



GREGG GLIME SIOR, CCIM

CALEB LOUDAMY

9111 JORDAN LANE, WOODWAY, TX 76712

Jordan Lane Retail Center

FOR LEASE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY HIGHLIGHTS

- Located along Highway 84 - Waco's strongest growth corridor
- Intersection anchored by one of the strongest HEB's in the country
- Located at the busiest intersection in Woodway and/or Hewitt
- Strong retail demographics with limited vacancy
- New Construction

PROPERTY SUMMARY

PROPERTY

Jordan Lane Retail Center

LOCATION

9111 Jordan Lane, Woodway, TX 76712

PROPERTY TYPE

Retail

MARKET

Woodway

ZONING

Planned Commercial

LOT SIZE

1.64 Acres

AVAILABLE SPACE

1,886 SF

LEASE RATE

1,886 SF: \$35.00/SF



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PROPERTY OVERVIEW

Jordan Lane is situated in the rapidly developing town of Woodway, TX. Located along Highway 84, Waco's strongest growth corridor, this property is strategically situated on one of the main commuting corridors of Greater Waco.

Woodway provides exceptional quality of life and connectivity due to its geographical location acting as a conduit to many other suburban towns surrounding Waco. Suggestive by the well-performing area retailers, this site is a prime location for retail, restaurants and professional/ medical office.

Jordan Lane sits at the intersection of Highway 84 and Hewitt Drive, which is anchored by the HEB, Walgreens and CVS, and it's tenants include Sip City, FedEx, and Tinovas Health.



SITE PLAN



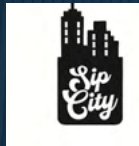
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FEDEX OFFICE & PRINT CENTER

Your local FedEx Office provides printing, copying, and shipping services for businesses and individuals. It offers a variety of solutions including document printing, custom signs, packing, and shipping, along with office supply sales and can even hold your FedEx delivery for convenient pick up when you're ready.



SIP CITY

Sip City is "Your Daily Drink Destination" dedicated to bringing you the best flavor combinations for your favorite refreshing drinks. Brought to you by entrepreneurs Dakota Blackburn and Brooklyn McKnight, YouTuber and social media personality of Brooklyn & Bailey.



TINOVUS HEALTH
Comprehensive Primary Care

TINOVAS HEALTH

Tinovus Health Comprehensive Primary Care focuses on the comprehensive approach to medicine with a modern feel.



SUBJECT PROPERTY

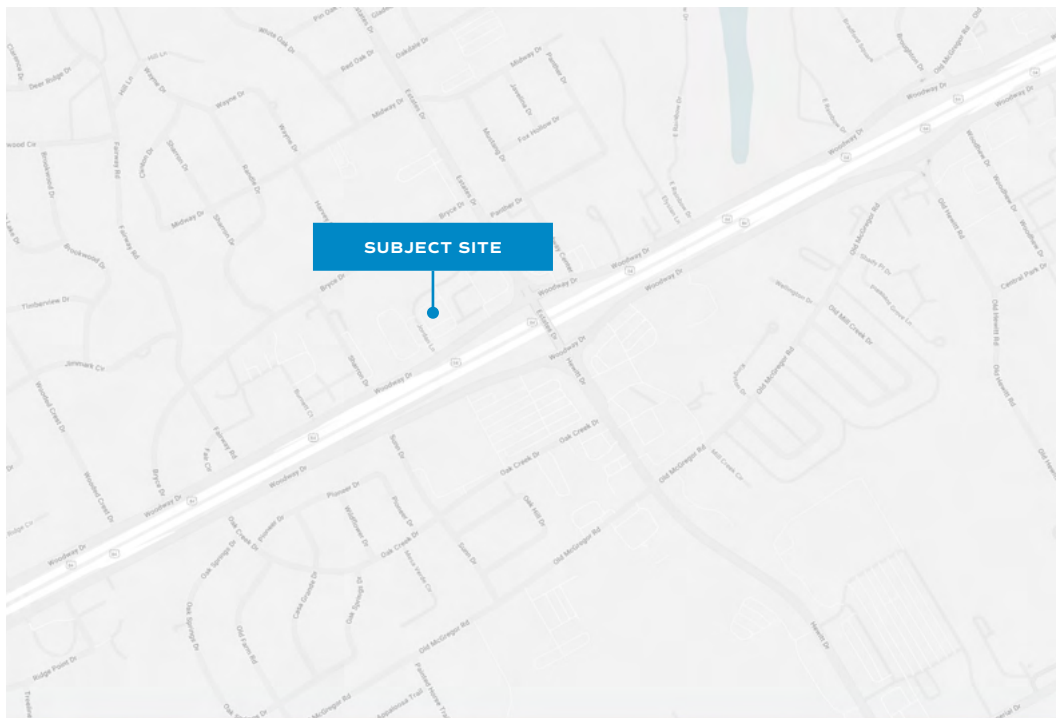
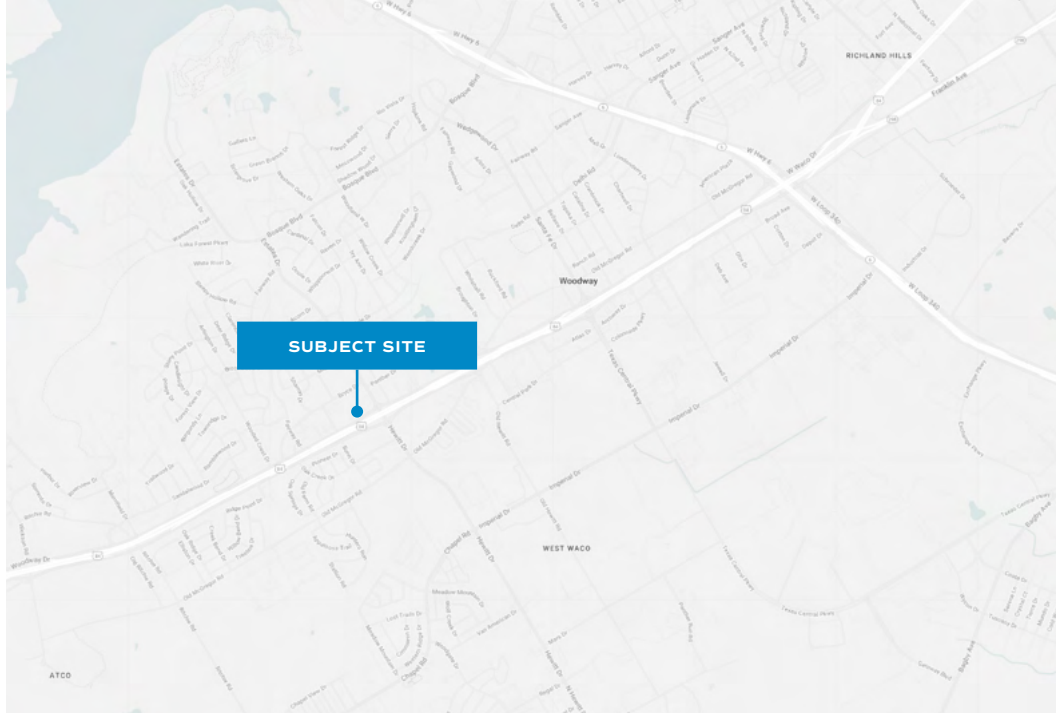
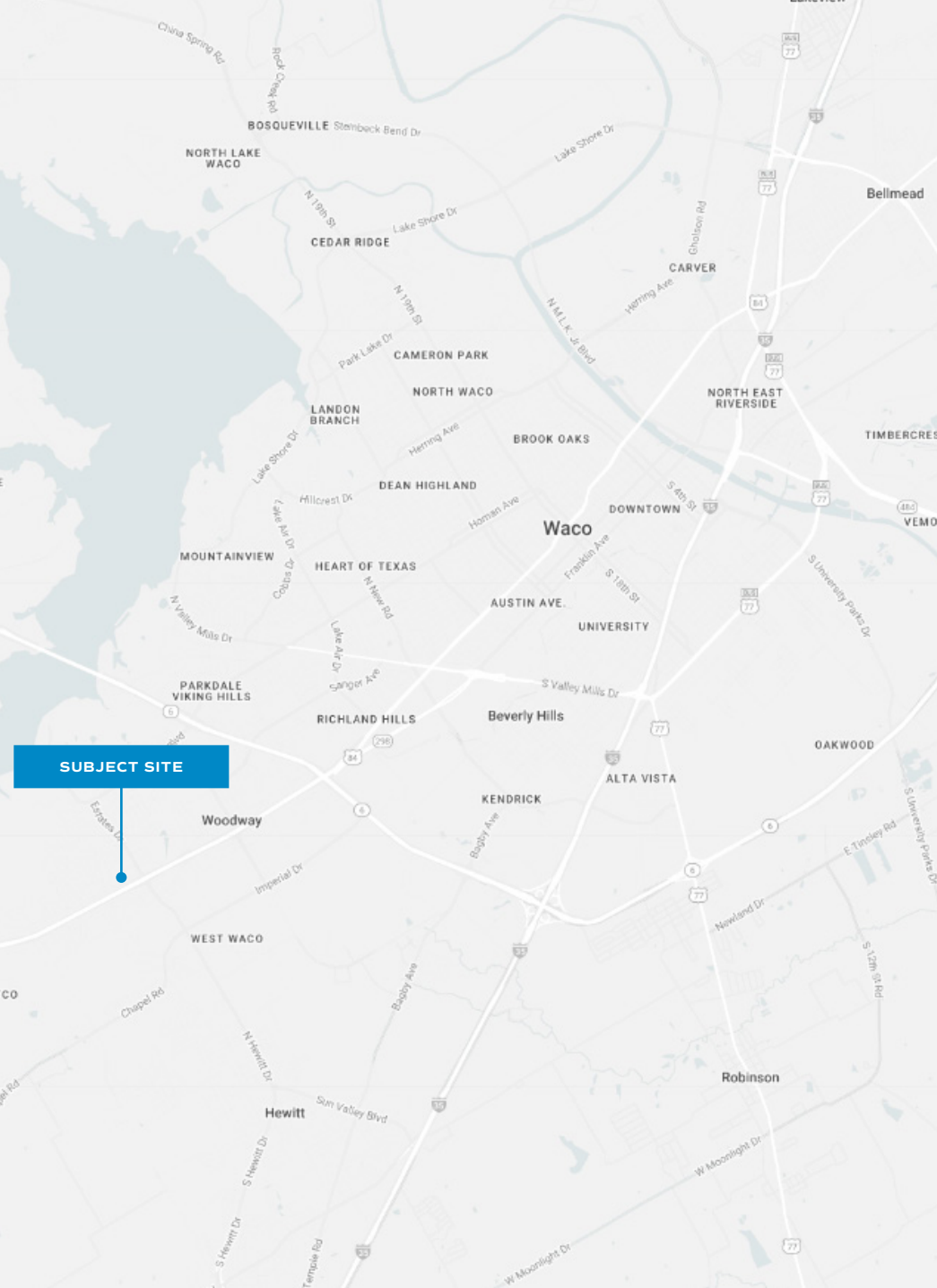


RETAILER & REGIONAL MAP



RETAILER & NEIGHBORHOOD MAP





CROMWELL

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PRESENTED BY:



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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.

11-2-2015



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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0