

LAND FOR SALE

City of Robinson



Randy Reid - Broker

C: 254-709-0456

Jim Peevey - Broker

C: 254-715-4592

2420 Wycon, Suite 301

Waco, Texas 76712

O: 254-752-9500

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Reid Peevey

Commercial Real Estate Services

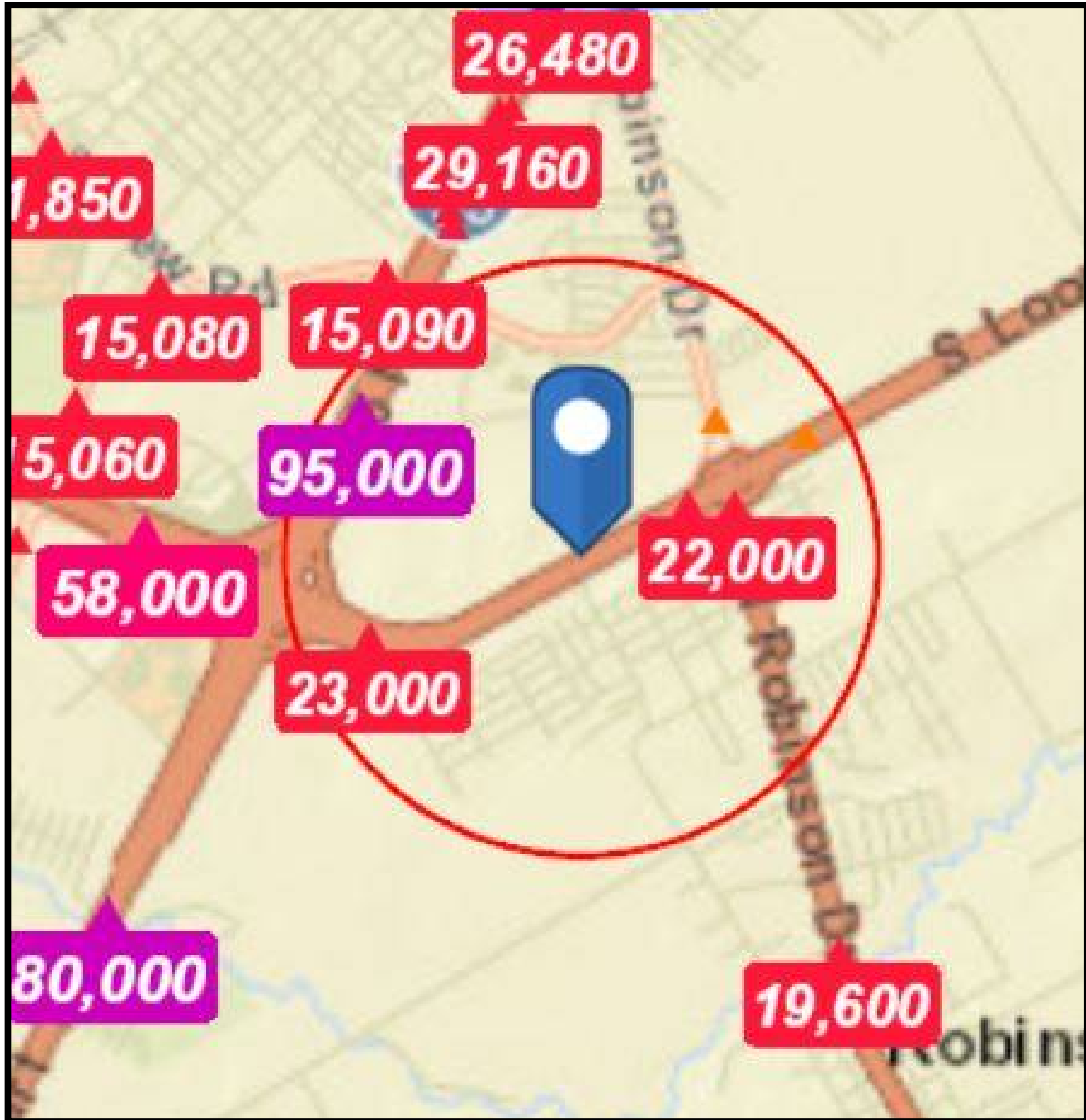
This information contained herein is derived from sources deemed reliable, but no warranty or representation is made or assumed for the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease or without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, national origin, physical or familial status.

Water/Sewer



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24 Hr. Weekday Traffic Count



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Executive Summary

N Old Robinson Rd & S Loop 340, Waco, Texas, 76706
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 31.49485
 Longitude: -97.13333

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	3,078	20,787	68,393
2010 Population	3,207	23,352	73,548
2018 Population	3,331	27,630	78,618
2023 Population	3,449	29,641	81,972
2000-2010 Annual Rate	0.41%	1.17%	0.73%
2010-2018 Annual Rate	0.46%	2.06%	0.81%
2018-2023 Annual Rate	0.70%	1.42%	0.84%
2018 Male Population	49.0%	49.3%	48.0%
2018 Female Population	51.0%	50.7%	52.0%
2018 Median Age	39.4	31.5	28.5

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Households			
2000 Households	1,166	7,148	25,329
2010 Households	1,205	8,040	27,037
2018 Total Households	1,247	9,575	28,964
2023 Total Households	1,289	10,289	30,296
2000-2010 Annual Rate	0.33%	1.18%	0.65%
2010-2018 Annual Rate	0.42%	2.14%	0.84%
2018-2023 Annual Rate	0.66%	1.45%	0.90%
2018 Average Household Size	2.67	2.87	2.49

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Median Household Income			
2018 Median Household Income	\$49,486	\$39,413	\$36,453
2023 Median Household Income	\$54,094	\$44,062	\$39,179
2018-2023 Annual Rate	1.80%	2.26%	1.45%
Average Household Income			
2018 Average Household Income	\$64,291	\$56,050	\$50,373
2023 Average Household Income	\$73,284	\$64,561	\$56,014
2018-2023 Annual Rate	2.65%	2.87%	2.15%

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Housing			
2000 Total Housing Units	1,199	7,609	27,082
2000 Owner Occupied Housing Units	900	4,242	10,892
2000 Renter Occupied Housing Units	266	2,906	14,437
2000 Vacant Housing Units	33	461	1,753
2010 Total Housing Units	1,285	8,883	29,759
2010 Owner Occupied Housing Units	914	4,609	11,528
2010 Renter Occupied Housing Units	291	3,431	15,509
2010 Vacant Housing Units	80	843	2,722
2018 Total Housing Units	1,311	10,353	31,523
2018 Owner Occupied Housing Units	943	5,278	11,901
2018 Renter Occupied Housing Units	304	4,297	17,063
2018 Vacant Housing Units	64	778	2,559
2023 Total Housing Units	1,351	10,964	32,838
2023 Owner Occupied Housing Units	994	5,795	12,766
2023 Renter Occupied Housing Units	295	4,494	17,529
2023 Vacant Housing Units	62	675	2,542



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.

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.

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.

Reid Peevey Company, LLC	9005413	reidpeevey@reidpeevey.com	254-752-9500
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Peevey	419000	jim@reidpeevey.com	254-752-9500
Designated Broker of Firm	License No.	Email	Phone
Randy Reid	333073	randy@reidpeevey.com	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date