



GREGG GLIME CCIM, SIOR

CALEB LOUDAMY

GATEWAY 2

1-136.45+/- Acres on I-35

FOR SALE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER APEX, REALTORS



PROPERTY OVERVIEW

136.45 acres of land along I-35 in Waco, Texas featuring 1,530 feet of frontage. This development is strategically positioned, adjacent to the Partners Gateway development and Alliance Park. Access is available via Bagby Ave and I-35 allowing exceptional access and premier visibility.

- Commercial, industrial, multi-family sites available
- City of Waco water and sewer
- Access off of I-35 and Bagby Ave
- 1,530+/- feet of I-35 Frontage
- City of Waco ETJ (no zoning restrictions)

PROPERTY HIGHLIGHTS

PROPERTY

Gateway 2

LOCATION

TBD I-35, Hewitt, TX 76643

PROPERTY TYPE

Office | Retail | Industrial | Multi-family

ZONING

ETJ

MARKET

I-35

LOT SIZE

136.45+/- Acres | Demisable

ASKING PRICE

Call for Pricing



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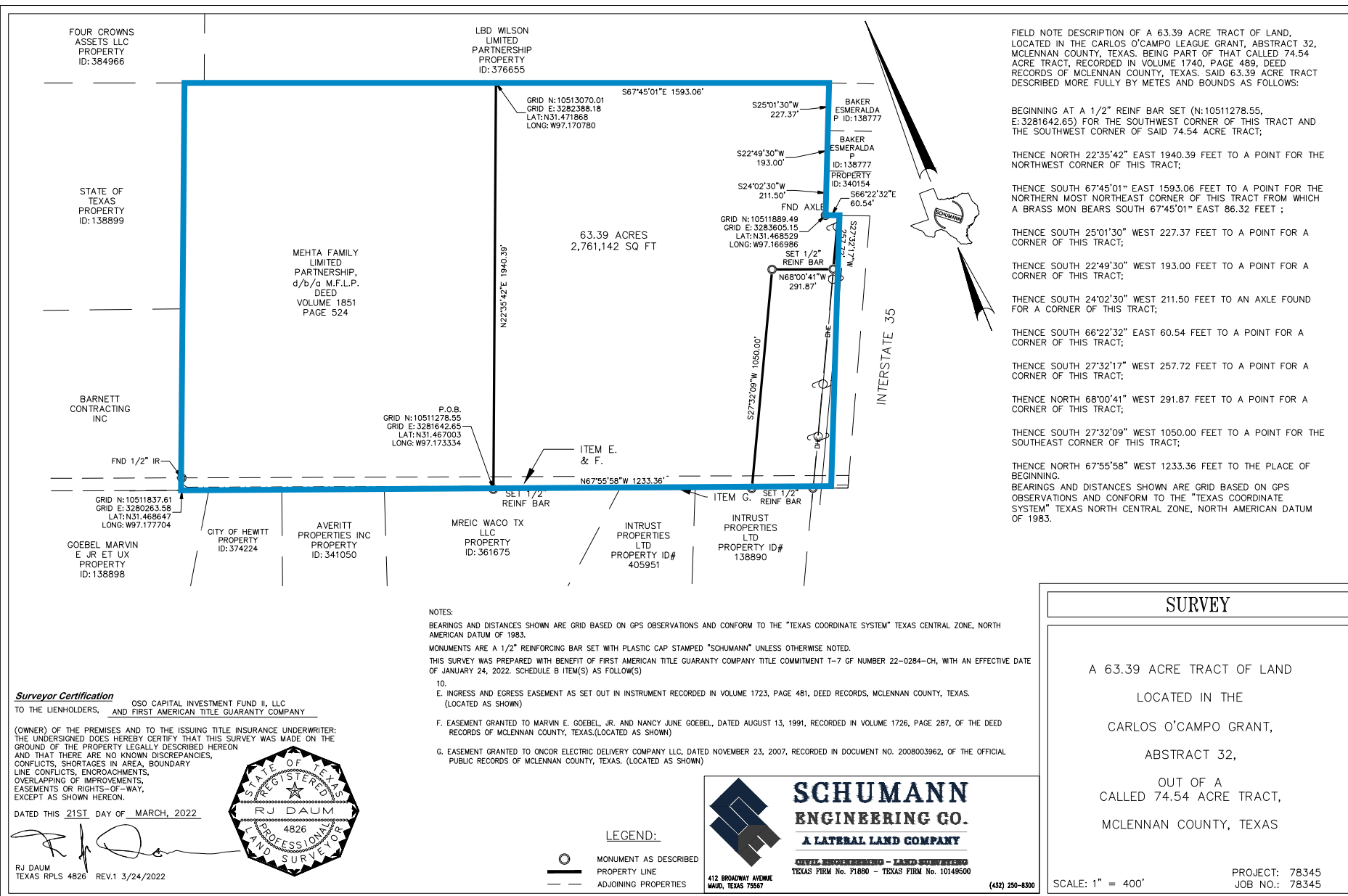
PHOTO GALLERY



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PROPERTY SURVEY



PROPERTY OVERVIEW





**AVAILABLE
136.45+/- ACRES**

PARTNERS GATEWAY DEVELOPMENT



INTERSTATE 35 | 91,447 VPD

[Click to view property](#)



INTERSTATE 35 | 91,447 VPD

AVAILABLE
136.45+/- ACRES

TOW KING OF WACO

RETAIL

Atwoods Waterworks Car Wash Capital Food Center
Starbucks Discount Tire Golden Chick Great Clips Sleep

Walmart

FedEx
Ground



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ECONOMIC DEVELOPMENT

NEARBY ANNOUNCEMENTS:



BRIGHT FARMS

Capital Spend: \$125 Million
Size: 400,000 SF of Greenhouse
Employment Commitment: 255



WALMART MILK PROCESSING FACILITY

Capital Spend: \$350 Million
Size: 310,000 SF
Employment Commitment: 400+



METAL FINISHING SOLUTIONS

Capital Spend: \$20 Million
Size: 110,000 SF
Employment Commitment: 80

REGIONAL ANNOUNCEMENTS:



ELECTROLIT

Capital Spend: \$400 Million
Size: 600,000 SF
Employment Commitment: 200



GRAPHIC PACKAGING SOLUTIONS

Capital Spend: \$1 Billion
Size: 640,000 SF
Employment Commitment: 230



ENVASES

Capital Spend: \$100 Million
Size: 450,000 SF
Employment Commitment: 120

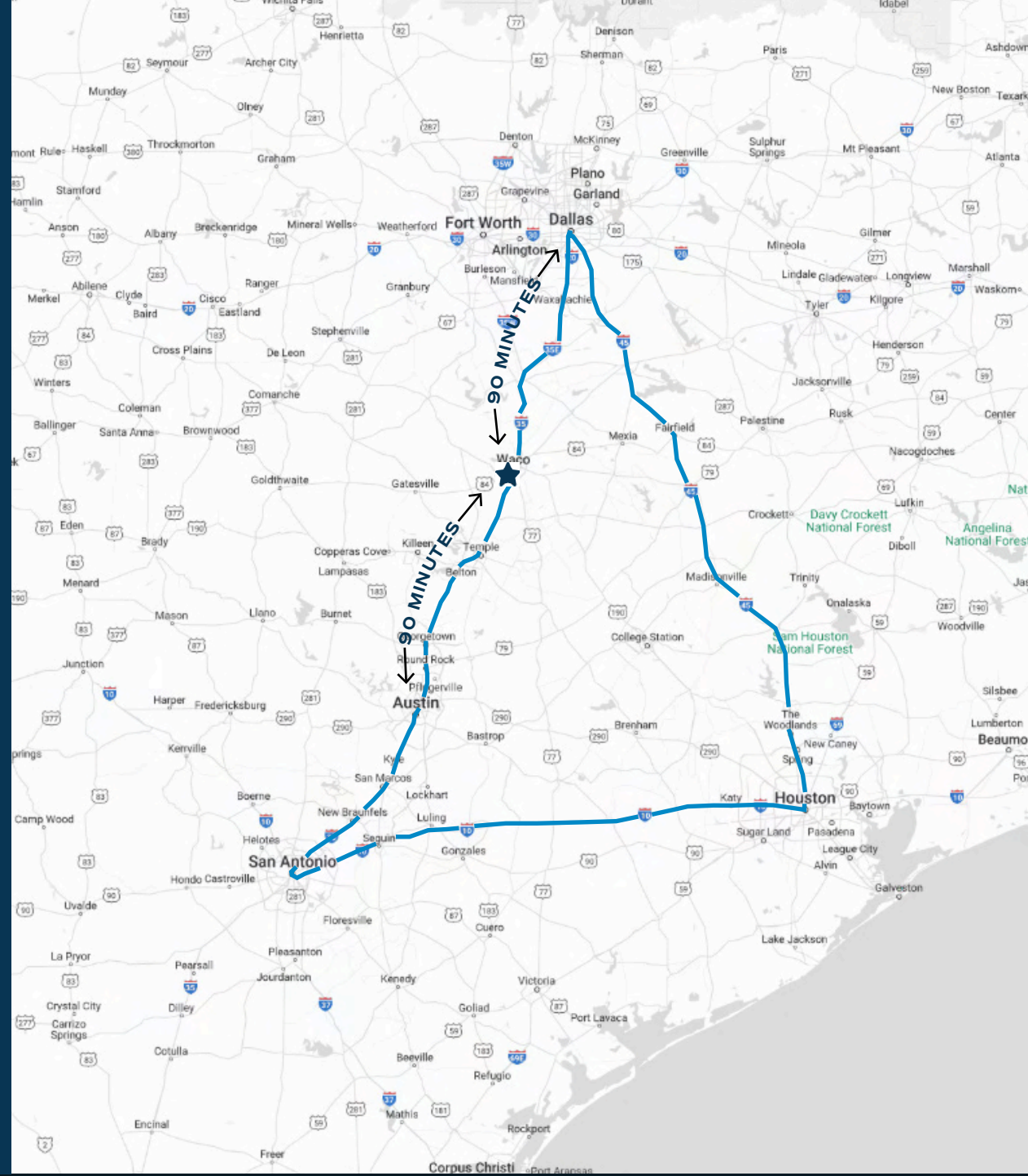


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Texas Triangle Growth Corridor

- 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
- 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
- Waco's Economic Development and Sustainability
 - Centrally located in the Lone Star State, Waco's well-developed infrastructure is the foundation that supports a successful and effective business environment. The metro area constantly evolves to support the needs of local businesses, and has rich diversity, abundant natural resources, convenient location and numerous amenities. Waco is home to three industrial parks with thousands of acres of development potential, including Texas Central Park, Waco International Aviation Park and Waco Regional Airport Industrial Parks.



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

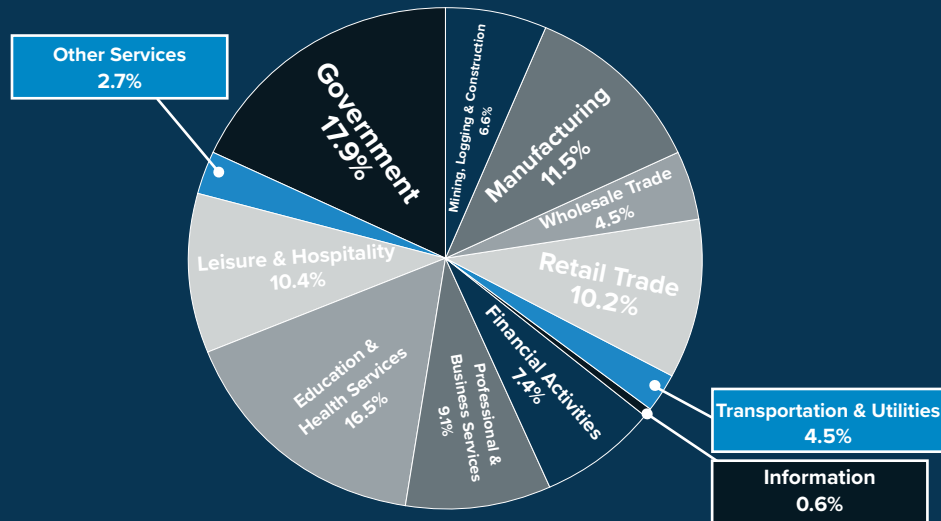
Waco is the region's leading industrial and commercial center, driving consistent growth and investment.

- 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

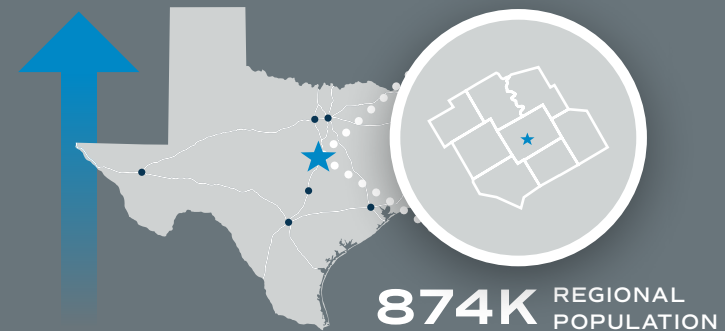
Transport

72.3

Healthcare

101

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



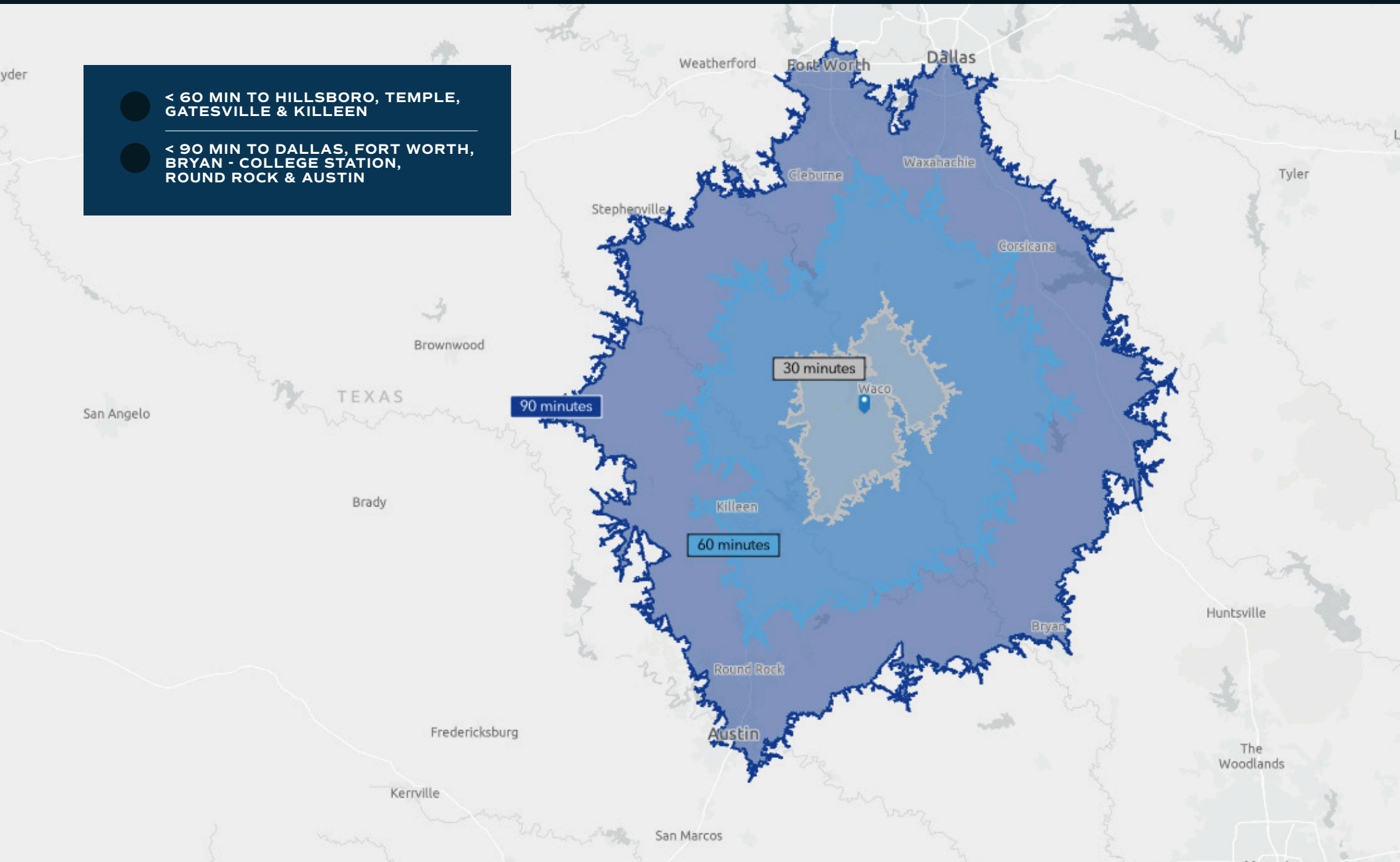
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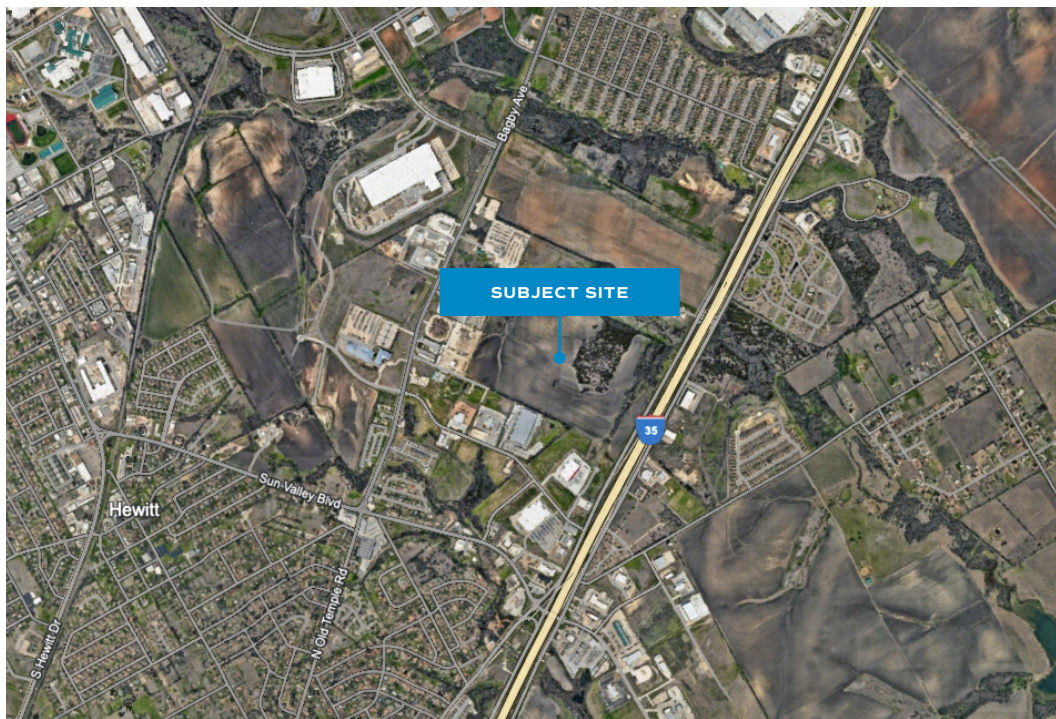
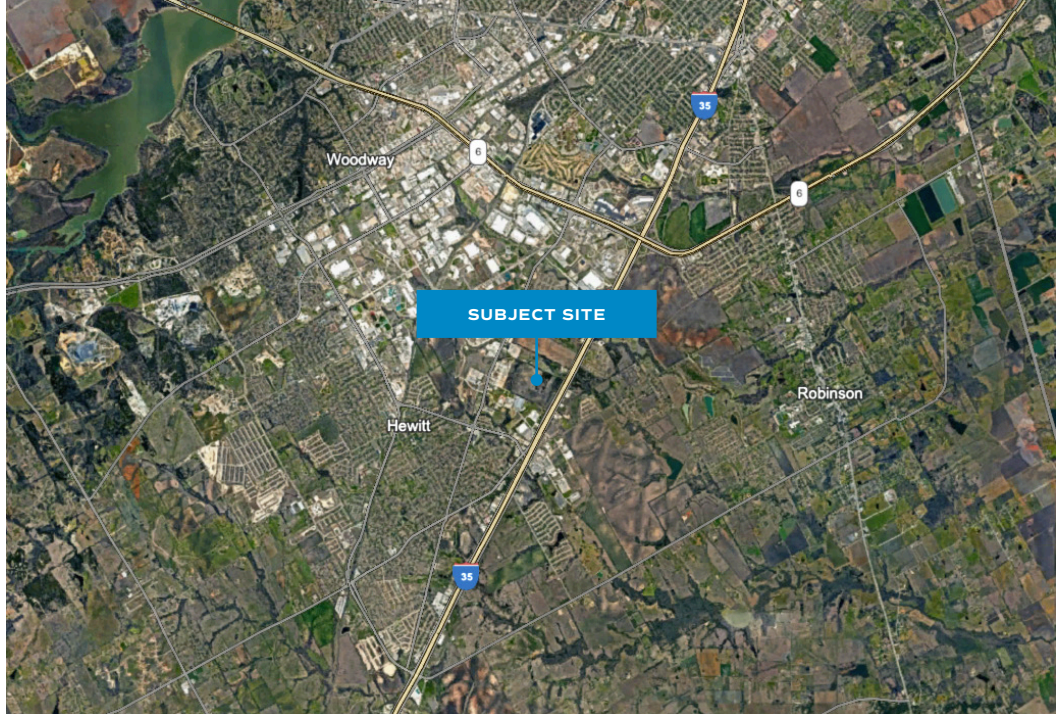
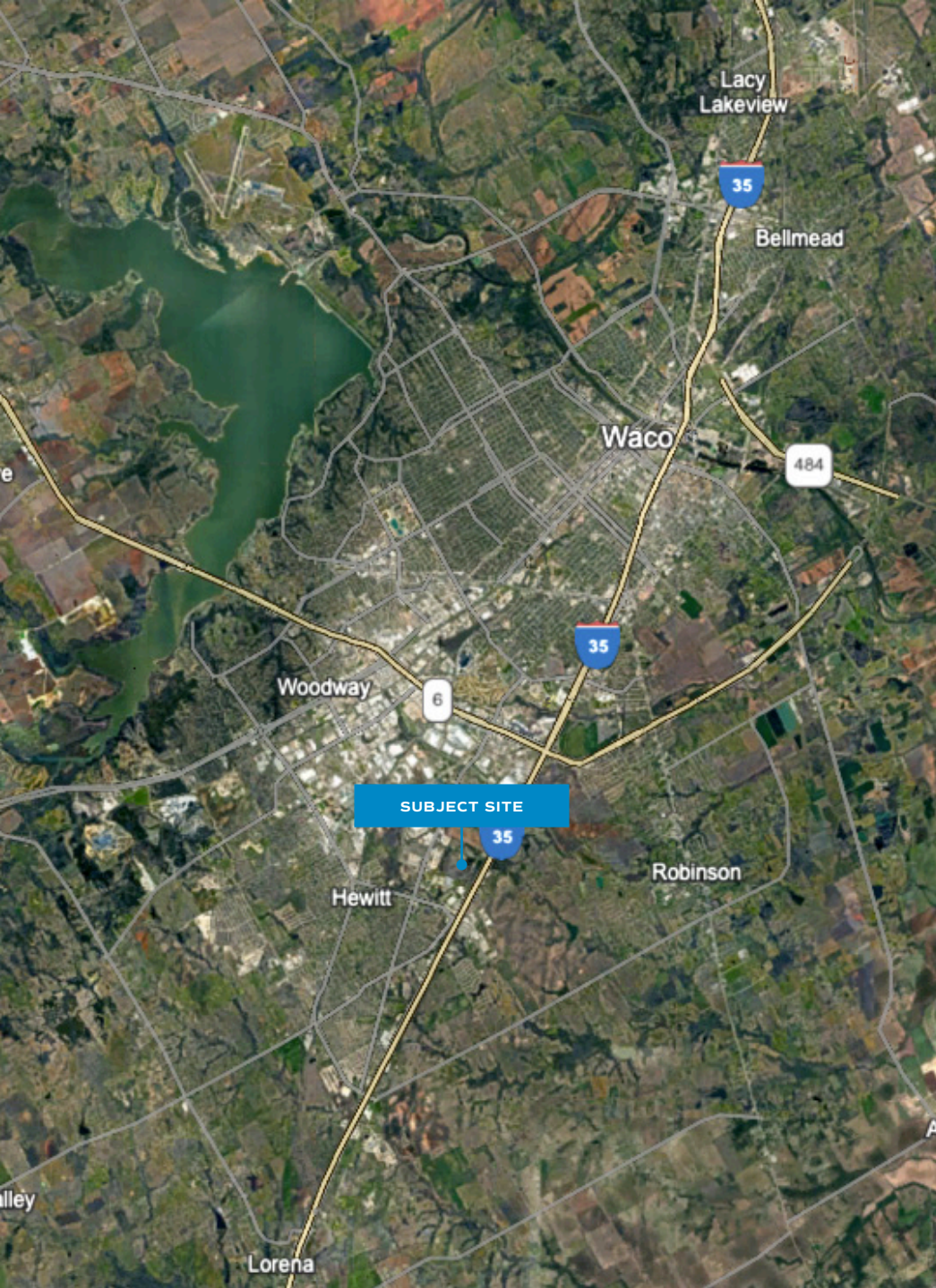
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DRIVE TIMES

● < 60 MIN TO HILLSBORO, TEMPLE,
GATESVILLE & KILLEEN

● < 90 MIN TO DALLAS, FORT WORTH,
BRYAN - COLLEGE STATION,
ROUND ROCK & AUSTIN





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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.

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

Buyer/Tenant/Seller/Landlord Initials _____ Date _____