



H. BLAND CROMWELL CCIM, SIOR

2055 S. MAIN ST, MCGREGOR, TX 76657

Former Ferguson Industries | 544,477+/- SF | 102.17+/- Acres

AVAILABLE
544,477+/- SF DISTRIBUTION CENTER

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY DESCRIPTION

2055 S. Main Street is a 544,477+/- distribution center constructed by Ferguson Enterprises as a regional hub. The facility adjoins 10,000+/- acre McGregor Industrial Park.

The building sits on 102 acres with room for expansion and is easily divisible. The Central Texas location is between Dallas and Austin near major transportation lines, only a 20 minute drive off of I-35.

- Fully Secured property with electronic gate
- Close access to Hwy 84 & I-35
- Ample concrete trailer parking

Building Specifications

BUILDING SIZE	544,477+/- SF
AVAILABLE SPACE	Divisible (175,134 - 194,210+/-SF)
OFFICE	14,222+/- SF
CLEAR HEIGHT	34'
COLUMN SPACING	Storage: 55'-57' x 40-47'6" Speed Bay: 60'
DOCK DOORS	57
DRIVE-IN DOORS	2
TRAILER PARKING SPACES	146
CAR PARKING SPACES	199
ELECTRICAL SERVICE	1,000 kVA Transformer Back Up Generator
SPRINKLER SYSTEM	Wet Sprinklers - Heavy Density
SLAB THICKNESS	12"



DIVISIBLE SITE PLAN

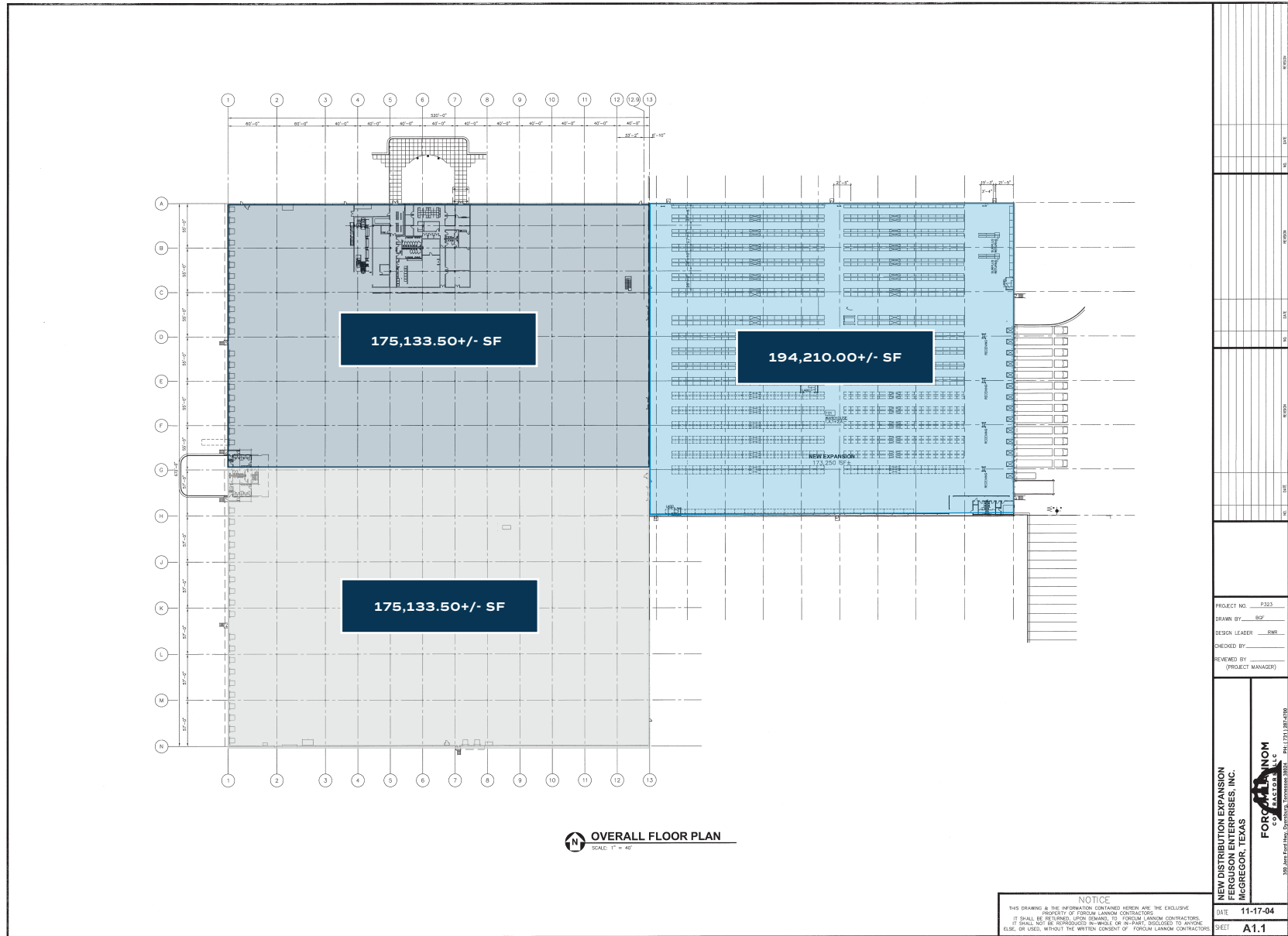
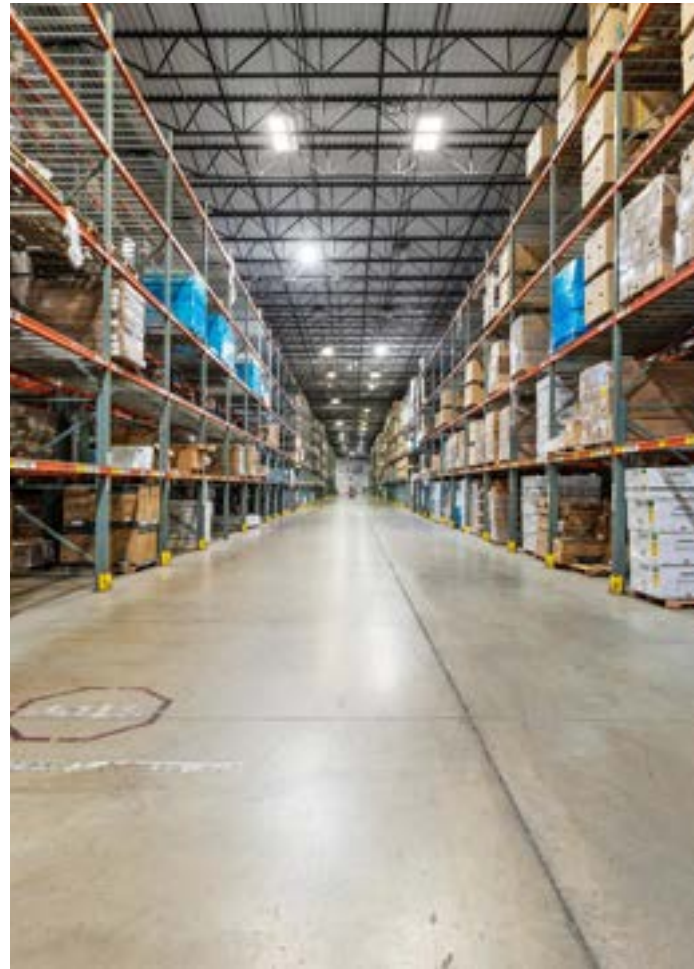


PHOTO GALLERY





**SUBJECT
PROPERTY**

HIGHWAY 84 | 18,168 VPD



S MAIN ST

317
TEXAS

 [Click to view property](#)



H. Bland Cromwell CCIM, SIOR
bland@cromwellcommercialgroup.com

TRANSPORTATION

2 Miles - US Highway 84
7 Miles - McGregor Executive Airport
18 Miles - Interstate 35
24 Miles - Waco Regional Airport
BNSF Rail across 317

WORKFORCE

McLennan County Labor Force: 400,000+
1.5% + Population growth per year
75,000 College Students within 60 minutes

SUBJECT PROPERTY



WACO REGIONAL AIRPORT

MCGREGOR EXECUTIVE AIRPORT

ADDITIONAL MCLENNAN COUNTY INDUSTRIAL





MCGREGOR INDUSTRIAL PARK

OVERVIEW

McGregor Industrial Park is a former Naval Weapons Reserve Plant that encompasses 10,000+/- acres. The Park's existing infrastructure provides, to most sites all of the necessary amenities such as water, wastewater and electrical service.

Utility Systems:

City of McGregor Water and Sewer

Atmos Natural Gas

Heart of Texas Electrical Cooperative

NOTABLE MCGREGOR INDUSTRIAL USERS

SPACEX

TRANSTECH

MESSER

BEHLEN

STALLION MANUFACTURING

ALLIED STEEL BUILDINGS

EFC GASES & ADVANCED MATERIALS

KNAUF INSULATION

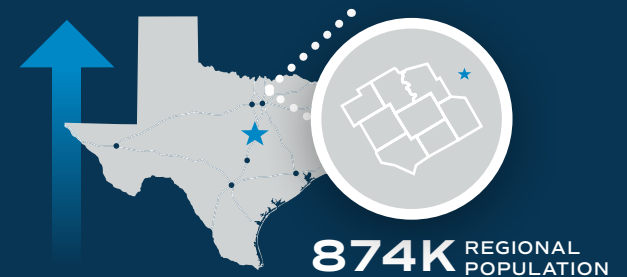
TRANE

PURINA

VOSSLOH

For more Economic Growth and Investment information

[CLICK HERE.](#)



DRIVE TIMES



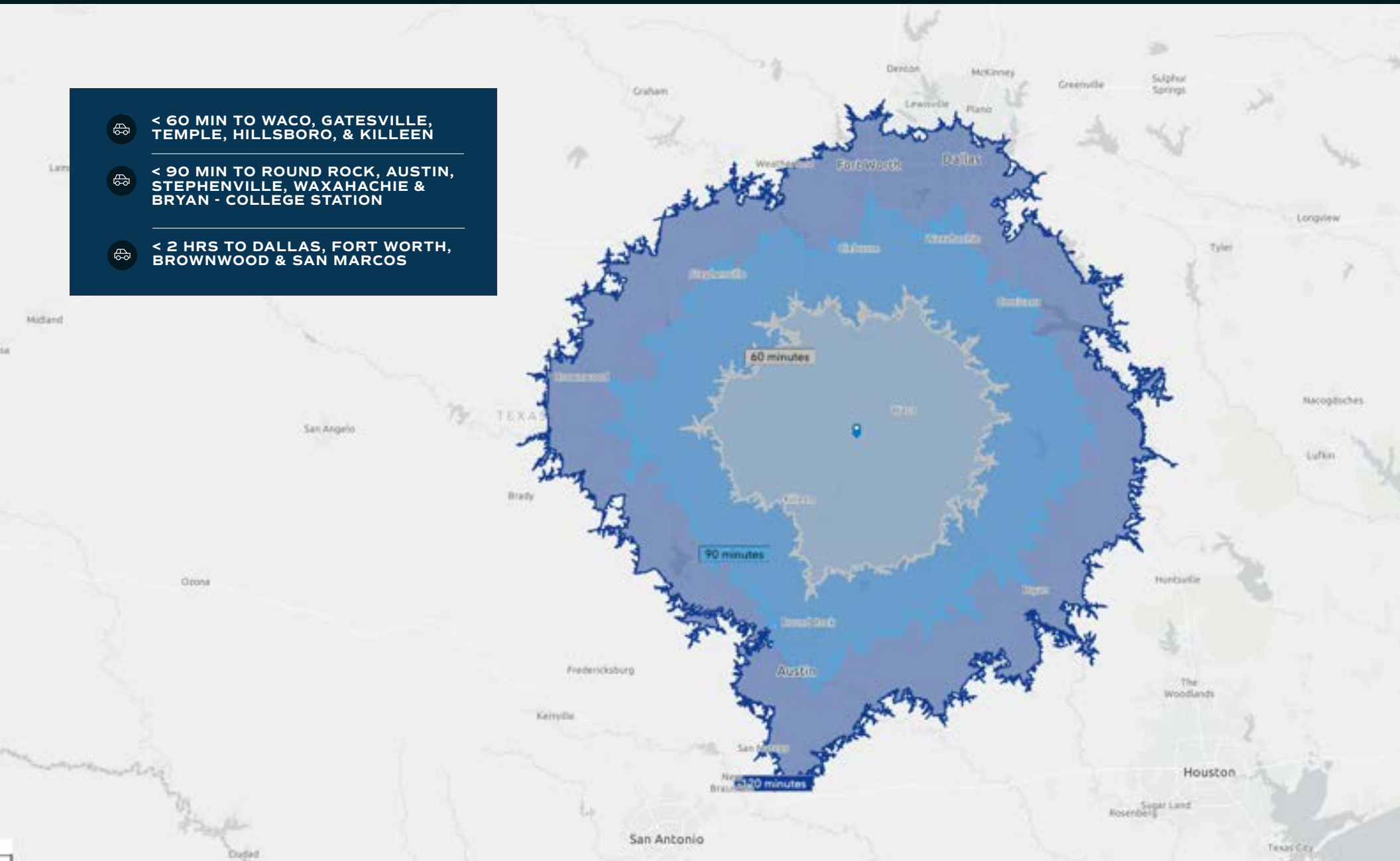
**< 60 MIN TO WACO, GATESVILLE,
TEMPLE, HILLSBORO, & KILLEEN**



**< 90 MIN TO ROUND ROCK, AUSTIN,
STEPHENVILLE, WAXAHACHIE &
BRYAN - COLLEGE STATION**

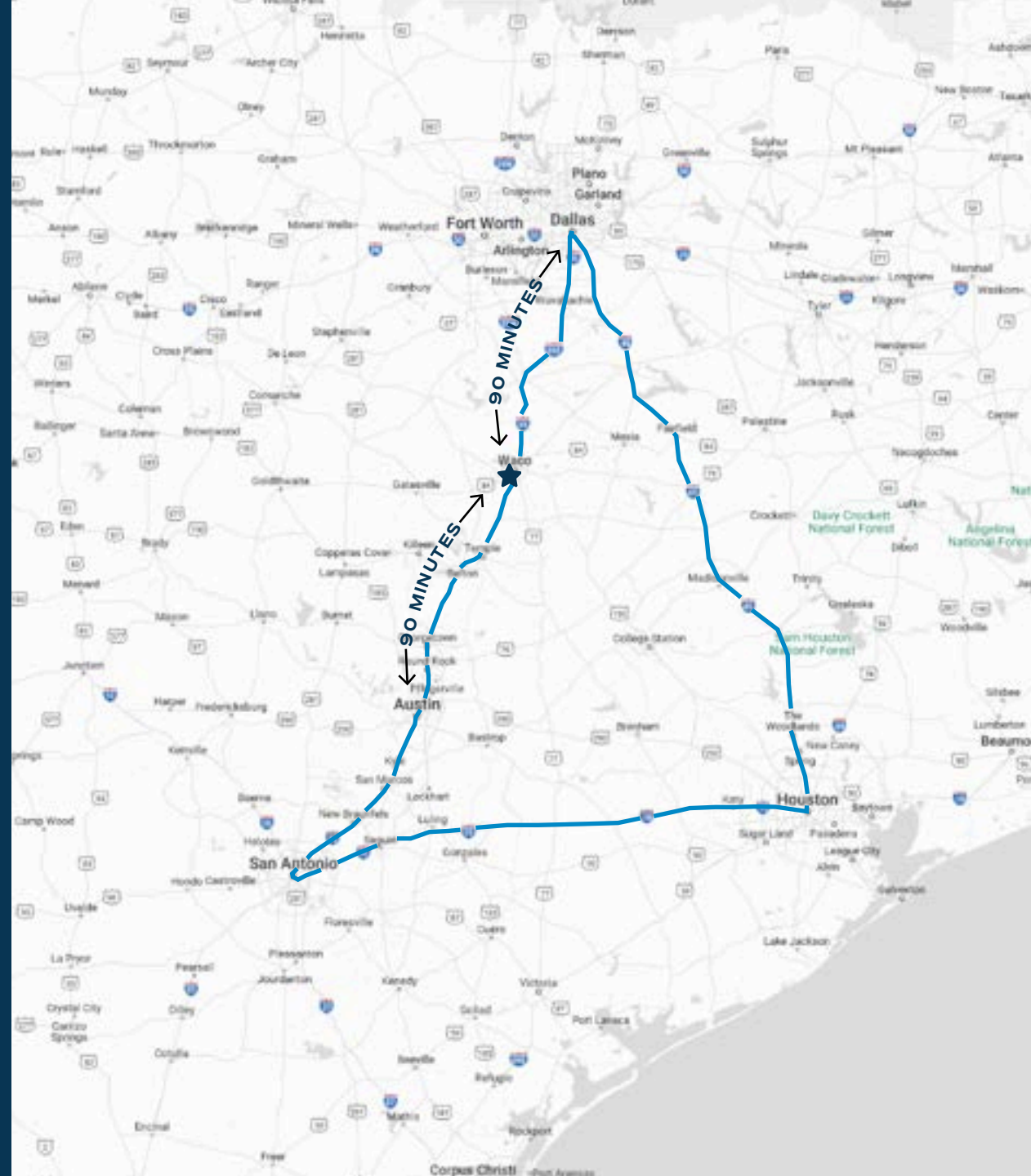


**< 2 HRS TO DALLAS, FORT WORTH,
BROWNWOOD & SAN MARCOS**



Texas Triangle Growth Corridor

- Centrally located within the Texas Triangle
 - The Texas Triangle, contains the state's five largest cities and is home to over half of the state's population. Formed by the state's four main urban centers, Austin, Dallas-Fort Worth, Houston and San Antonio, connected by Interstate 45, Interstate 10, and Interstate 35.
- Close Proximity to Interstate 35
- 90 Minutes from Austin & Dallas
- 178 Miles from the Port of Houston
- Waco MSA Population: 307,123
- Dallas-Fort Worth MSA Population: 8.34 Million
- Austin MSA Population: 2.5 Million
- San Antonio Population: 2.7 Million
- Houston MSA Population: 7.5 Million



CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



H. BLAND CROMWELL CCIM, SIOR

O: 254.313.0000

E: bland@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Coldwell Banker Apex, Realtors	0590914	lori@cbapex.com	254-313-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	0590914	lori@cbapex.com	254-313-0000
Designated Broker of Firm	License No.	Email	Phone
Kathy Schroeder	269763	kathy@cbapex.com	254-776-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
H. Bland Cromwell, CCIM, SIOR	206780		254-313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____