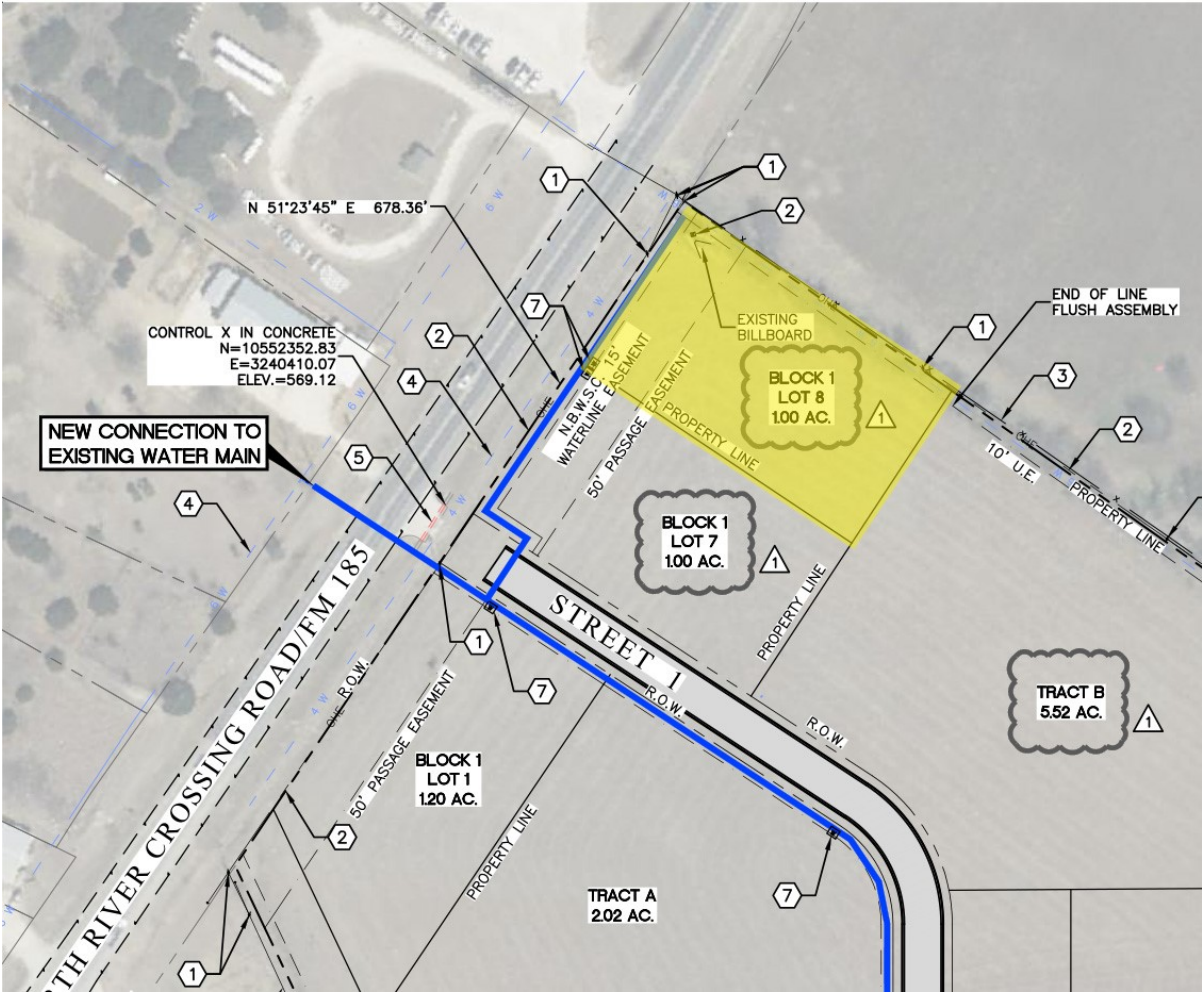


CENTURY 21

Judge Fite Company



TBD-LOT 8 N HWY 6

WOODWAY, TX 76712



\$871,200



0 sqft

DESCRIPTION

This 1-acre commercial development lot is out of a total 21.219-acre mixed use development and is located at the intersection of State Highway 6 and North River Crossing (FM-185), which is the center point of Waco, Woodway, China Spring, Crawford & Valley Mills along State Highway 6. This development features two (2) remaining tracts on the North River Crossing side frontage, three (3) remaining tracts on the State Highway 6 side frontage and two (2) interior lots with water & electricity to the site ready for development. One parcel has already been closed and will feature a Dollar General Market (opening July 2025) with three (3) other sites under contract as of April 2025. State Highway 6 has a daily traffic count of over 20,628 vehicles, while North River Crossing (FM-185) has a daily traffic count around 8,945 vehicles per day.

PROPERTY TYPE: Commercial - Unimproved Land
MLS STATUS: Active
MLS: 20919475
YEAR BUILT:
COUNTY: McLennan
TRACT OR SUBDIVIION: Harrell
LIST DATE: 04/30/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1
LOT SIZE (SQFT): 43,560

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

UTILITIES

UTILITIES:

- ElectricityAvailable
- SepticAvailable
- SeeRemarks
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Hunter Harrell 

BROKERED BY: Harrell Realty Company