



JOSH CARTER CCIM

9900 WOODWAY DR, WOODWAY, TX 76712

3,894+/- SF | 0.7185+/- Acres

FOR SALE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER APEX, REALTORS



PROPERTY OVERVIEW

Woodway Car Center has served central Texas by providing select high-quality pre-owned vehicles for over 35 years. Visibility from Woodway Dr (US Hwy 84) is outstanding, making the location simple for customers to find. Situated on a corner lot, this property is easily accessible through the main entrance on the Woodway Dr service road, or by two separate driveways on the side street, MB Industrial Dr. The asphalt surface car lot easily accommodates over 50 vehicles on display, also featuring low-profile pipe fencing around the perimeter and overhead light standards.

- Highly visible location
- Well-maintained facilities
- Three points of access
- Spacious outdoor display area
- Established auto dealership

OFFERING SUMMARY

ADDRESS

9900 Woodway Dr.
Woodway, TX 76712

MARKET

West Waco

PROPERTY TYPE

Automotive sales dealership

ZONING

(PC) Planned Commercial District

LAND AREA

0.7185 Acres (31,298 SF)

BUILDING SIZE

3,894+/- SF Total

- Office / makeready: 2,094+/- SF
- Service / detail shop: 1,800+/- SF

LIST PRICE

\$1,200,000





PROPERTY SUMMARY

Built in 1998, the main office building features 2,094 SF, including a lobby/customer waiting area, hospitality room and kitchen, customer restroom, five private offices, and a full-sized private restroom with shower. Attached is a 30'W x 27'D climate-controlled shop with two overhead doors suitable for final makeready, vehicle display, and photography. A new roof was installed in 2025.

Built in 1988, the 1,800 SF engineered steel service / detail shop accommodates multiple vehicles for minor repairs and preparation. With an overhead door on each end, vehicles circulate through easily. It features a single office, restroom, and ample storage for tools and equipment. In-ground floor drain and skylights make this building ideal for washing and detailing services.

The real estate is offered for sale along with the business, including the entity "Woodway Car Center, LLC", company/trade name "Woodway Car Center", dealership licenses, domain and website, phone number, business equipment, and personal property. Seller is willing to transfer the State of Texas Motor Vehicle Sales (MVSF) license. A recent audit by the Texas Office of Consumer Credit Commissioner (OCCC) resulted in zero compliance deficiencies. Vehicle inventory not included at list price, but is negotiable. Financial records available with executed confidentiality agreement. This is a turnkey operation with established marketing in place, offering a seamless transition for new ownership to begin generating revenue immediately.

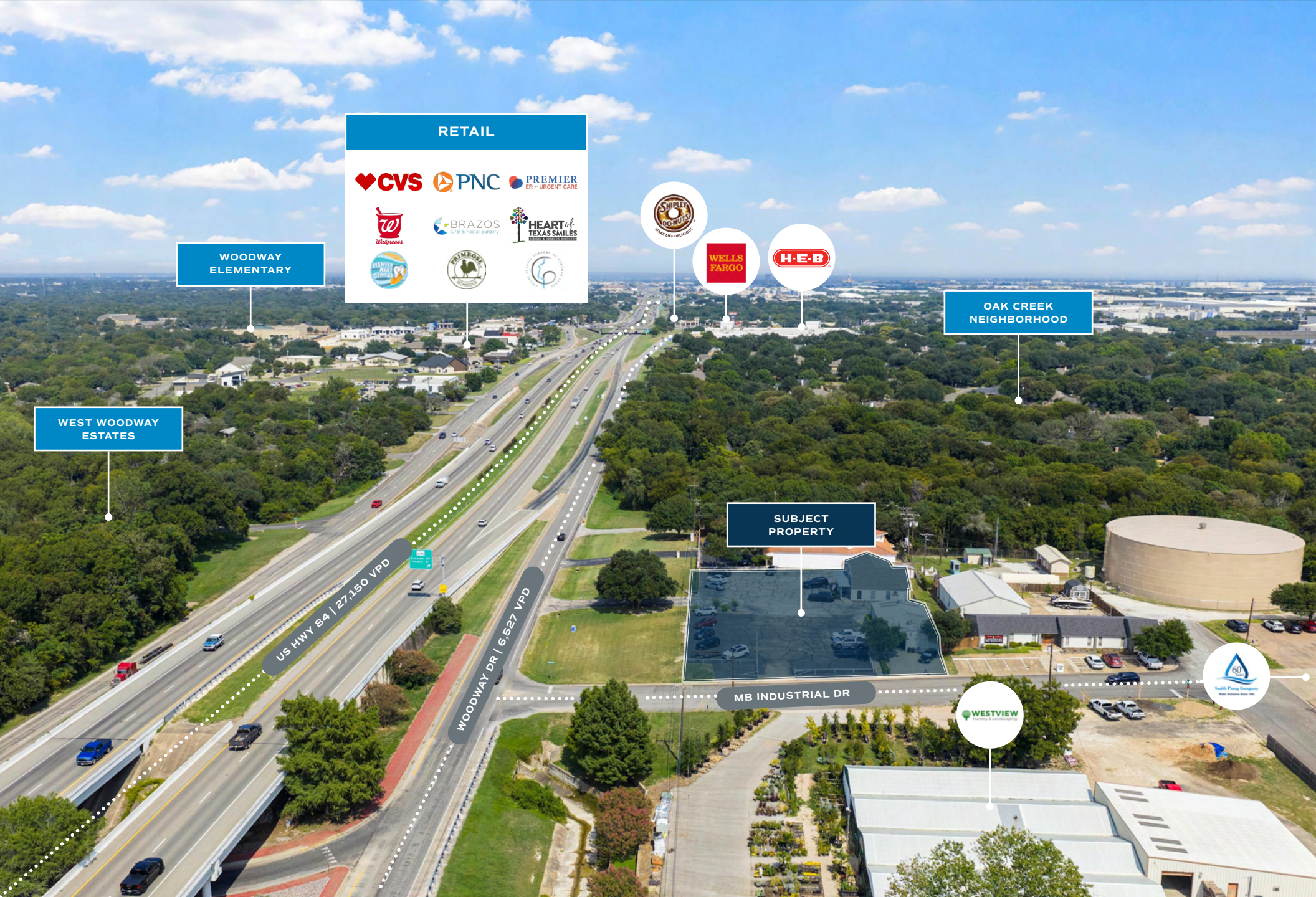


PHOTO GALLERY - MAIN OFFICE BUILDING



PHOTO GALLERY - AUTO SHOP





RETAIL

CVS PNC PREMIER ER + URGENT CARE

Walgreens BRAZOS Oral & Facial Surgery HEART of TEXAS SMILES

SHIPLEY'S WELLS FARGO H-E-B

WOODWAY
ELEMENTARY

WEST WOODWAY
ESTATES

SUBJECT
PROPERTY

OAK CREEK
NEIGHBORHOOD

US HWY 84 | 27,150 VPD

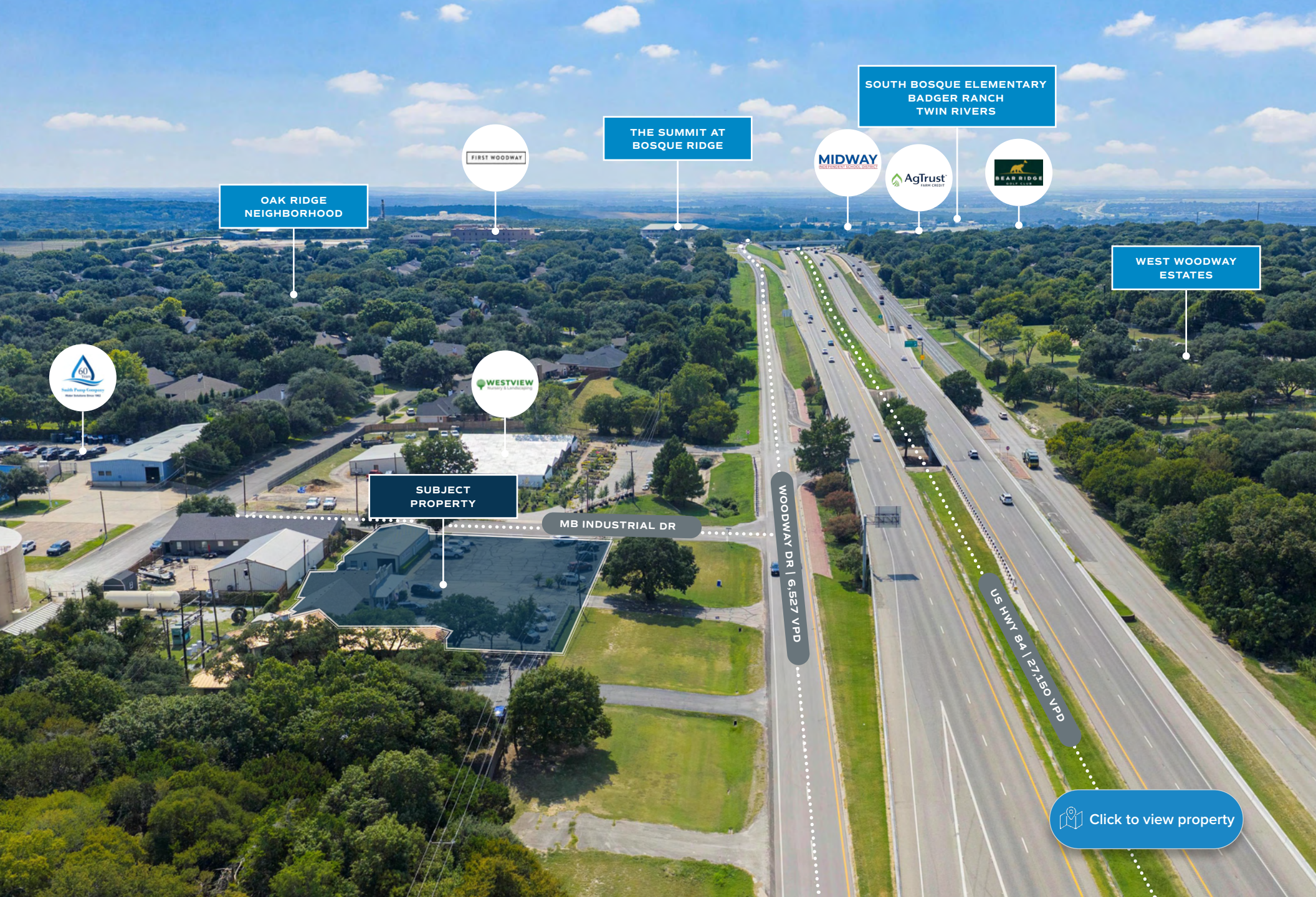
WOODWAY DR | 6,527 VPD

MB INDUSTRIAL DR

WESTVIEW
Nursery & Landscaping

60th Street
Pump Company





OAK RIDGE
NEIGHBORHOOD

FIRST WOODWAY

THE SUMMIT AT
BOSQUE RIDGE

SOUTH BOSQUE ELEMENTARY
BADGER RANCH
TWIN RIVERS

MIDWAY
REAL ESTATE COMPANY

AgTrust
FARM CREDIT

BEAR RIDGE
AUTO SALES

WEST WOODWAY
ESTATES

60
South Pump Company
Pump Station Near Hwy 84

WESTVIEW
PROPERTY & LANDSCAPE

SUBJECT
PROPERTY

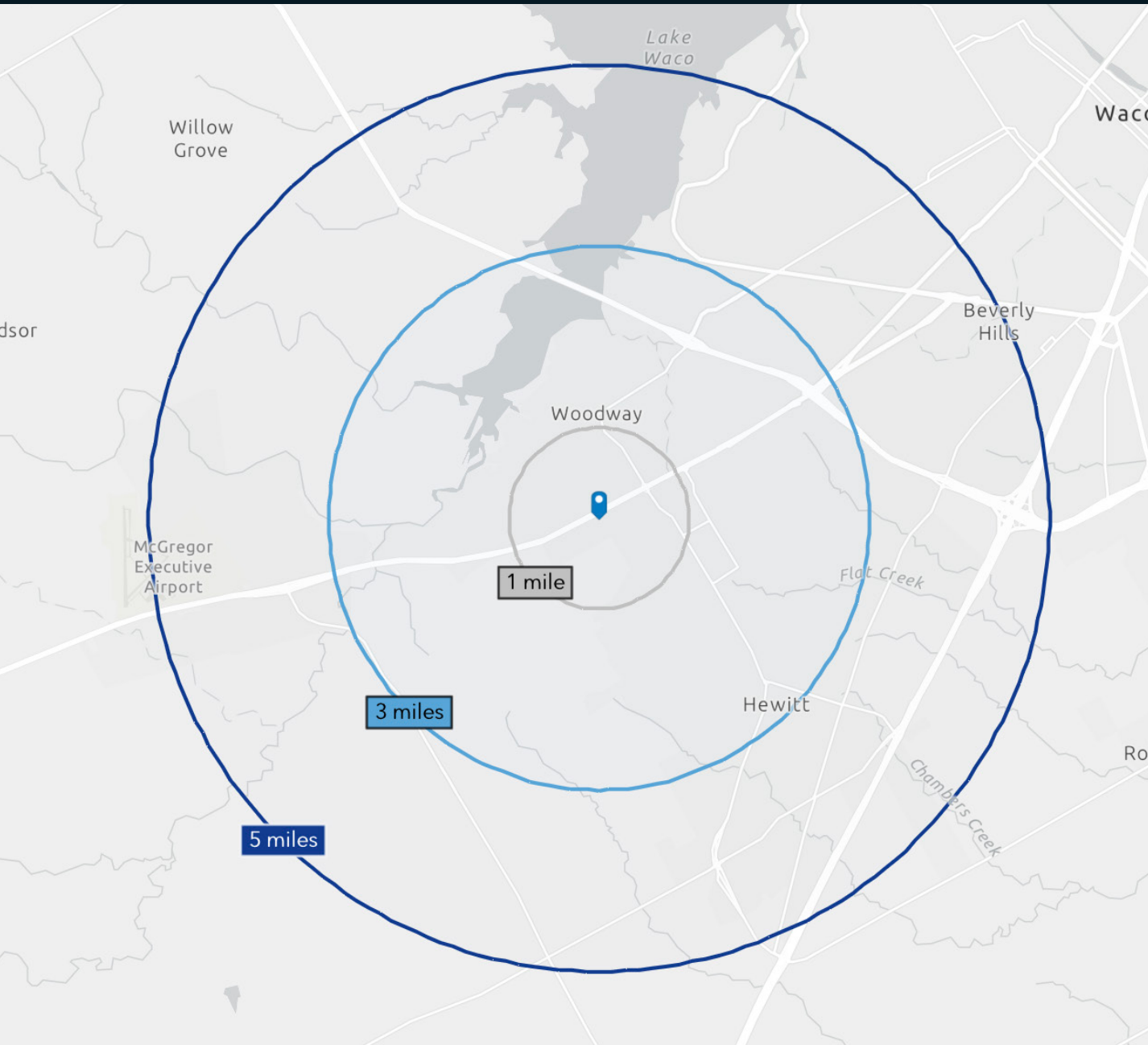
MB INDUSTRIAL DR

WOODWAY DR | 6,527 VPD

US HWY 84 | 27,150 VPD

 Click to view property





DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	5,492	28,792	66,842
2020 Population	5,985	33,865	79,802
2025 Population	6,060	36,317	82,318

Median Age
41.1

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	2,194	11,620	26,676
2020 Households	2,284	12,967	31,076
2025 Households	2,350	14,255	32,987

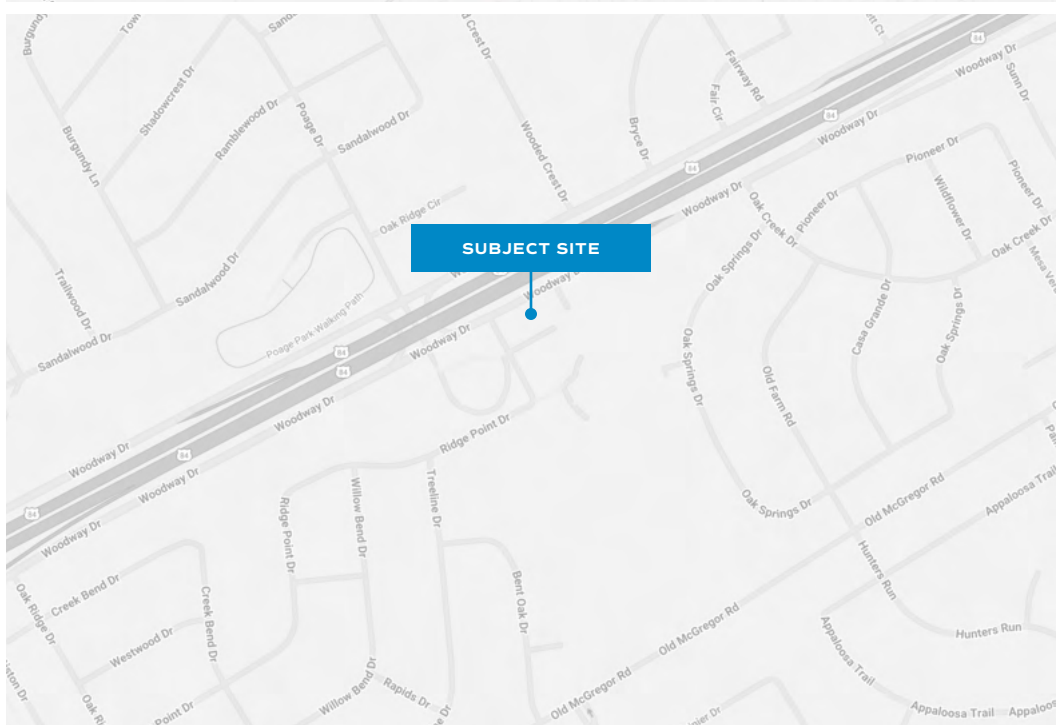
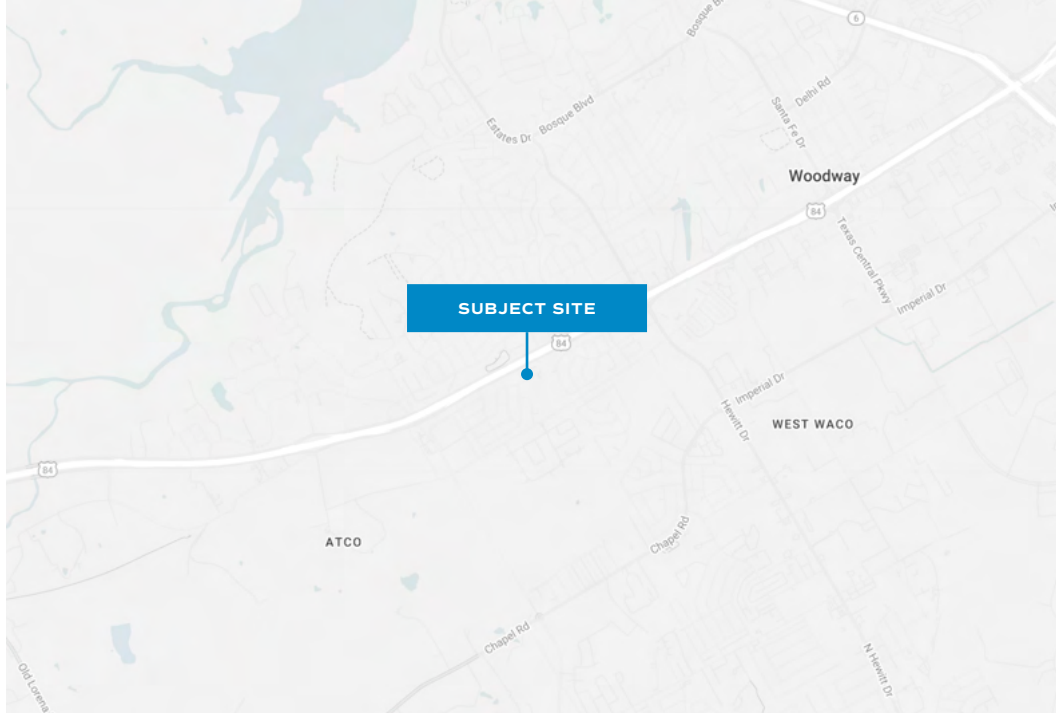
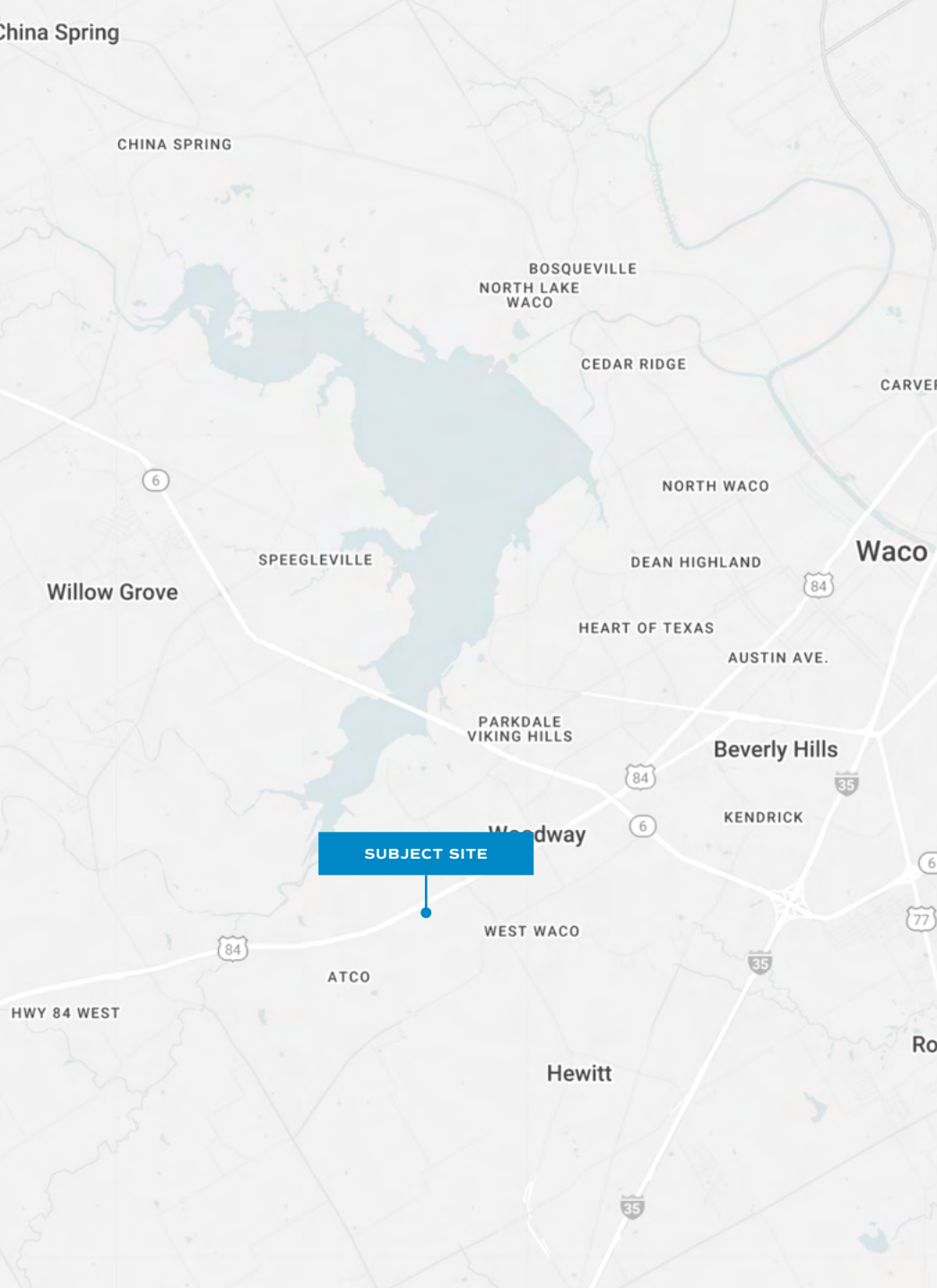
MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$105,584	\$85,832	\$80,352

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$141,601	\$115,063	\$107,862





CROMWELL

COMMERCIAL GROUP

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.

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.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Josh Carter, CCIM	476150	josh@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