



**FOR SALE**

COMMERCIAL LAND

1725 W SPRING VALLEY RD  
HEWITT, TX 76643



PRESENTED BY:  
**NATHAN EMBRY, CCIM, SIOR**

Outlines are approximate.

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## DISCLAIMER

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Kelly, Realtors, its agents or subagents make no representations expressly or implied regarding legally permissible uses of the property and the condition of the property, including but not limited to any physical, environmental, mechanical, electrical or plumbing system or characteristic. Kelly, Realtors recommends that any prospective purchaser or tenant retain qualified inspectors and/or engineers to assess the suitability and condition of the property. Additionally, Kelly, Realtors recommends that any prospective purchaser or tenant personally verify any land use restrictions or zoning compliance issues and utility availability with the appropriate authority and/or governing office which may impact the intended or future use of the property.

In accordance with the law, this property is offered without respect to race, color, and creed, sex, and national origin, physical or familial status. Kelly Realtors 1229 N. Valley Mills Drive Waco, TX 76710 Phone 254-741-1500 Fax 254-741-1506

# PROPERTY SUMMARY

## Offering Summary:

Asking Price:	\$3.05 psf
Land Size:	+/- 5.25 Acres
Zoning:	Hewitt C-2
2024 Taxes:	\$5,945.48
VPD:	6,768 (2023)

## Utilities:

Water:	City Water
Sewer:	City Sewer
Electric:	Yes

## Property Highlights:

- Can subdivide as shown on next page
- Convenient location near I-35
- Approx. 597 feet of Spring Valley Rd frontage
- Adjacent to the new Dollar General and storage units
- Excellent visibility from multiple roads
- Great development site
- City of Hewitt permitted uses include self storage, retail, business or professional offices, and many more!

## Demographics: Esri 2024

1 Mile Radius:	4,530 Residents
3 Mile Radius:	27,516 Residents
5 Mile Radius:	48,545 Residents



# PROPERTY PHOTOS



**Sale Price:** \$4.00/Sf  
**Size:** +/- 3.93 Ac



**Sale Price:** \$4.00/Sf  
**Size:** +/- 1.32 Ac

**PROPERTY PHOTOS**



# DEMOGRAPHICS

## Key Facts

1725 W Spring Valley Rd, Hewitt, Texas, 76643  
Ring of 1 mile

### KEY FACTS

4,530

Population

40.1

Median Age



2.6

Average Household Size

\$112,795

Median Household Income

### EDUCATION

2.9%

No High School Diploma



17.1%

High School Graduate



31.1%

Some College/ Associate's Degree



48.9%

Bachelor's/Grad/ Prof Degree

### BUSINESS



55

Total Businesses



291

Total Employees

### EMPLOYMENT



76.2%

White Collar



16.6%

Blue Collar



Services

3.0%

Unemployment Rate

### INCOME



\$112,795

Median Household Income



\$52,366

Per Capita Income



\$565,487

Median Net Worth

### 2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (29.6%)

The smallest group: <\$15,000 (1.3%)

Indicator ▲	Value	Diff	
<\$15,000	1.3%	-10.5%	<div style="width: 100%;"></div>
\$15,000 - \$24,999	2.8%	-2.9%	<div style="width: 100%;"></div>
\$25,000 - \$34,999	5.0%	-2.6%	<div style="width: 100%;"></div>
\$35,000 - \$49,999	6.0%	-6.0%	<div style="width: 100%;"></div>
\$50,000 - \$74,999	11.9%	-5.6%	<div style="width: 100%;"></div>
\$75,000 - \$99,999	12.0%	-0.7%	<div style="width: 100%;"></div>
\$100,000 - \$149,999	29.6%	+11.8%	<div style="width: 100%;"></div>
\$150,000 - \$199,999	13.9%	+6.9%	<div style="width: 100%;"></div>
\$200,000+	17.4%	+9.4%	<div style="width: 100%;"></div>

Bars show deviation from McLennan County

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2025 Esri

## Key Facts

1725 W Spring Valley Rd, Hewitt, Texas, 76643  
Ring of 5 miles

### KEY FACTS

48,545

Population

39.9

Median Age



2.6

Average Household Size

\$100,177

Median Household Income

### EDUCATION

4.5%

No High School Diploma



17.6%

High School Graduate



31.7%

Some College/ Associate's Degree



46.3%

Bachelor's/Grad/ Prof Degree

### BUSINESS



1,644

Total Businesses



23,488

Total Employees

### EMPLOYMENT



72.4%

White Collar



Blue Collar

Services

2.2%

Unemployment Rate

### INCOME



\$100,177

Median Household Income



\$46,928

Per Capita Income



\$358,086

Median Net Worth

### 2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (25.4%)

The smallest group: \$15,000 - \$24,999 (3.0%)

Indicator ▲	Value	Diff	
<\$15,000	3.1%	-8.7%	<div style="width: 100%;"></div>
\$15,000 - \$24,999	3.0%	-2.7%	<div style="width: 100%;"></div>
\$25,000 - \$34,999	4.5%	-3.1%	<div style="width: 100%;"></div>
\$35,000 - \$49,999	7.4%	-4.6%	<div style="width: 100%;"></div>
\$50,000 - \$74,999	17.0%	-0.5%	<div style="width: 100%;"></div>
\$75,000 - \$99,999	14.8%	+2.1%	<div style="width: 100%;"></div>
\$100,000 - \$149,999	25.4%	+7.6%	<div style="width: 100%;"></div>
\$150,000 - \$199,999	11.1%	+4.1%	<div style="width: 100%;"></div>
\$200,000+	13.7%	+5.7%	<div style="width: 100%;"></div>

Bars show deviation from McLennan County

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2025 Esri

# LOCAL AMENITIES AND ATTRACTIONS





# Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015



**NATHAN EMBRY**  
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# EXCLUSIVELY LISTED



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### 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:
  - 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.

**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.

<b>Kelly, Realtors</b>	<b>485811</b>		<b>(254)741-1500</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Leah Cox</b>	<b>509469</b>	<b>lcox@kellyrealtors.com</b>	<b>(254)741-1500</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Leah Cox</b>	<b>509469</b>	<b>lcox@kellyrealtors.com</b>	<b>(254)741-1500</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Nate Embry</b>	<b>668380</b>	<b>nembry@kellyrealtors.com</b>	<b>(254)855-5500</b>
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](http://www.trec.texas.gov)  
IABS 1-0 Date

Kelly, Realtors, 1229 N. Valley Mills Drive Waco, TX 76710  
Erin Cates

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