

**WILL BUILD TO SUIT**

**4.627 acres**



# 9108 Jordan Ln.

Woodway, Texas

## LAND FOR SALE

Reid Peevey Company, LLC  
2420 Wycon Dr., Suite 301  
Waco, Texas 76712

Randy Reid  
C:254-709-0456 O:254-752-9500  
randy@reidpeevey.com

### PROPERTY INFORMATION

Size:	4.627 Acres (All or Part)
Price:	Contact Broker
Traffic count:	45,000 VPD
Zoned:	Planned Commercial



The 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 withdrawal without notice. This property is offered without respect to race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity.

**SITE**



**MARS**  
chocolate  
north america

**MIDWAY**  
INDEPENDENT SCHOOL DISTRICT



**Reid Peevey**  
Commercial Real Estate Services

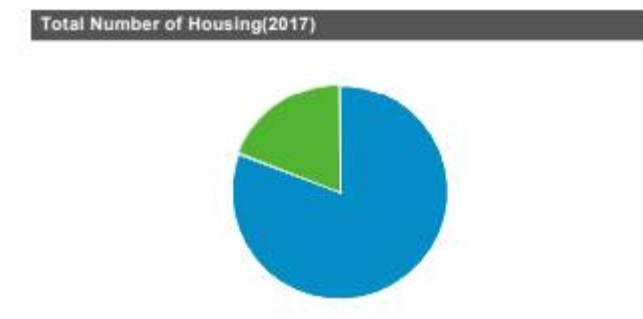
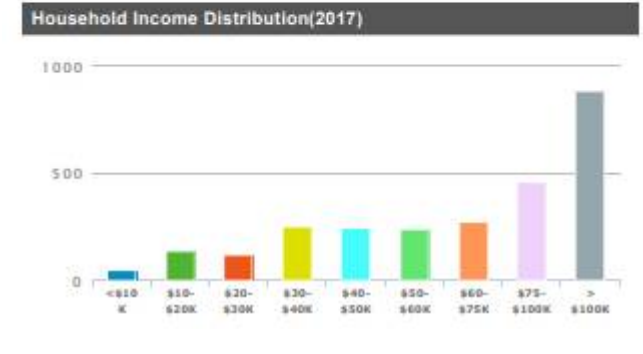
# 1 MILE DEMOGRAPHICS

Demographics Report (1 miles radius around Lat: 31.49834 Lng: -97.22284)

Population(2017)	
	TOTAL
	6,639

Total Households(2017)		
	TOTAL	%
Households	2,654	n/a
Families	1,984	74.76

Average Household Income(2017)	
	TOTAL
	94,924.91



	TOTAL	%
Total Dwellings	2,743	n/a
Owner-Occupied Dwellings	2,143	80.75
Renter-Occupied Dwellings	511	19.25
Housing Units Occupied	2,654	96.76

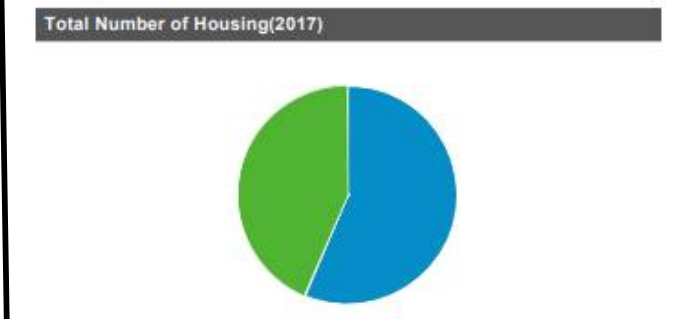
# 3 MILE DEMOGRAPHICS

Demographics Report (3 miles radius around Lat: 31.49834 Lng: -97.22284)

Population(2017)	
	TOTAL
	32,042

Total Households(2017)		
	TOTAL	%
Households	13,566	n/a
Families	8,693	64.08

Average Household Income(2017)	
	TOTAL
	71,481.64



	TOTAL	%
Total Dwellings	14,183	n/a
Owner-Occupied Dwellings	7,663	56.49
Renter-Occupied Dwellings	5,903	43.51
Housing Units Occupied	13,566	95.65

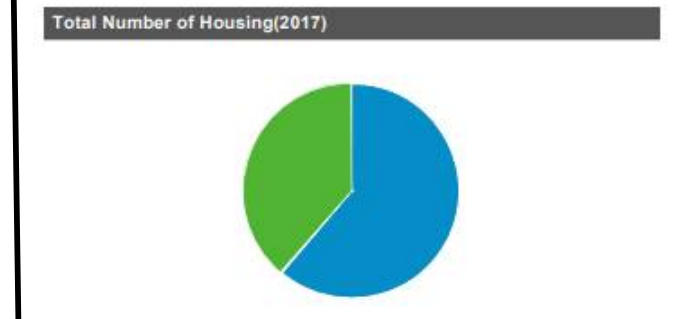
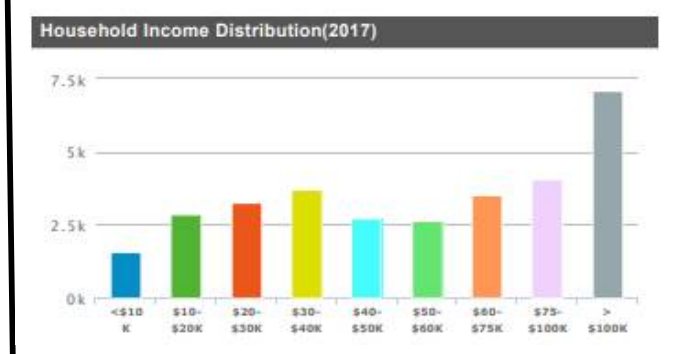
# 5 MILE DEMOGRAPHICS

Demographics Report (5 miles radius around Lat: 31.49834 Lng: -97.22284)

Population(2017)	
	TOTAL
	76,716

Total Households(2017)		
	TOTAL	%
Households	31,449	n/a
Families	20,413	64.91

Average Household Income(2017)	
	TOTAL
	73,553.55



	TOTAL	%
Total Dwellings	33,212	n/a
Owner-Occupied Dwellings	19,296	61.36
Renter-Occupied Dwellings	12,153	38.64
Housing Units Occupied	31,449	94.69



**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	254-752-9500
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