



GREGG GLIME CCIM, SIOR

CALEB LOUDAMY

109-117 AVA DRIVE, HEWITT, TX 76643

5,000-30,000+/- SF

FOR LEASE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER APEX, REALTORS



PROPERTY OVERVIEW

Cromwell Commercial Group is pleased to present a brand new warehouse construction in Hewitt, offering excellent access and functionality for a wide range of industrial users. This property is strategically located with convenient access off of Hewitt Drive and Panther Way.

The building features a modern steel design, clear interior space, and flexible layout options suitable for distribution, storage, light manufacturing, or service-oriented operations. Easy truck circulation and drive-up access throughout the property.

- New construction warehouse
- Flexible interior layout
- 250 square feet of office space
- 6 inch slab
- 20 foot clear heights
- Grade level and dock high doors

PROPERTY HIGHLIGHTS

PROPERTY

Ava Business Park

LOCATION

109-117 Ava Drive, Hewitt, TX 76643

PROPERTY TYPE

Industrial

ZONING

M - Industrial District

MARKET

Hewitt

LOT SIZE

2.81+/- Acres

AVAILABLE SPACE

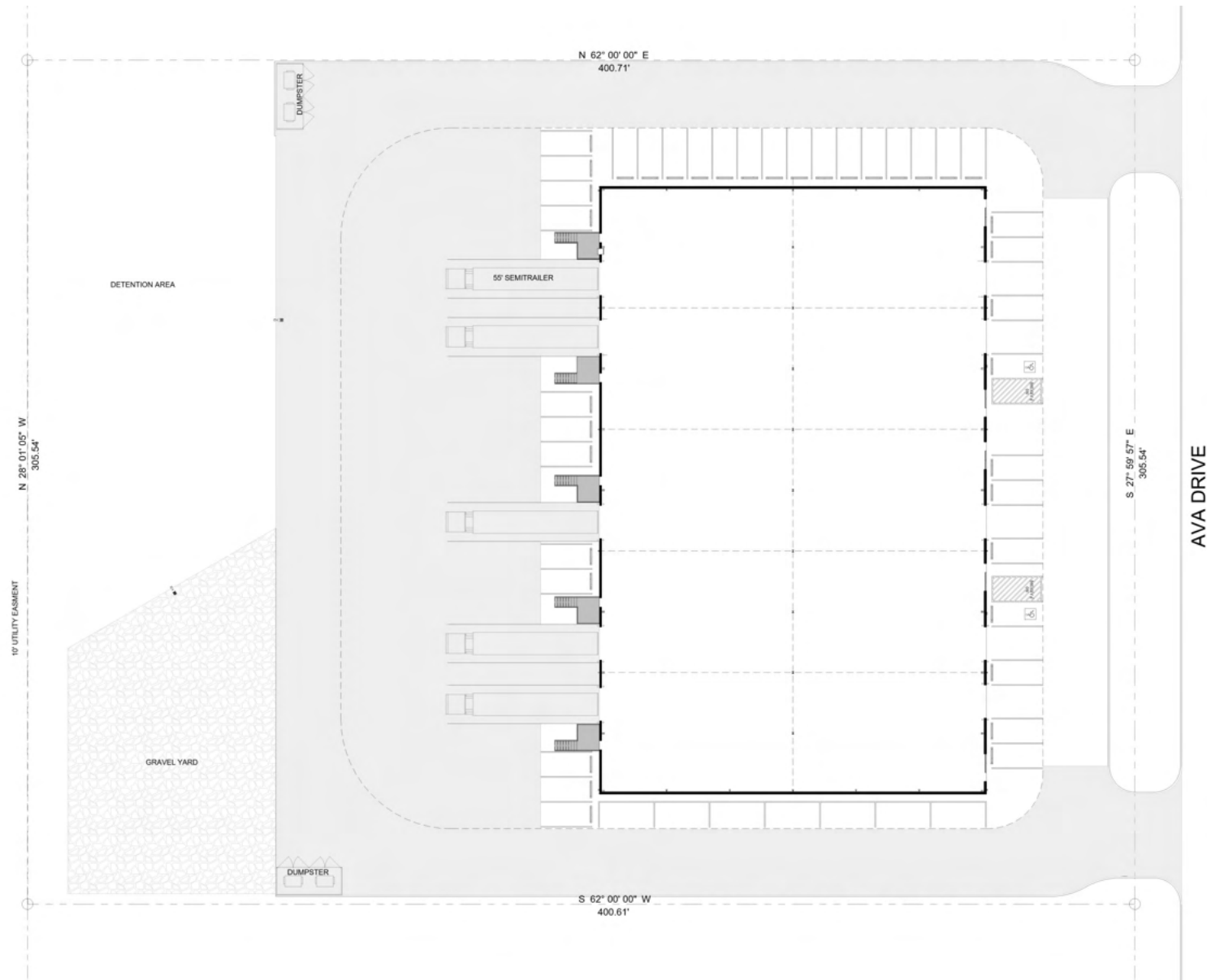
5,000-30,000+/- SF

LEASE RATE

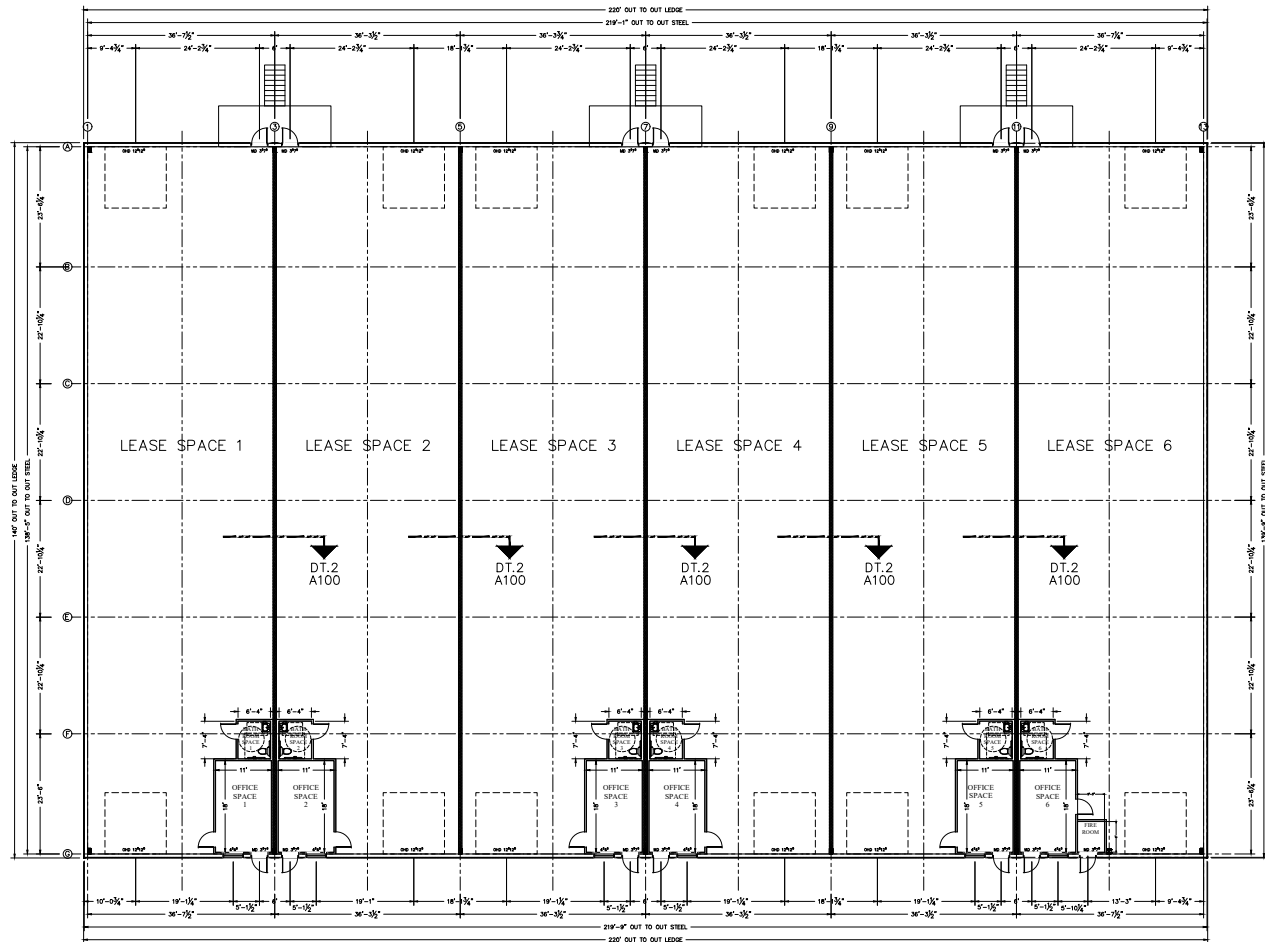
\$10.00/SF + NNN



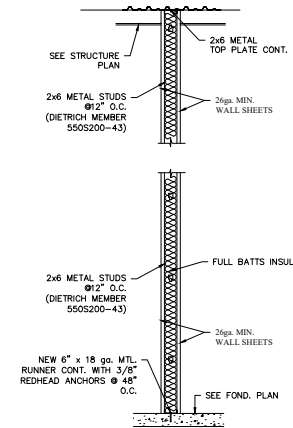
SITE PLAN



AVAILABLE SPACE



1 ARCHITECTURAL FLOOR PLAN
SCALE: 3/32"=1'-0"



2 WALL SECTION
SCALE: 1/2"=1'-0"

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9-3-2025
J. J. Harris R. Cooke
52246
AVALUS ENGINEERING, INC.
Tampa, Florida
Engineering Firm
F-3836

PROFESSIONAL ENGINEERING
& DESIGN SERVICES
ELECTRICAL
INDUSTRIAL
COMMERCIAL
RESIDENTIAL

DATE: REVISION NOTES:

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AVALUS ENGINEERING, INC.
NEW 200' X 140' BUILDING
AVA DR. - HEWITT, TX

ARCHITECTURAL FLOOR PLAN

A100

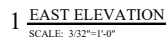


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9-3-2025



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BOUNDARY LINES ARE APPROXIMATE

[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

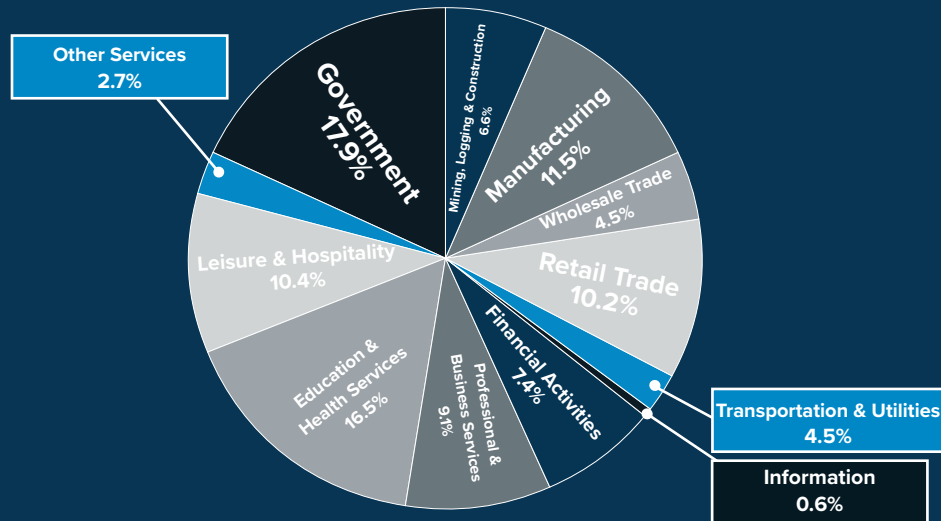
Waco is the region's leading industrial and commercial center, driving consistent growth and investment.

- 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

Top-5 Ranked Texas Travel Destination

Visitors

Over 4 Million Tourists Annually

Hotel Occupancy

Over 1 Million Rooms Booked Annually

Travel Spending

\$100 Million Annually

EMPLOYMENT GROWTH

Over 140,000 jobs and growing

1.7% Job Growth - Aligned with National Trends

EDUCATION

Colleges/Universities

5 in/near Waco

Baylor University

19,858 enrolled Fall 2025

13th largest university in Texas

COST OF LIVING

Groceries

92.4

Utilities

97.2

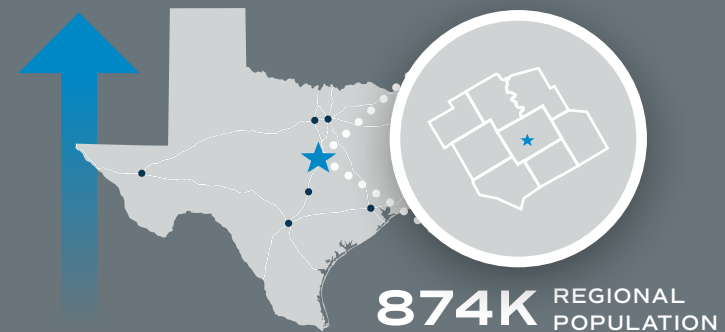
Transport

72.3

Healthcare

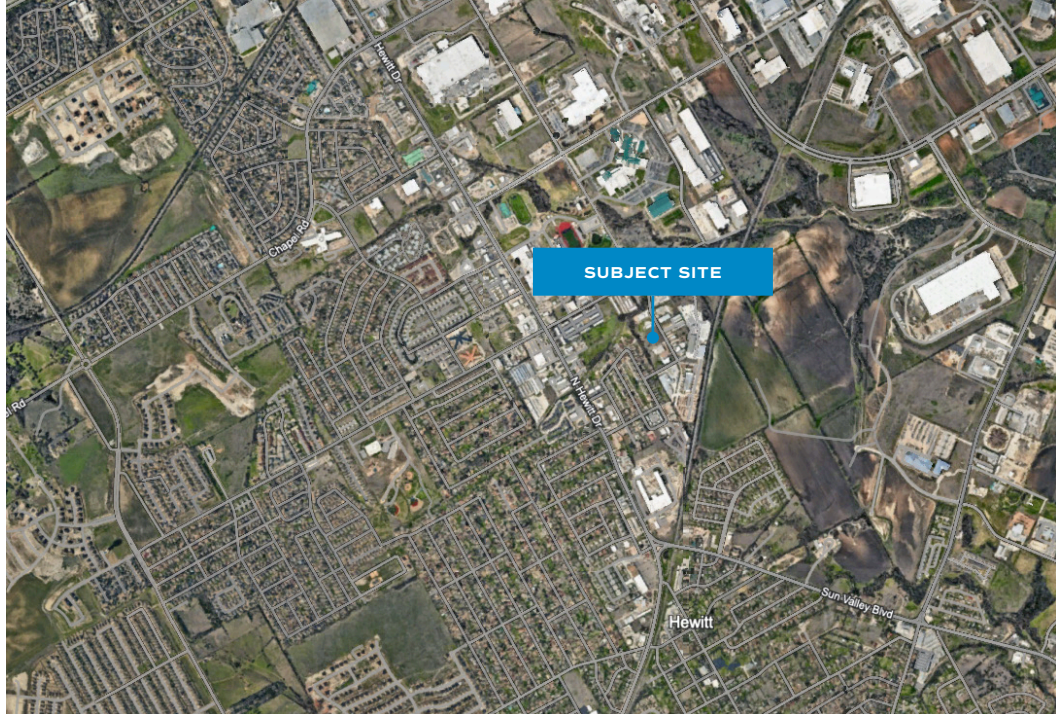
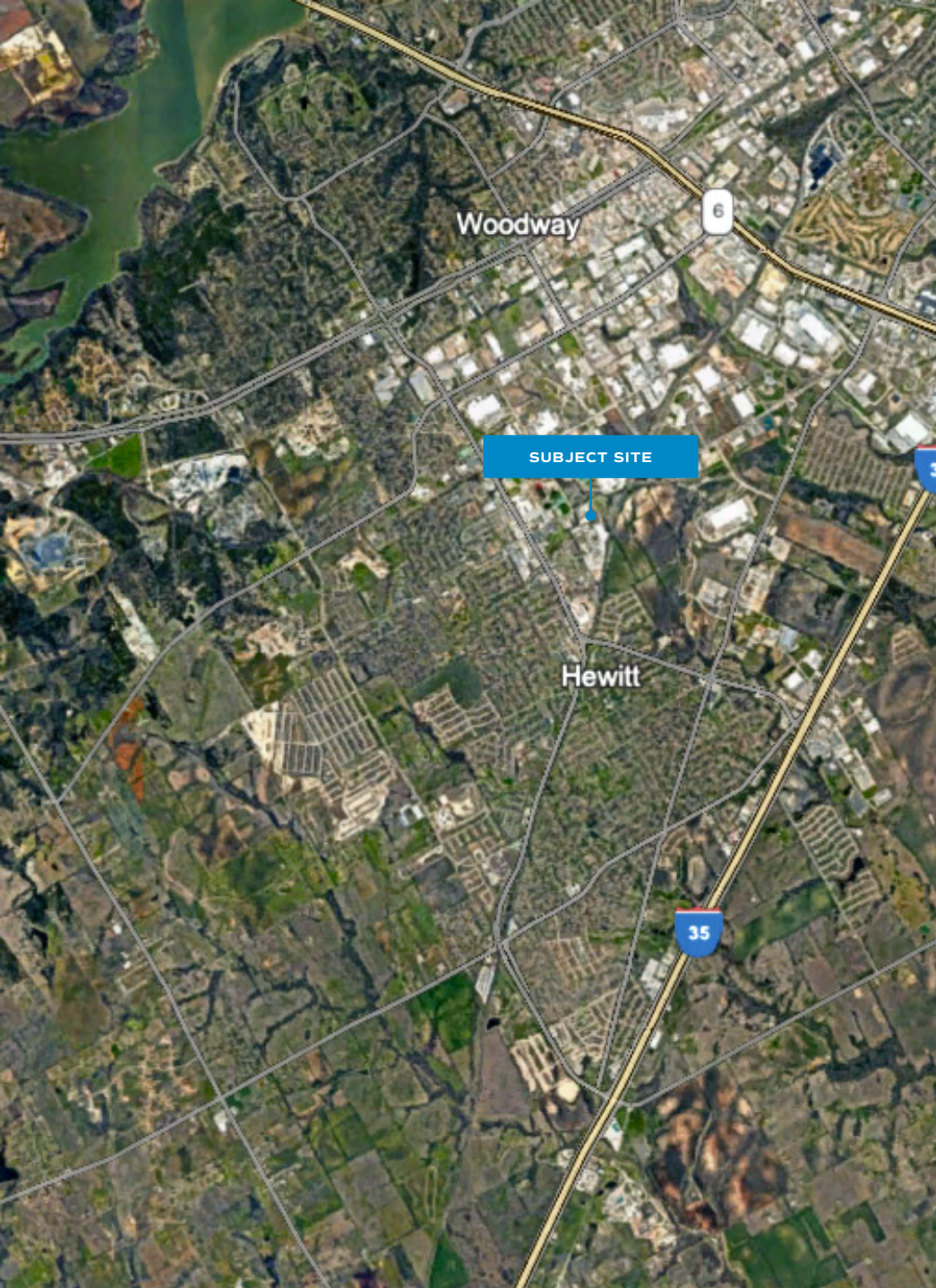
101

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



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
 - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
 - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
 - The broker does not perform any other act of real estate brokerage for the buyer/tenant.
- Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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