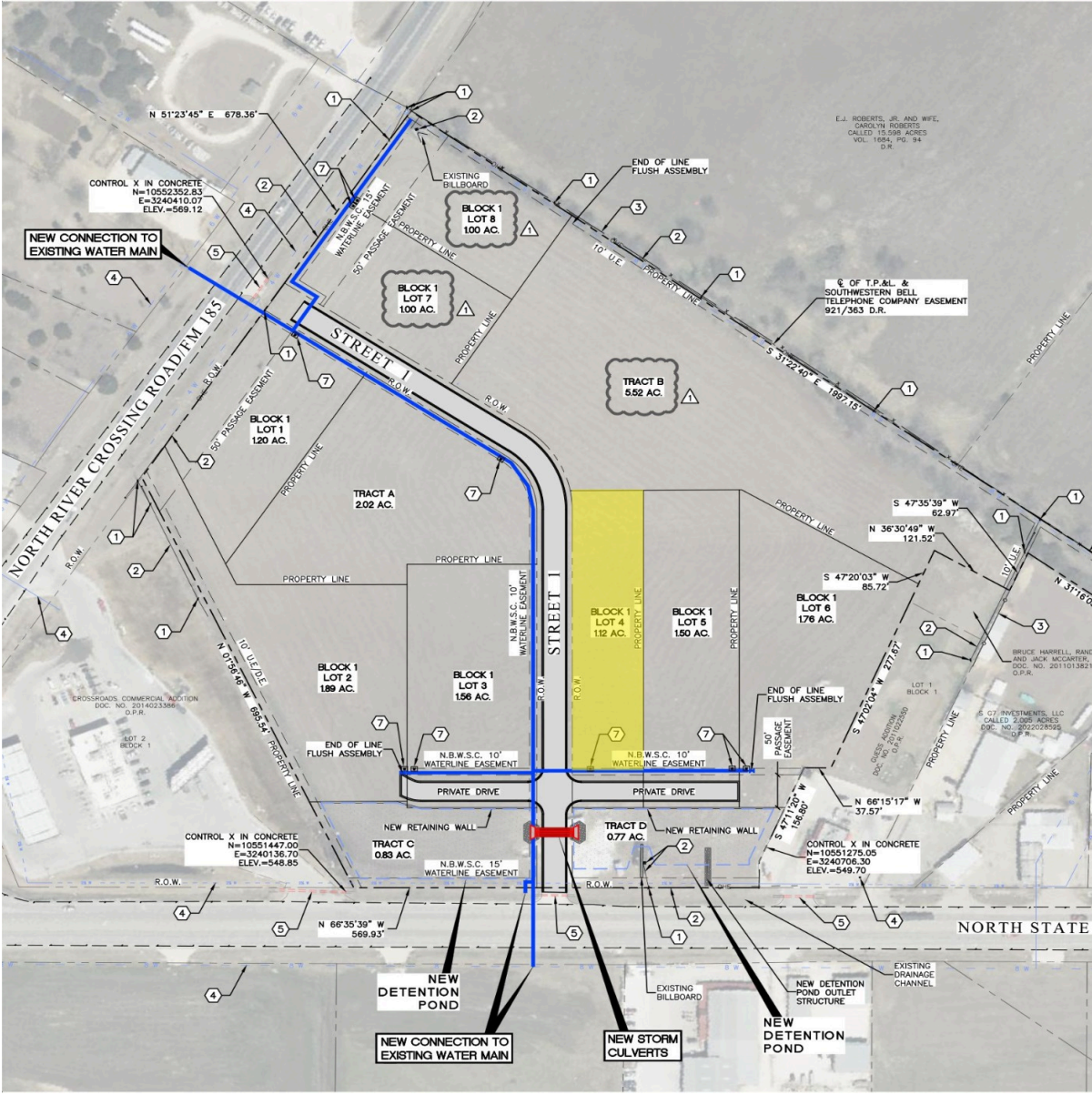


# CENTURY 21

Judge Fite Company



## TBD-LOT 4 N HWY 6 WOODWAY, TX 76712



\$975,744



0 sqft

## DESCRIPTION

This 1.12-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:** Pending  
**MLS:** 20919526  
**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:** 1.12  
**LOT SIZE (SQFT):** 48,787

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- SepticAvailable
- SeeRemarks
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Hunter Harrell 

**BROKERED BY:** Harrell Realty Company

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