

210 Single Family Lots
Under Construction

S Hewitt Dr

Agile St

Old Temple Rd

INTERSTATE
35

Metal
ROOFING &

SITE
7.74 Acres

SITE
3.13 Acres

Chevron

Proposed

8,231 AADT '23

Proposed

Moonlight

SITE
19 Acres

H-E-B
Future

KSMI
14.1 Acres - Net

INTERSTATE
35

91,541 AADT '23

RV
STATION

FOR SALE/ GROUND LEASE

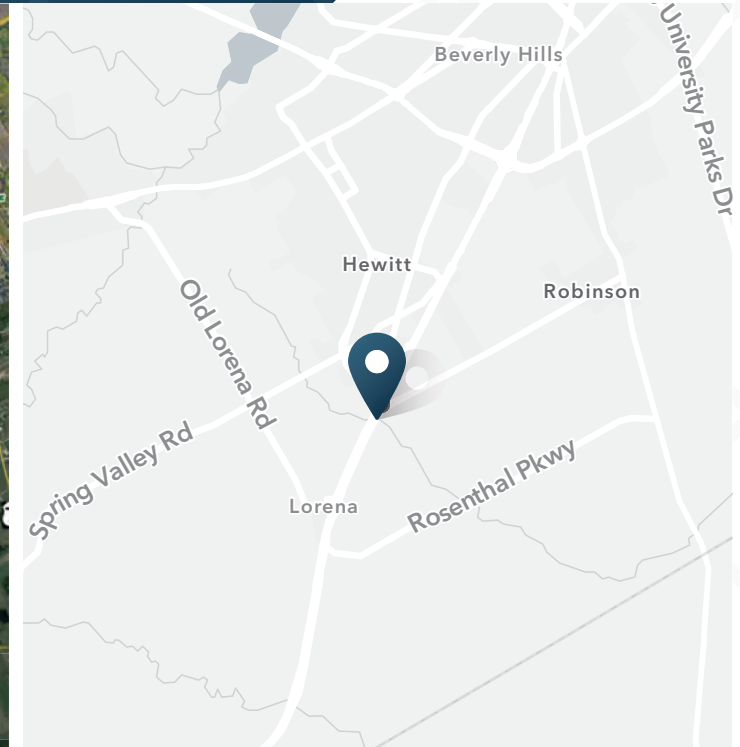
29± Acres - Land & Pad Sites Available

NWQ & SWQ S Hewitt Dr & I-35 | Hewitt, TX 76643

SRS

29± Acres - Land & Pad Sites Available

NWQ & SWQ S Hewitt Dr & I-35 | Hewitt, TX 76643



19± AC

Available

7.74± AC

Available

3.11± AC

Available

Contact
Broker

Price/Rate

ABOUT THE PROPERTY

- Three land tract opportunities available in Hewitt, TX.
- Located within a suburban area of Hewitt with proximity to a future grocer & I-35E.
- Strong high exposure interstate opportunity for retail, medical, residential, and industrial.
- These sites will benefit from an existing/ growing residential base, easy access, and excellent visibility to S. Hewitt Dr.

JOIN THESE RETAILERS



TRAFFIC COUNTS

S Hewitt Dr	8,231 VPD '23
I-35	91,541 VPD '23
Moonlight Dr	3,654 VPD '22
Source: TxDOT	

Trade Area

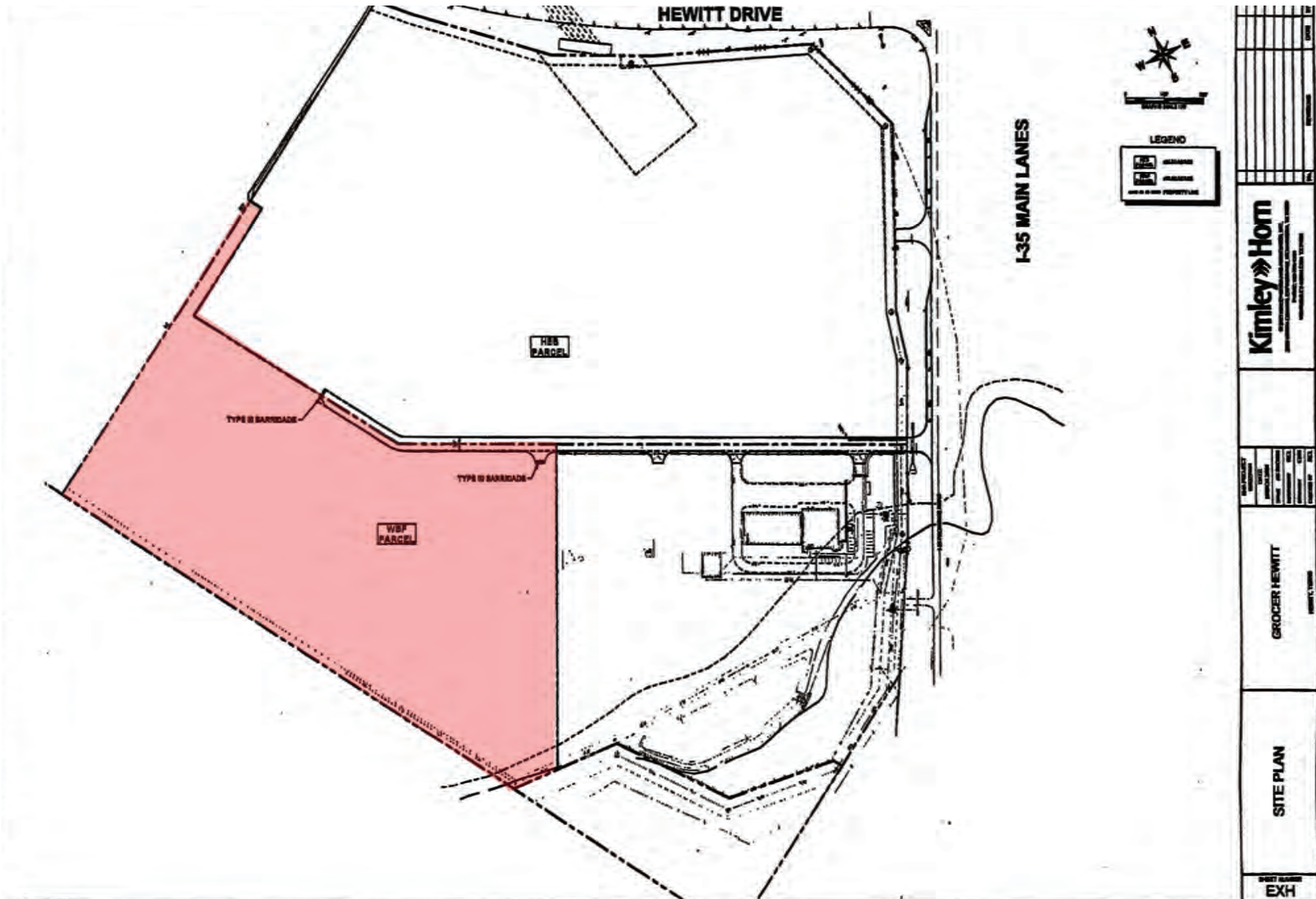
Hewitt, TX



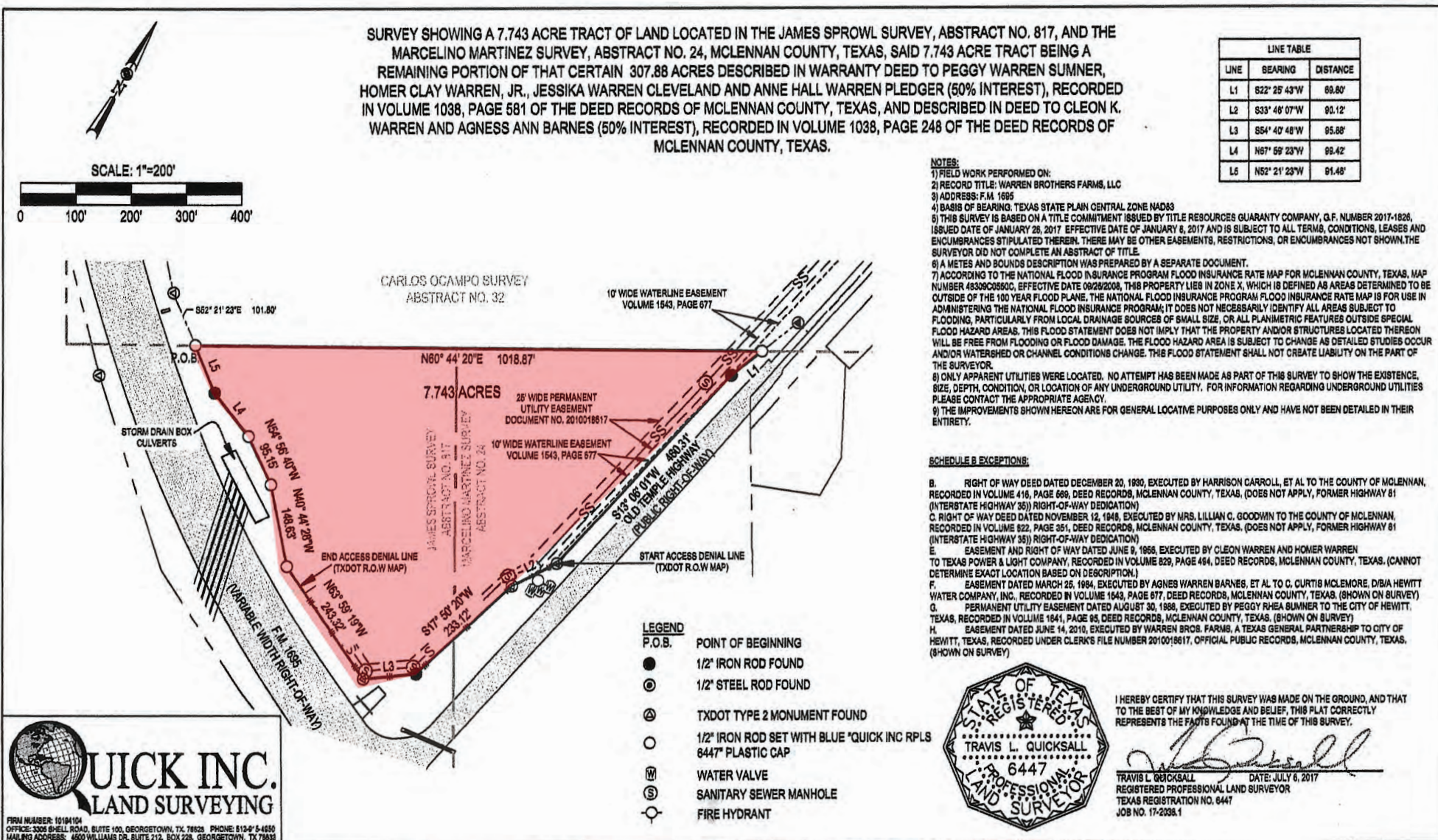
I-35 & S Hewitt Dr

Hewitt, TX

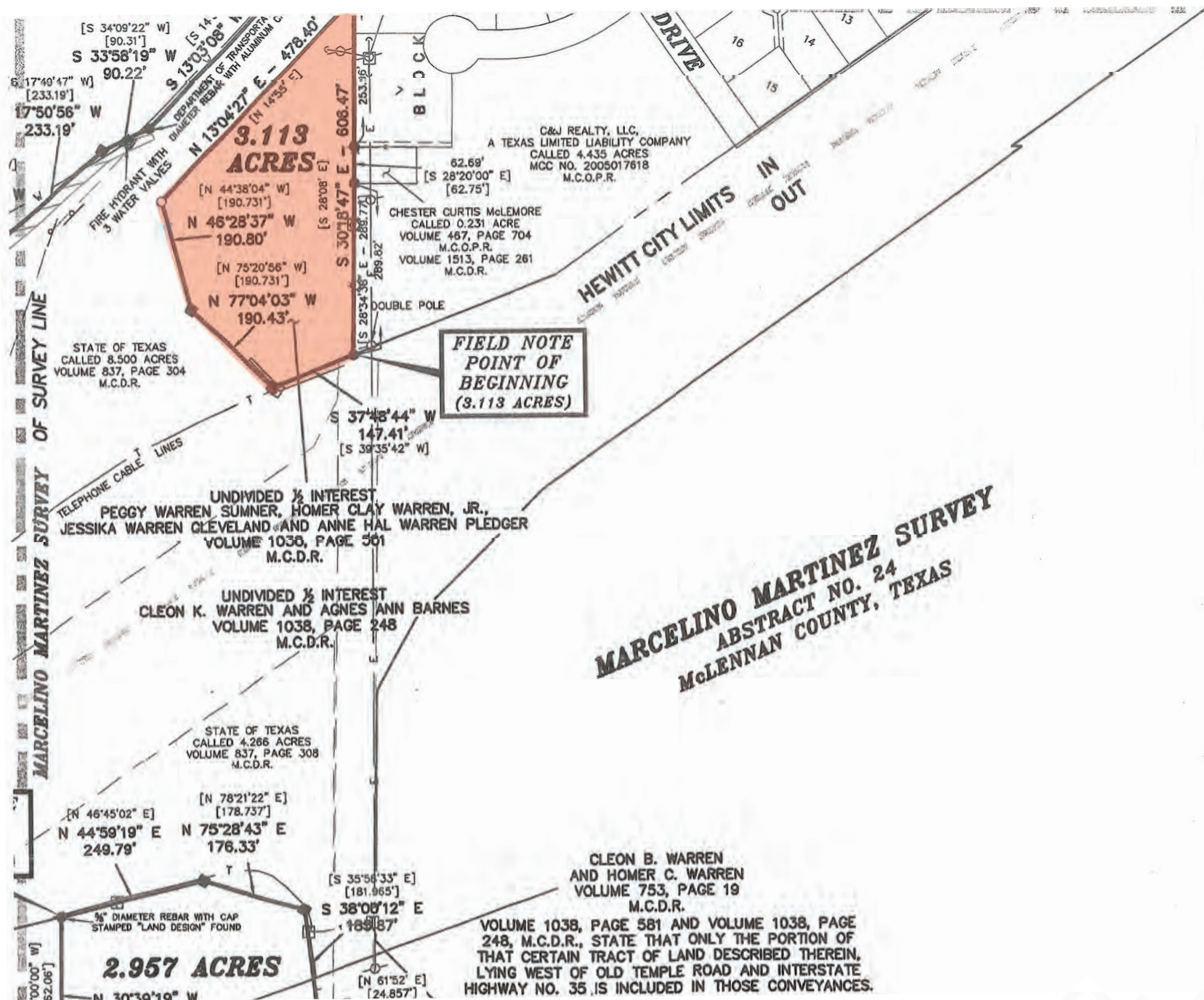




Survey - 7.74± Acre Tract



Survey - 3.11± Acre Tract



29± AC - Land & Pad Sites Available

NWQ & SWQ Hewitt Dr & I-35 | Hewitt, TX 76643



DEMOGRAPHIC HIGHLIGHTS

Population

	3 miles	5 miles	10 miles
2024 Estimated Population	29,460	49,997	178,222
2029 Projected Population	30,044	50,823	182,615
Proj. Annual Growth 2024 to 2029	0.39%	0.33%	0.49%

Daytime Population

2024 Daytime Population	21,699	54,796	196,920
Workers	7,791	30,637	102,900
Residents	13,908	24,159	94,020

Income

2024 Est. Average Household Income	\$116,479	\$124,700	\$92,125
2024 Est. Median Household Income	\$95,239	\$100,033	\$64,882

Households & Growth

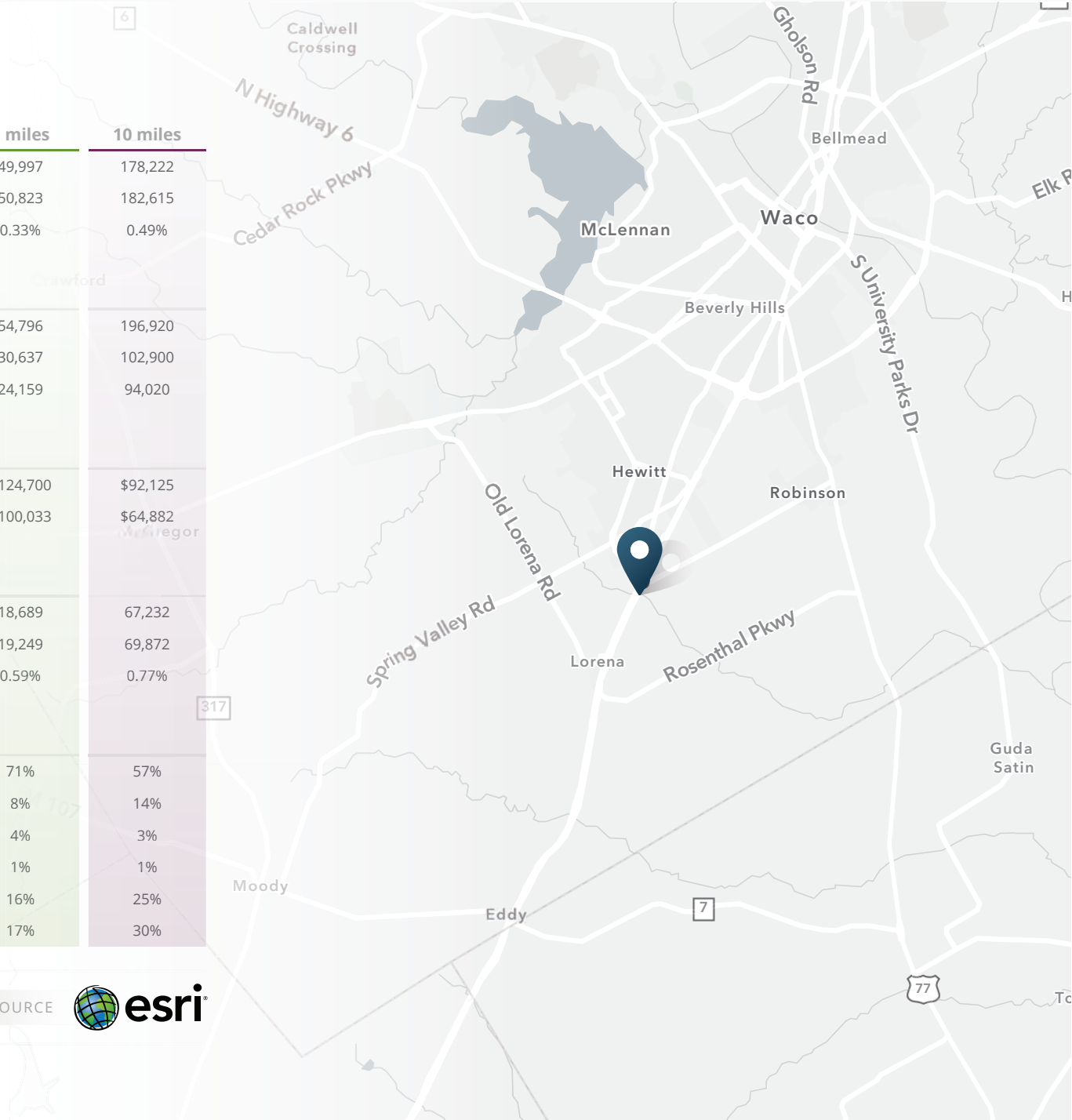
2024 Estimated Households	11,065	18,689	67,232
2029 Estimated Households	11,446	19,249	69,872
Proj. Annual Growth 2024 to 2029	0.68%	0.59%	0.77%

Race & Ethnicity

2024 Est. White	68%	71%	57%
2024 Est. Black or African American	10%	8%	14%
2024 Est. Asian or Pacific Islander	5%	4%	3%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	16%	16%	25%
2024 Est. Hispanic (Any Race)	18%	17%	30%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

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.

Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3251
Sales Agent/Associate's Name	License No.	Email	Phone



SRS Real Estate Partners

8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
214.560.3200

Mark Reeder

214.560.3251
mark.reeder@srsre.com

Jack Dawson

214.560.3269
jack.dawson@srsre.com

SRSRE.COM

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