

LAND

FOR SALE



RICK CANUP, REALTORS®  
Each office is Independently Owned and Operated

# NEC OF CHINA SPRINGS RD & FLAT ROCK ROAD, WACO, TX



**Beau Tucker, CCIM**  
The Land Man  
806.784.3298 direct  
806.470.3944 cell  
BTucker@CBCWorldwide.com

## PROPERTY INFORMATION

### DESCRIPTION:

A PRIME tract of land in the Northwest quadrant of Waco, TX. This was an old convenience store location that is now available for redevelopment. This corner tract fronts China Springs Road, a connector between Waco and China Spring. Property is across from the Waco Regional Airport in a retail district.

### LOCATION:

Between Waco and China Spring. Near several retail stores including Family Dollar, McDonalds, and Pointwest Bank.

### SF:

3.029 AC

### PRICE:

\$1,319,432 (\$10/SF)

### TRAFFIC COUNT:

Over 14,000 VPD

### UTILITIES:

Property is located within city limits. All utilities available to site.



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