



H. BLAND CROMWELL CCIM, SIOR

CLAY FULLER

401 PRECISION DRIVE, WACO, TX 76710

42,000+/- SF

FOR LEASE

CROMWELL
COMMERCIAL GROUP

Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Coldwell Banker, its agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice.

COLDWELL BANKER APEX, REALTORS



BOUNDARY LINES ARE APPROXIMATE

PROPERTY OVERVIEW

Zoned M2, 401 Precision is 192,298+/- SF and sits on 9.014+/- Acres. 42,000+/- SF of space is available for lease and is gated, fully sprinklered and offers heavy 3 phase power. The subject property is positioned next to Area 51 Manufacturing, McCoys Building Supply, AMC Movie Theatre and Walmart Supercenter.

- Dock High Doors: 3
- Clear Height: 18'6"
- Bay Depth: 30'
- Column Space: 40'
- Power: 480V 3 Phase
- Fully Fenced Yard

PROPERTY HIGHLIGHTS

LOCATION

401 Precision Drive, Waco, TX 76710

PROPERTY TYPE

Distribution | Assembly | Manufacturing | Industrial

ZONING

M2

AVAILABLE SPACE

42,000+/- SF

LEASE RATE

\$5.50/SF + NNN

NNN PRICE

\$1.63

EXTRA NOTES

Fenced Yard
3 Docks
Fully Sprinklered



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

Clay Fuller
clay@cromwellcommercialgroup.com

PHOTO GALLERY



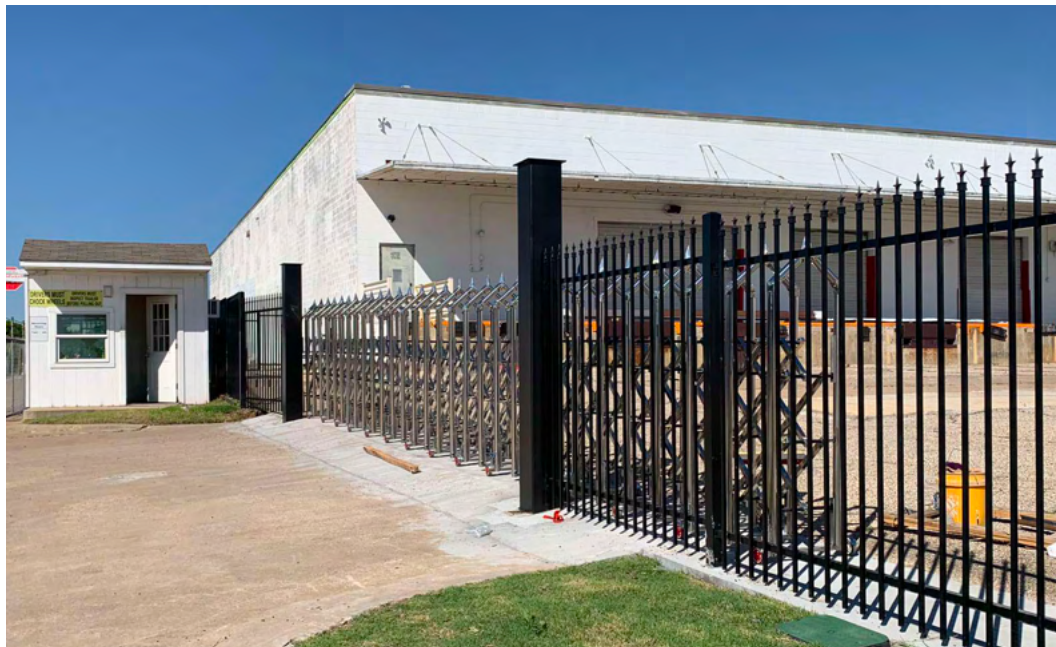
BOUNDARY LINES ARE APPROXIMATE



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

Clay Fuller
clay@cromwellcommercialgroup.com

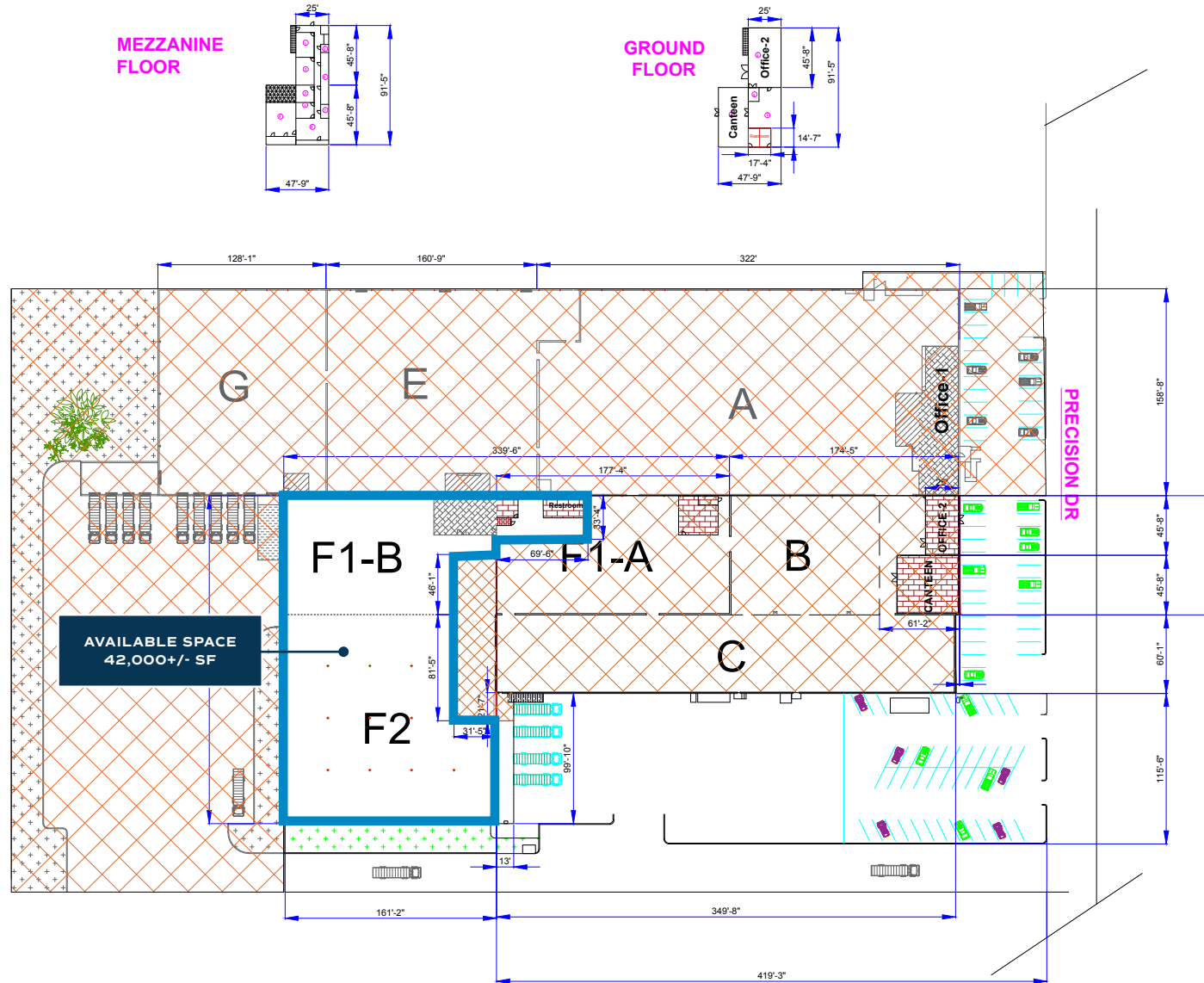
PHOTO GALLERY



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

Clay Fuller
clay@cromwellcommercialgroup.com

SITE PLAN



OPTION 4B

AMERICANSTAR

ZONE	DIMENSION		
	LENGHT (Ft)	WIDTH (Ft)	AREA (Ft ²)
A			45568.5
E			26819.5
G	128.1	158.7	20322.2
B			10358
OFFICE-1			4208.2
OFFICE-2	61.2	45.7	2793.3
CANTEEN	61.2	45.7	2793.3
F1-A			13894.5
C	349.7	60.1	21009.1
Mezzanine OF-1			2327.5
MEZZANINE			3018.9
ADD			4286.2
TOTAL			157398.9
FOR LEASE			
Restroom	69.5	160.4	2316.7
F1-B			13376.9
F2			23296
TOOL ROOM UPSTAIR			1435
Loading Area			1017.2
TOTAL			41441.8





SUBJECT
PROPERTY

AREA 51
MANUFACTURING

FRANKLIN DR | 23,192 VPD

CHEDDAR'S DR

PRECISION DR

 Click to view property

BOUNDARY LINES ARE APPROXIMATE



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

Clay Fuller
clay@cromwellcommercialgroup.com



BOUNDARY LINES ARE APPROXIMATE



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

Clay Fuller
clay@cromwellcommercialgroup.com

WACO WORKFORCE DEMOGRAPHICS

Greater Waco's diverse economic base fuels long-term stability and opportunity. The Waco Chamber's Strategic Economic Development Plan targets five high-opportunity sectors: Advanced Manufacturing, Aerospace & Defense, Supply Chain Management, Health Care, and Professional & Financial Services. With strong infrastructure, workforce development, and coordinated business recruitment, Greater Waco is primed for sustainable growth and investment.

McLennan County, anchored by Waco, sits along the I-35 corridor—midway between Dallas-Fort Worth and Austin.

- Within 200 miles of all major Texas metros
- Direct access to I-35 and regional airports
- Offers extensive industrial space at Texas Central Park, Waco International Aviation Park, and Waco Regional Airport Industrial Park

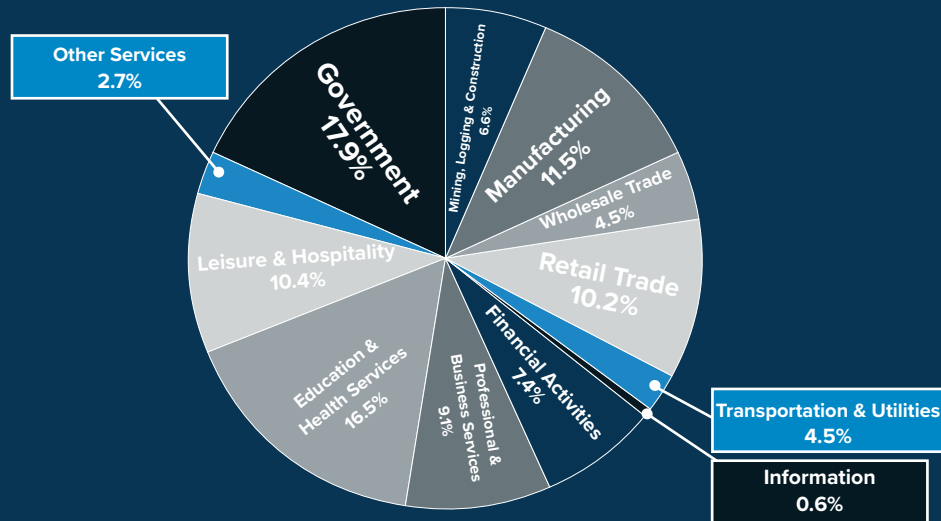
Waco is the region's leading industrial and commercial center, driving consistent growth and investment.

- Balanced economy with strong manufacturing and food production sectors
- Major employers include Allergan, Cargill, L-3, Mars, Pilgrim's Pride, and Sanderson Farms

Growing workforce and talent pipeline:

- 400,000+ labor force in McLennan County
- 1.5% annual population growth
- 75,000 students within a 60-minute drive

EMPLOYMENT BY INDUSTRY



REGIONAL HIGHLIGHTS

TRAVEL

2021 Direct Impact

Visitors

1.7 million, 45% increase

Hotel Occupancy

Over 1 million rooms booked | 2nd highest in TX

Travel Spending

\$100 million

Employment

5,800 jobs

EDUCATION

Colleges/Universities

5 in/near Waco

Baylor University

20,709 enrolled 08/22

13th largest university in Texas

COST OF LIVING

Groceries

92.4

Utilities

97.2

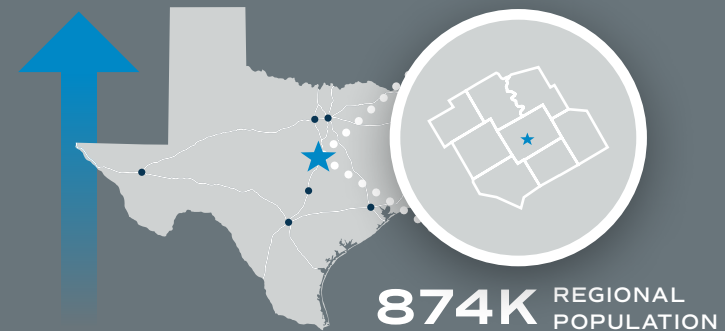
Transport

72.3

Healthcare

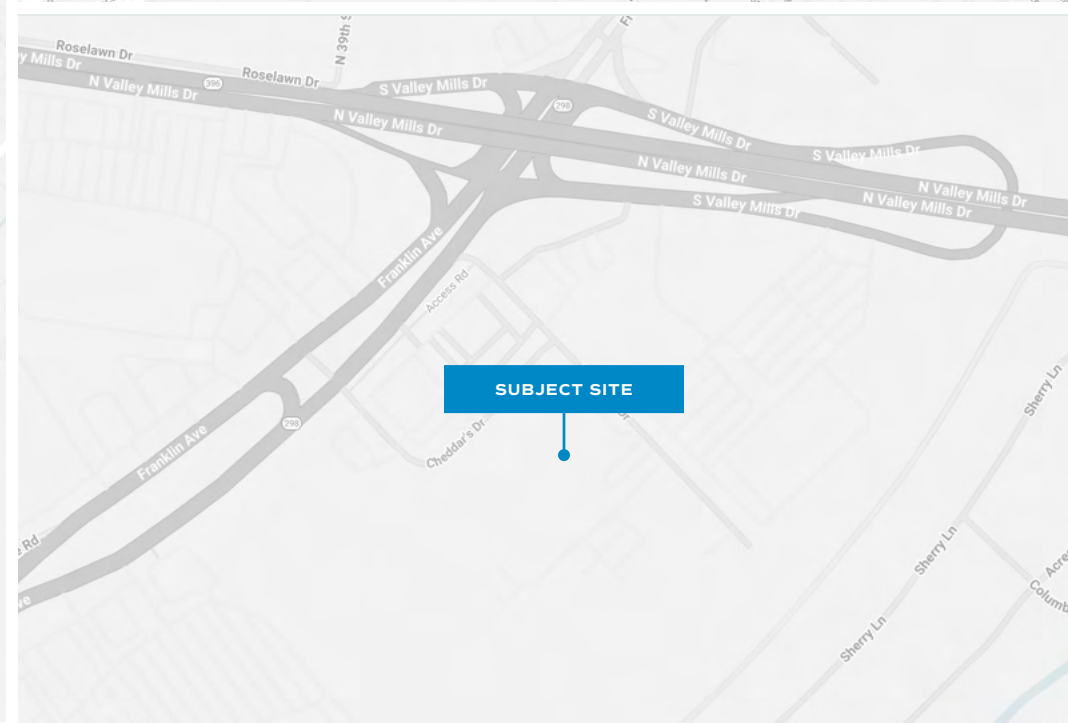
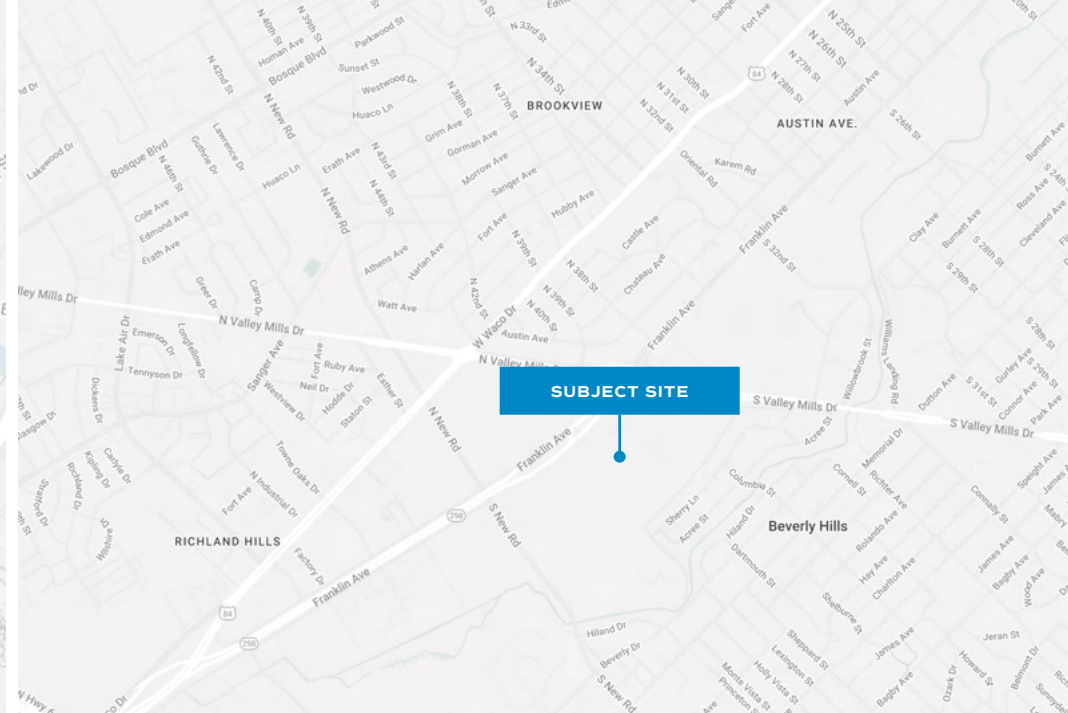
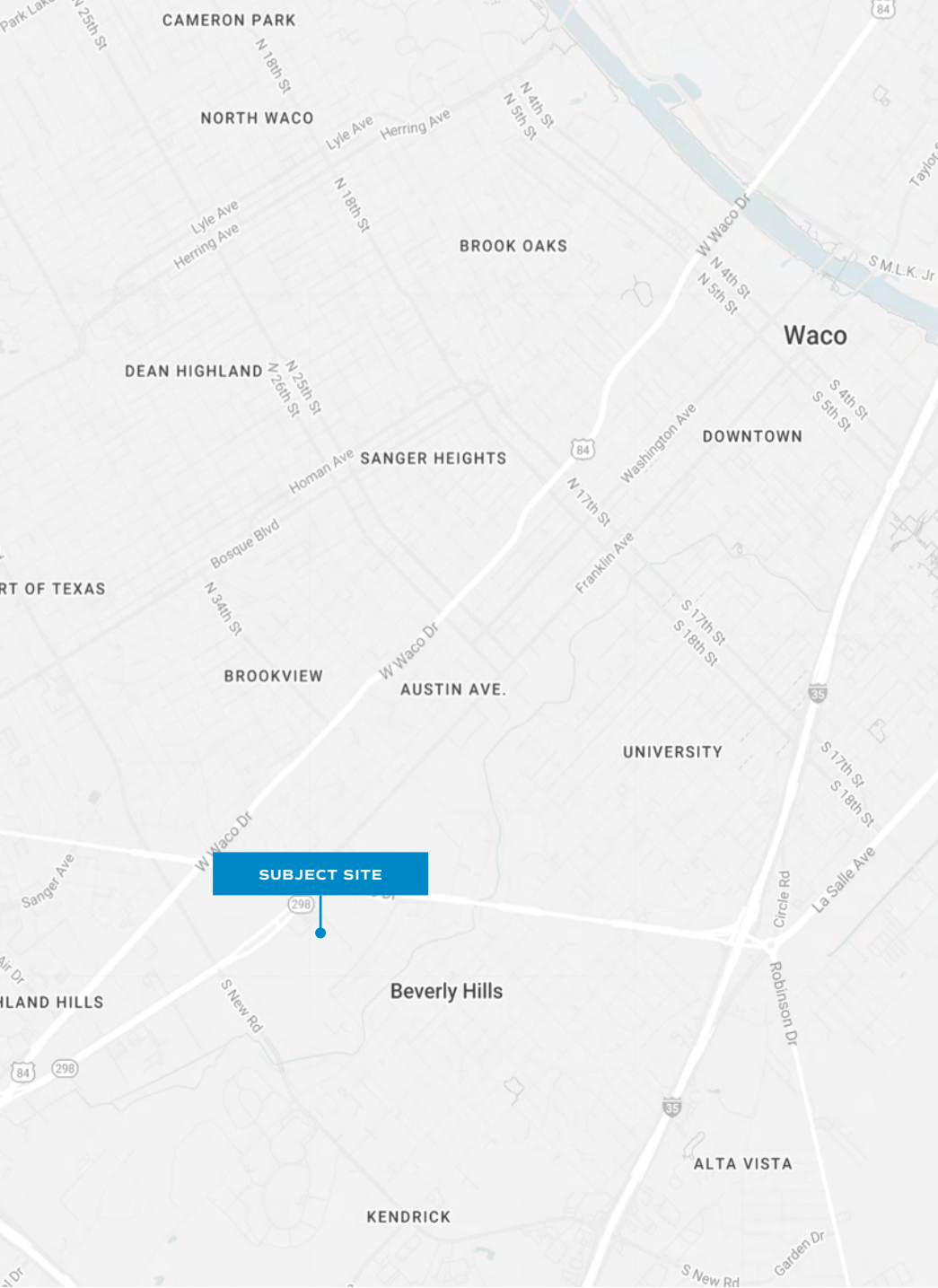
101

"Earning...\$35,000 in Waco [is] equivalent [to] \$44,132 in Dallas or \$45,652 in Austin."



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

Clay Fuller
clay@cromwellcommercialgroup.com



CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



H. BLAND CROMWELL CCIM, SIOB

O: 254.313.0000

E: bland@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



CLAY FULLER

C: 512.774.9701

O: 254.313.0000

E: clay@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	bland@cromwellcommercialgroup.com	254.313.0000
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 1-1