



For Sale on Market

**\$45,000**

Call 7133771022 Today!

## 2001 MCFERRIN AVE, WACO, TX 76708

The approximately quarter acre (0.2468 acres) zoned R-2 corner lot will allow for a single-family home or duplex making this a great investment property. Neighborhood HEB Grocery and Gas, McLennan Community College just a few blocks away makes it a great location for your new build project!

### GENERAL DESCRIPTION

**Subdivision:** Stephens J M

**Lotsize:** 10,759

**MLS# / Area:** NTREIS-21236449



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
Arise Capital Real Estate

2001 Mcferrin Ave, Waco, TX 76708

Visit <https://www.har.com/NTREIS-21236449> for more information