



CLAY FULLER | **JORDAN BEARD**

203 COLONNADE PKWY, WOODWAY, TX 76712

1,467 - 2,934+/- SF

AVAILABLE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

New office retail condo development in Woodway available for purchase or lease. Located off HWY 84 near Starbucks, Alliance Bank and First National Bank of Central Texas with frontage on Colonnade Parkway. Each suite will range from 1,451 SF to 1,515 SF.

- Two (2) 1,467 SF Condos available for lease or purchase
- Centrally located next to Hat Creek Burger, local banks and hotels
- Estimated completion early 2026

PROPERTY HIGHLIGHTS

PROPERTY

Colonnade Office Park

LOCATION

203 Colonnade Pkwy, Woodway, TX 76712

PROPERTY TYPE

Office | Retail

ZONING

C

MARKET

Waco

SUBMARKET

Woodway

AVAILABLE SPACE

1,467 - 2,934+/- SF

LOT SIZE

1.27 Acres

ASKING PRICE

Call for Pricing

LEASE RATE

Call for Pricing

NNN

Call for Pricing



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Jordan Beard

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PHOTO GALLERY



Clay Fuller

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Jordan Beard

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PHOTO GALLERY



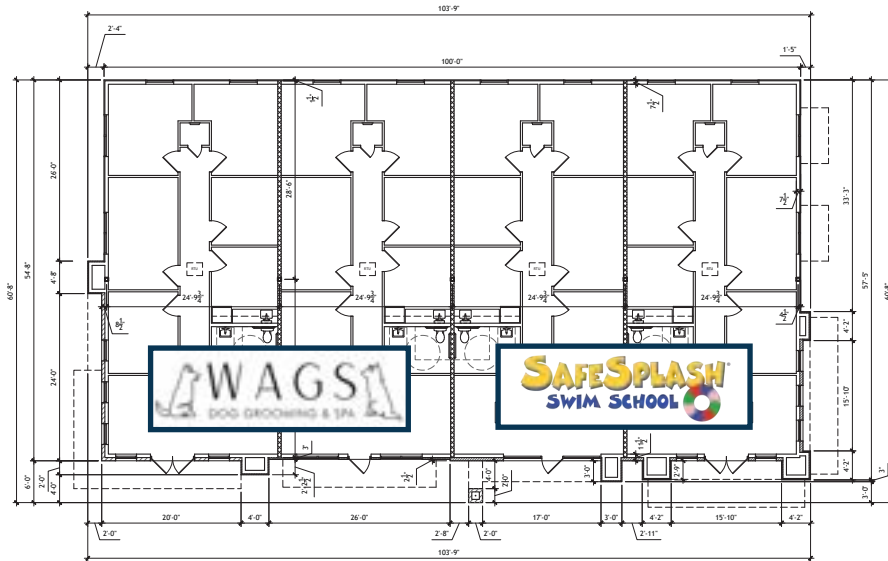
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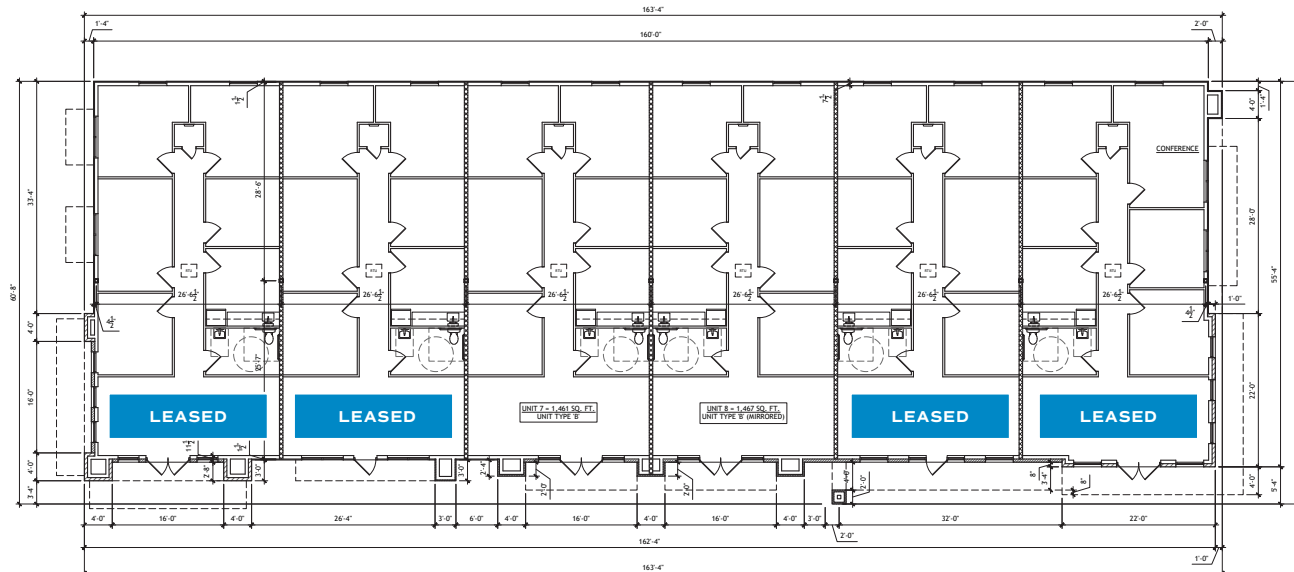
Jordan Beard

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SITE PLAN



1 BUILDING 1 FLOOR PLAN
1/8" = 1'-0"
5,537 SQ. FT.



2 BUILDING 2 FLOOR PLAN
1/8" = 1'-0"
8,850 SQ. FT.



STERLING & KAP ARCHITECTS
3415 COLUMBUS AVENUE
WACO, TEXAS 76701
P: 254.796.2311 F: 254.796.2377
www.sterlingandkap.com

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COMMERCIAL DEVELOPMENT FOR
COLONNADE OFFICE PARK
203 COLONNADE PARKWAY
WOODWAY, TX 76712

PROJECT #: 2022-08-02
DRAWN: EAB
CHECKED: SWT
DATE: 06/05/23
REVISIONS:
0 00/00/00

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NOT FOR PERMITTING

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FLOOR PLANS

A5.1



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SITE PLAN



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EXTERIOR ELEVATIONS

A7.1



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BOUNDARY LINES ARE APPROXIMATE

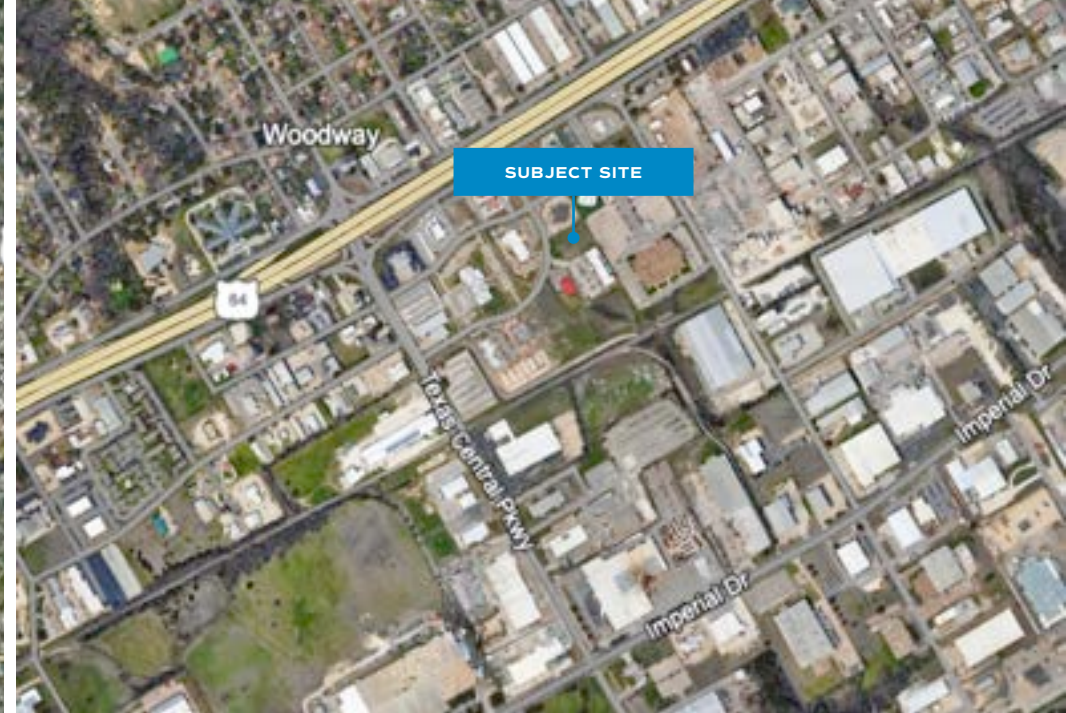
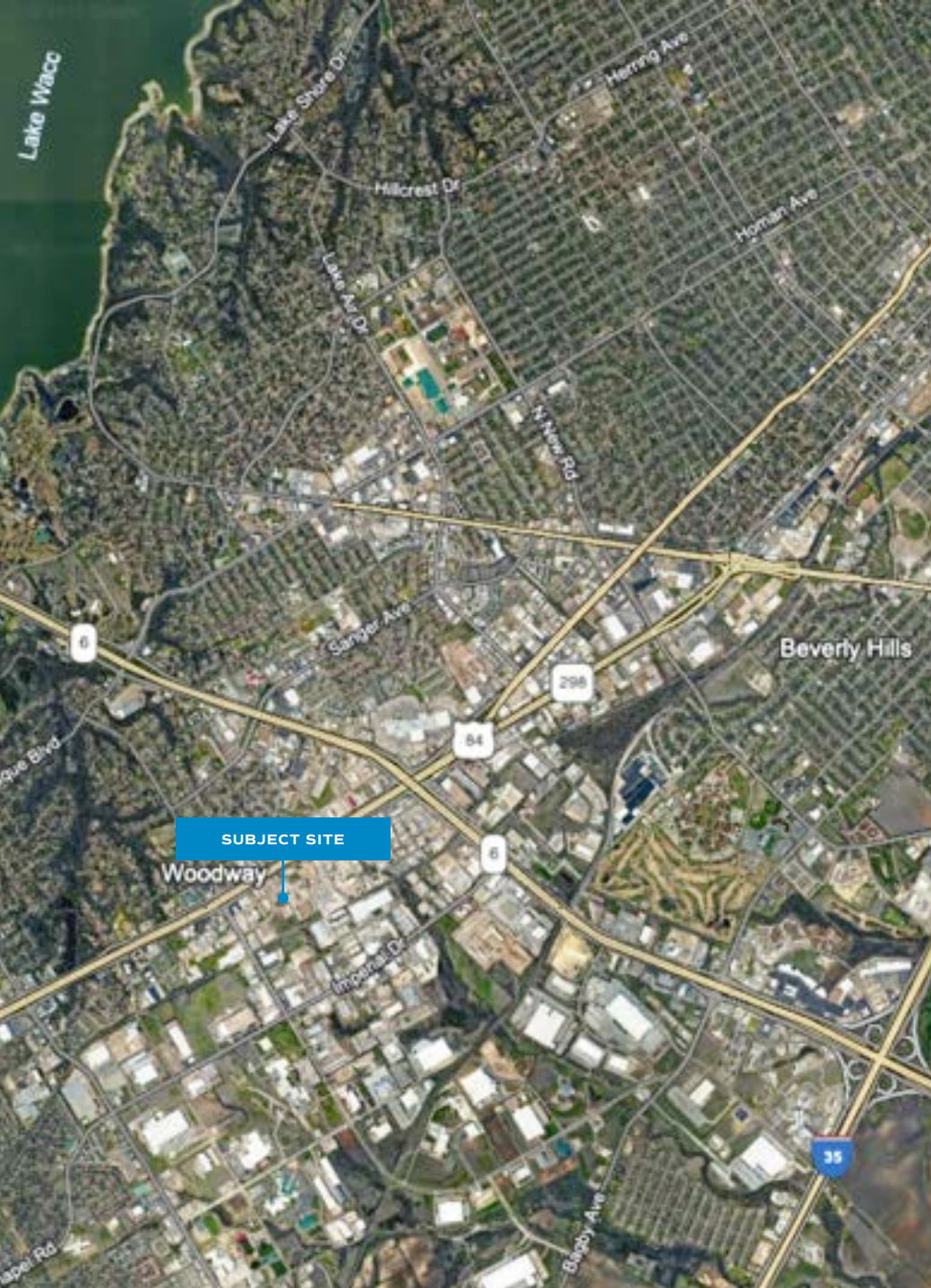


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Information About Brokerage Services

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Clay Fuller	666232	clay@cromwellcommercialgroup.com	254-313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date