



CALEB LOUDAMY | CLAY FULLER | GREGG GLIME SIOR, CCIM

164 S MCLENNAN LOOP, ELM MOTT, TX 76640

3,046+/- SF

# FOR LEASE

**CROMWELL**  
COMMERCIAL GROUP

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COLDWELL BANKER APEX, REALTORS



## PROPERTY OVERVIEW

Northside Industrial Park is strategically positioned adjacent to I-35, with a loop road for easy access. The park features many buildings suitable for warehouse, distribution, manufacturing, or flex space with a strong co-tenancy throughout.

- 3,046+/- SF
- Grade level doors on the front and back
- 3 phase 240V 200A owner
- Yard space
- Office space with multiple bathrooms

## PROPERTY HIGHLIGHTS

### PROPERTY

Northside Industrial Park

### LOCATION

164 S McLennan Loop, Elm Mott, TX 76640

### PROPERTY TYPE

Industrial

### MARKET

I-35 Adjacent

### ZONING

ETJ

### AVAILABLE SPACE

3,046+/- SF

### LEASE RATE

Call for Pricing



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# PHOTO GALLERY



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SUBJECT  
PROPERTY



S MCLENNAN LOOP

INTERSTATE 35 | 84,545 VPD



Click to view property



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## 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

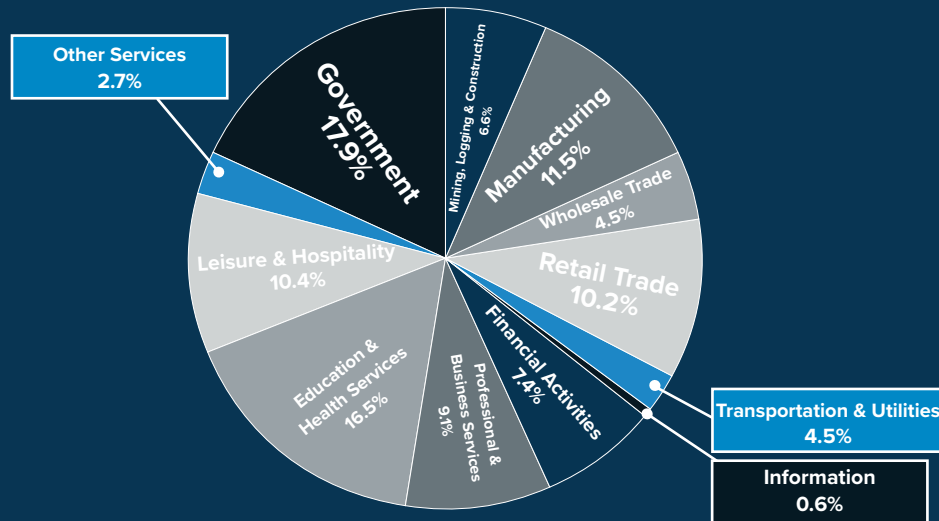
Waco is the region's leading industrial and commercial center, driving consistent growth and investment.

- 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

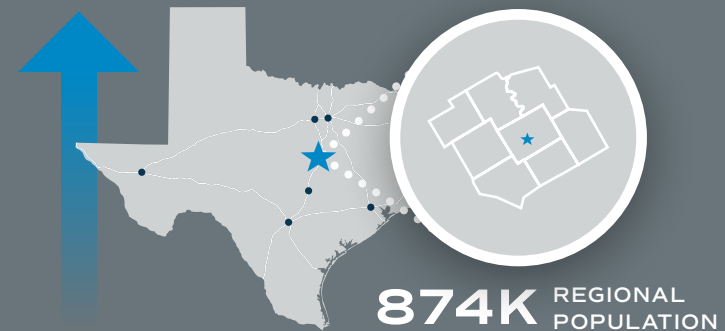
#### Transport

72.3

#### Healthcare

101

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



**Caleb Loudamy**

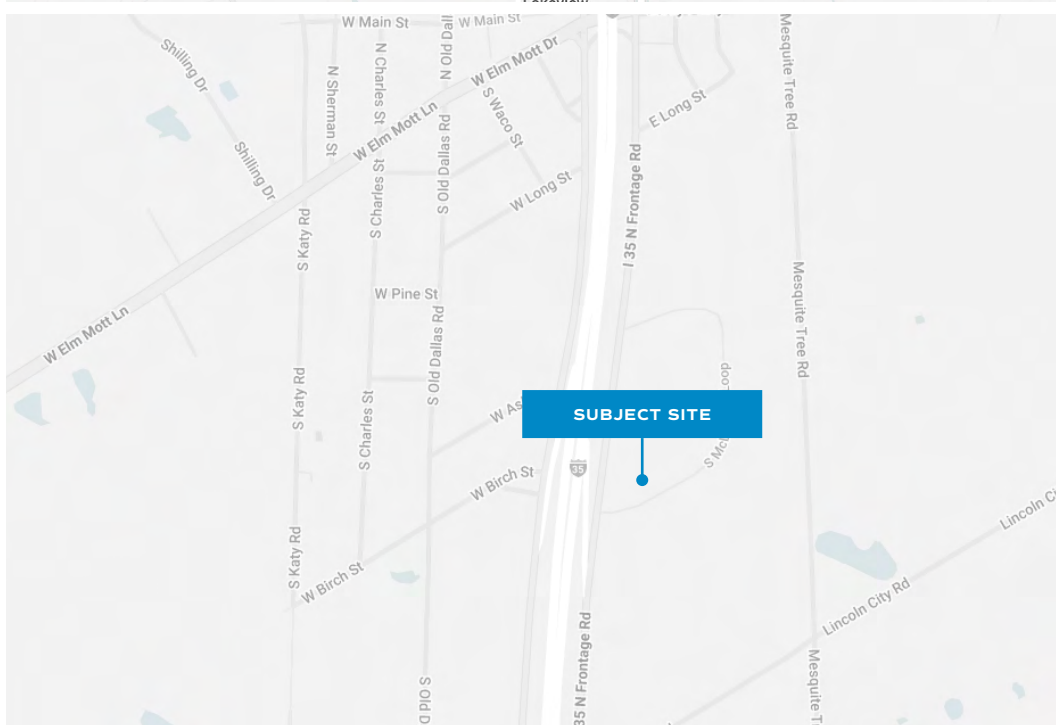
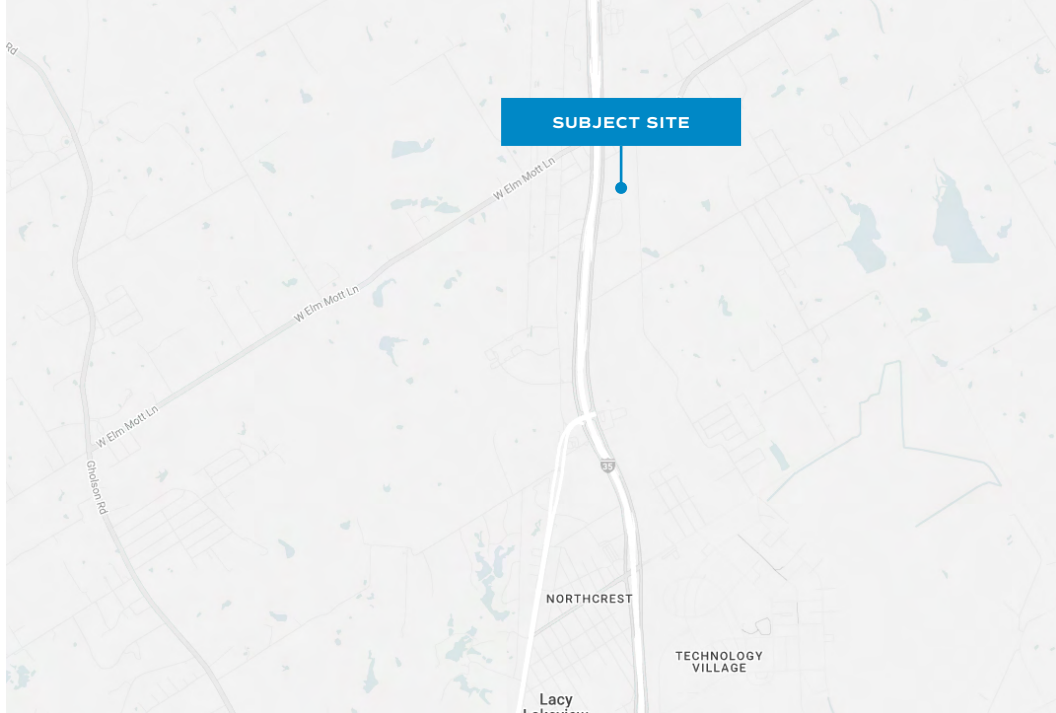
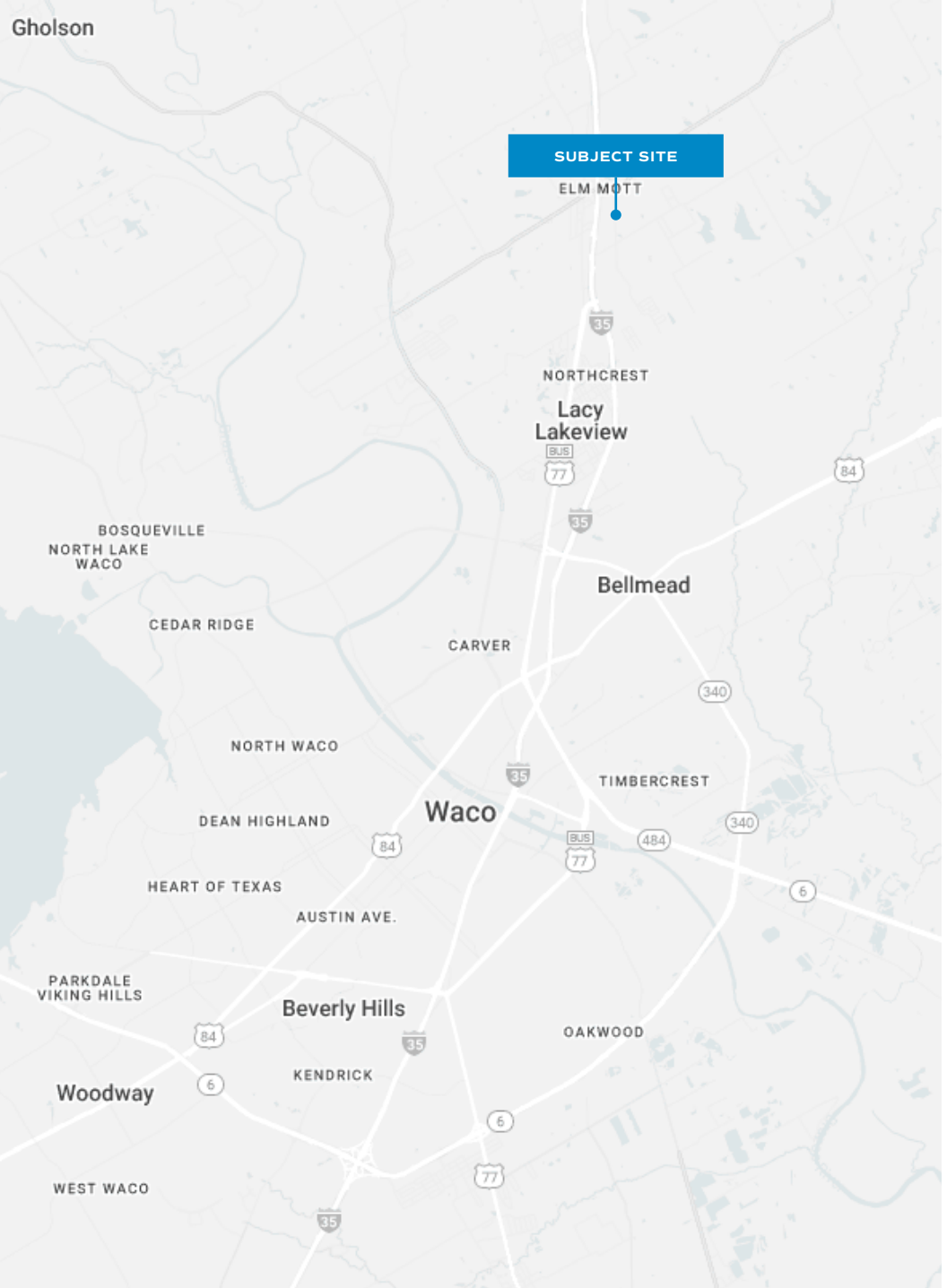
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# CROMWELL

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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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| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.    | Email                                    | Phone               |
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| Licensed Supervisor of Sales Agent/ Associate                      | License No.    | Email                                    | Phone               |
| <b>Caleb Loudamy</b>                                               | <b>713215</b>  | <b>caleb@cromwellcommercialgroup.com</b> | <b>254.313.0000</b> |
| 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](http://www.trec.texas.gov)

IABS 1-1