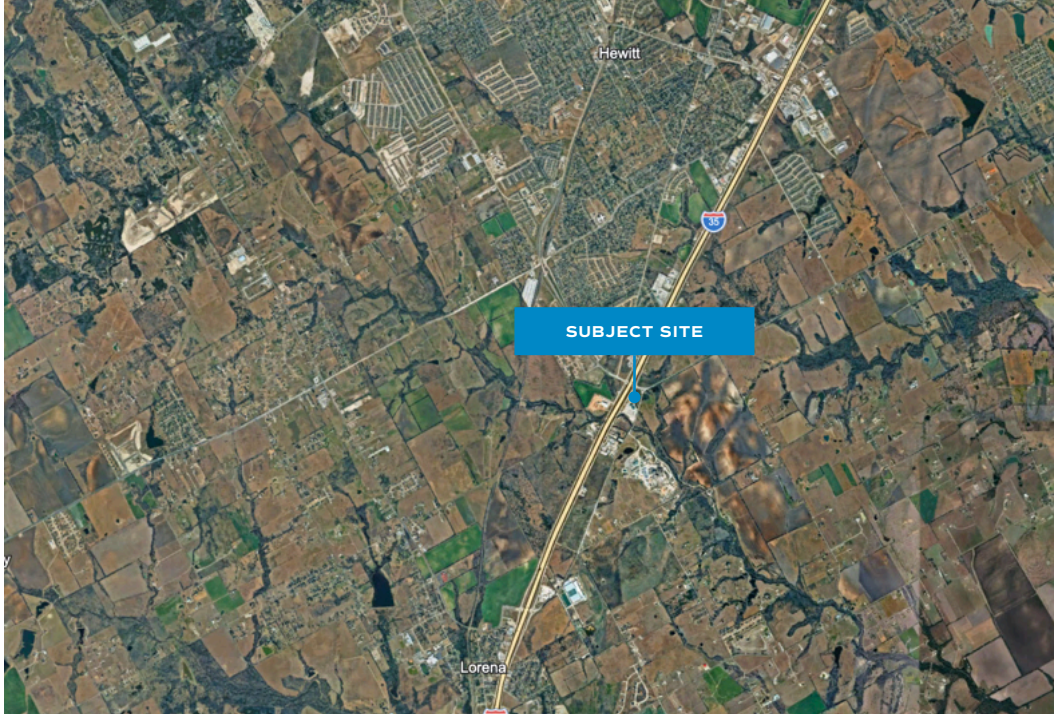
AVERAGE HOUSEHOLD INCOME

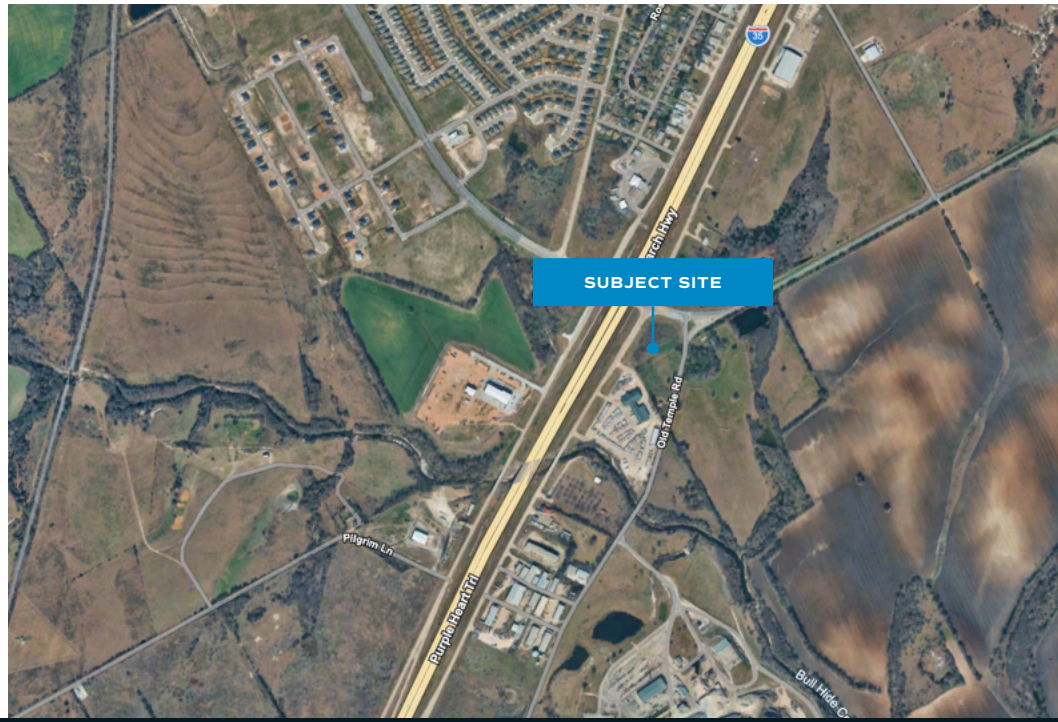
	-1mi	-3mi	-5mi
2026 Income	$200,027	$137,371	$127,314

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PRESENTED BY:



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11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Caleb Loudamy	713215-SA	caleb@cromwellcommercialgroup.com	254-313-0000
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____