



CLAY FULLER

H. BLAND CROMWELL SIOR, CCIM

8100 WOODWAY DR, WOODWAY, TX 76712

28,954+/- SF

FOR SALE

CROMWELL
COMMERCIAL GROUP



PROPERTY OVERVIEW

Union Grove is a 28,954+/- SF purpose-built commercial facility located along Woodway Drive in the highly desirable Woodway submarket of Waco MSA. While currently operating as a food hall and event venue, the property offers exceptional flexibility for a wide range of commercial, entertainment, retail, restaurant, institutional, medical and owner-user applications.

Positioned within one of the most affluent and established corridors in the Greater Waco area, the property benefits from strong demographics, excellent visibility, and convenient access to Highway 84 and Interstate 35. This offering represents a rare opportunity to acquire a large-format, adaptable commercial facility in one of Central Texas' most stable and growing markets.

- 28,954+/- SF total building area
- Flexible open floor plan with event-ready infrastructure and ample on-site parking
- High ceilings and large gathering areas
- Strong surrounding residential demographics - average household income within 1 mile - \$132,000/yr , located in the Waco MSA growth corridor

PROPERTY HIGHLIGHTS

PROPERTY

Union Grove

LOCATION

8100 Woodway Dr, Woodway, TX 76712

PROPERTY TYPE

Office | Retail | Special Use

MARKET

Waco

SUBMARKET

Woodway

ZONING

C-2

PARKING

Surface Parking - 104 spaces

AVAILABLE SPACE

28,954+/- SF

LOT SIZE

2.38+/- Acres

ASKING PRICE

Call for Pricing





LOCATION ADVANTAGES | WOODWAY/WACO MSA

Woodway is one of the most desirable and affluent communities within the Waco metropolitan area. Key location benefits include:

- Direct frontage along Woodway Drive and Highway 84
- Proximity to Baylor University and I-35
- Strong surrounding rooftops and income demographics
- Established retail and residential corridor
- Part of the growing Waco MSA (Central Texas corridor between Dallas & Austin)

Waco continues to see sustained growth driven by Baylor University, tourism, healthcare expansion, and Central Texas population migration.

POTENTIAL USES

The property's design allows it to be repositioned for numerous concepts:

- Event & Wedding Venue
- Live Music | Entertainment Venue
- Multi-Tenant Retail Marketplace
- Church or Religious Facility
- Specialty Grocery or Market
- Corporate Headquarters
- Showroom | Design Center
- Private School | Educational Facility
- Brewery | Distillery
- Fitness | Recreational Facility
- Medical Conversion (subject to zoning)
- Single-Tenant NNN Conversion
- Redevelopment Opportunity

The nearly 29,000+/- SF footprint is rare for the Woodway submarket and provides scale not commonly available in this corridor.

BUILDING FEATURES

- Large open-span interior space
- Commercial-grade kitchen infrastructure
- Bar and food service plumbing
- Multiple restrooms
- High ceiling clearance
- Event-ready buildout
- Strong electrical and utility capacity
- Adaptable floor plan for demising or reconfiguration



OWNER/USER OPPORTUNITY

This property offers substantial savings compared to new construction. The existing infrastructure reduces capital expenditure and accelerates time-to-operation.

INVESTOR OPPORTUNITY

Potential repositioning strategies include:

- Stabilized multi-tenant retail conversion
- Entertainment-driven destination concept
- Conversion to long-term NNN tenant
- Institutional lease-up
- Adaptive reuse redevelopment

The Waco MSA's continued growth and Woodway's established residential base support long-term demand for flexible commercial space.

SALE DETAILS

- Sale Price: available upon request
- Financials: available upon request (if applicable)
- Tours: by appointment only

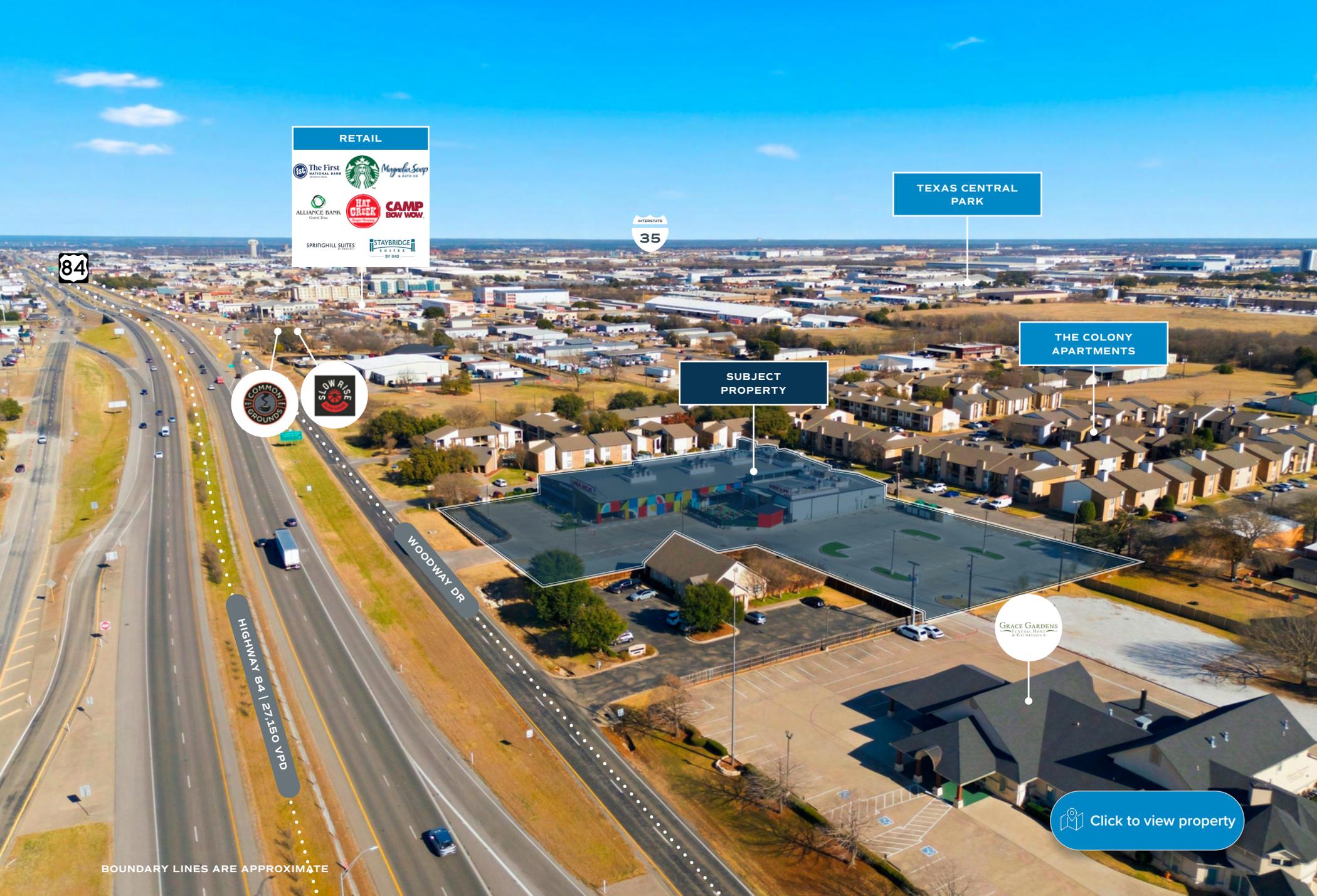


PHOTO GALLERY



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RETAIL

- The First NATIONAL BANK
- Starbucks
- Magnolia Soap
- ALLIANCE BANK
- HAT CREEK
- CAMP BOW WOW
- SPRINGHILL SUITES
- STAYBRIDGE SUITES

TEXAS CENTRAL PARK

THE COLONY APARTMENTS

SUBJECT PROPERTY

GRACE GARDENS
CENTRAL HOME & COMMUNITIES

HIGHWAY 84 | 27,150 VPD

WOODWAY DR

COMMONS GROUNDS

SLOW RISE

 [Click to view property](#)

BOUNDARY LINES ARE APPROXIMATE



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Walmart

CENTRAL NATIONAL BANK
The Quality Relationship

H-E-B

GRACE GARDENS
PLANTING, HOUSING & CATERING

84

84

WOODWAY
ELEMENTARY

RETAIL

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Walgreens
FedEx
WELLS FARGO
TRIMBLE HEALTH

RETAIL
SUBWAY
UPS
WELLS FARGO

THE COLONY
APARTMENTS

SUBJECT
PROPERTY

HIGHWAY 84 | 27,150 VPD

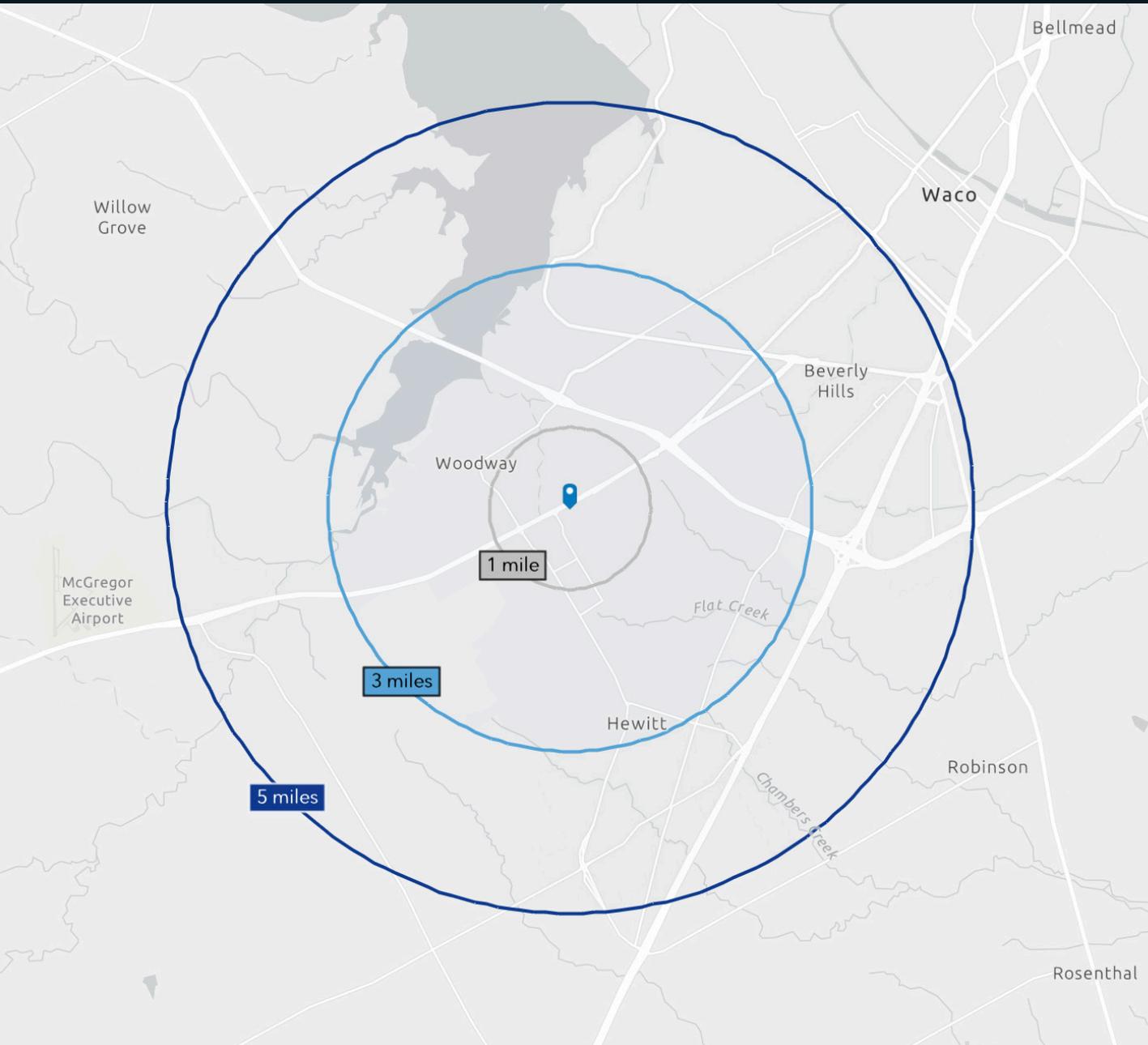
WOODWAY DR

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DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	6,013	34,253	79,907
2020 Population	6,644	39,751	92,691
2025 Population	6,678	40,927	95,664



Median Age
40.5

HOUSEHOLDS

	-1mi	-3mi	-5mi
2020 Households	2,609	15,565	36,193
2025 Households	2,670	16,423	38,480
2030 Households	2,725	17,125	40,138

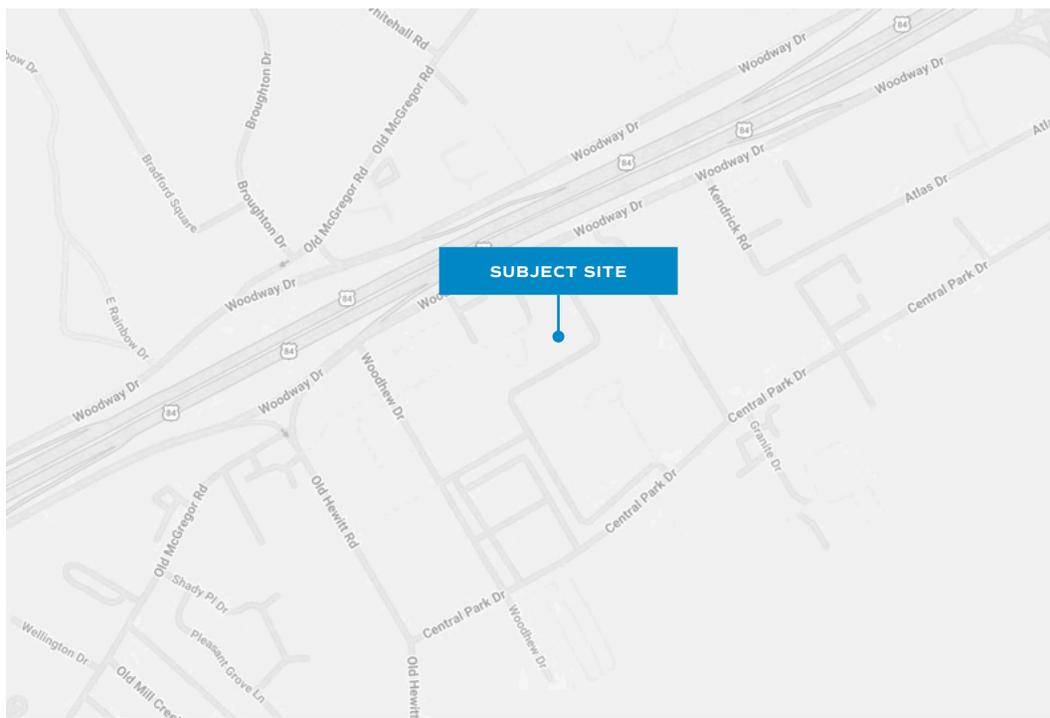
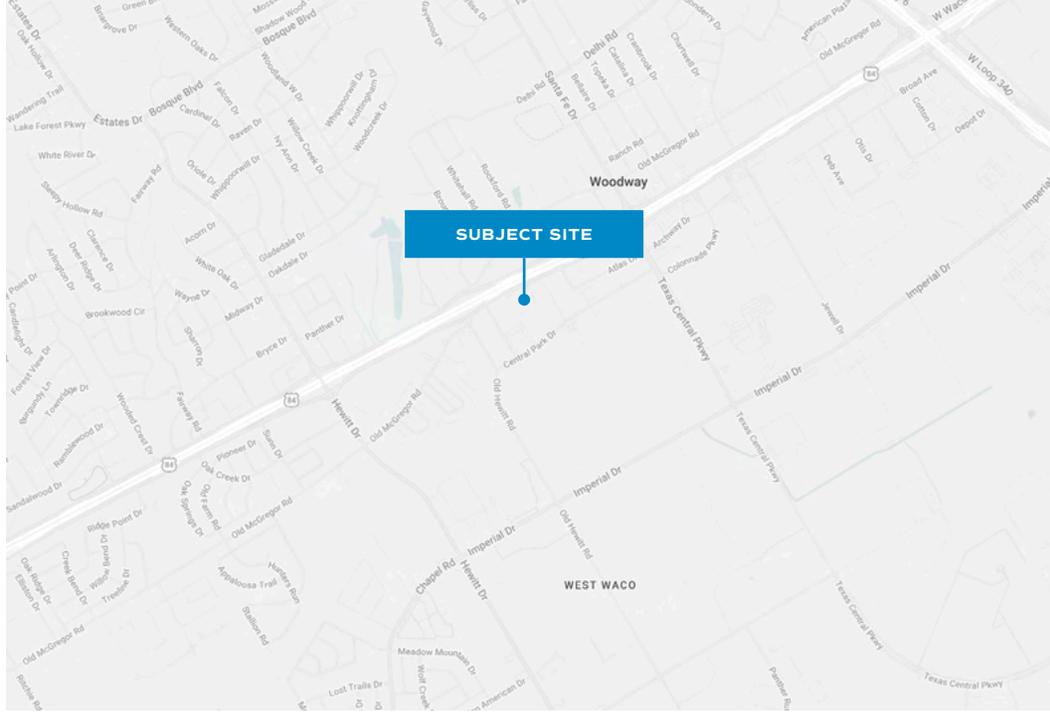
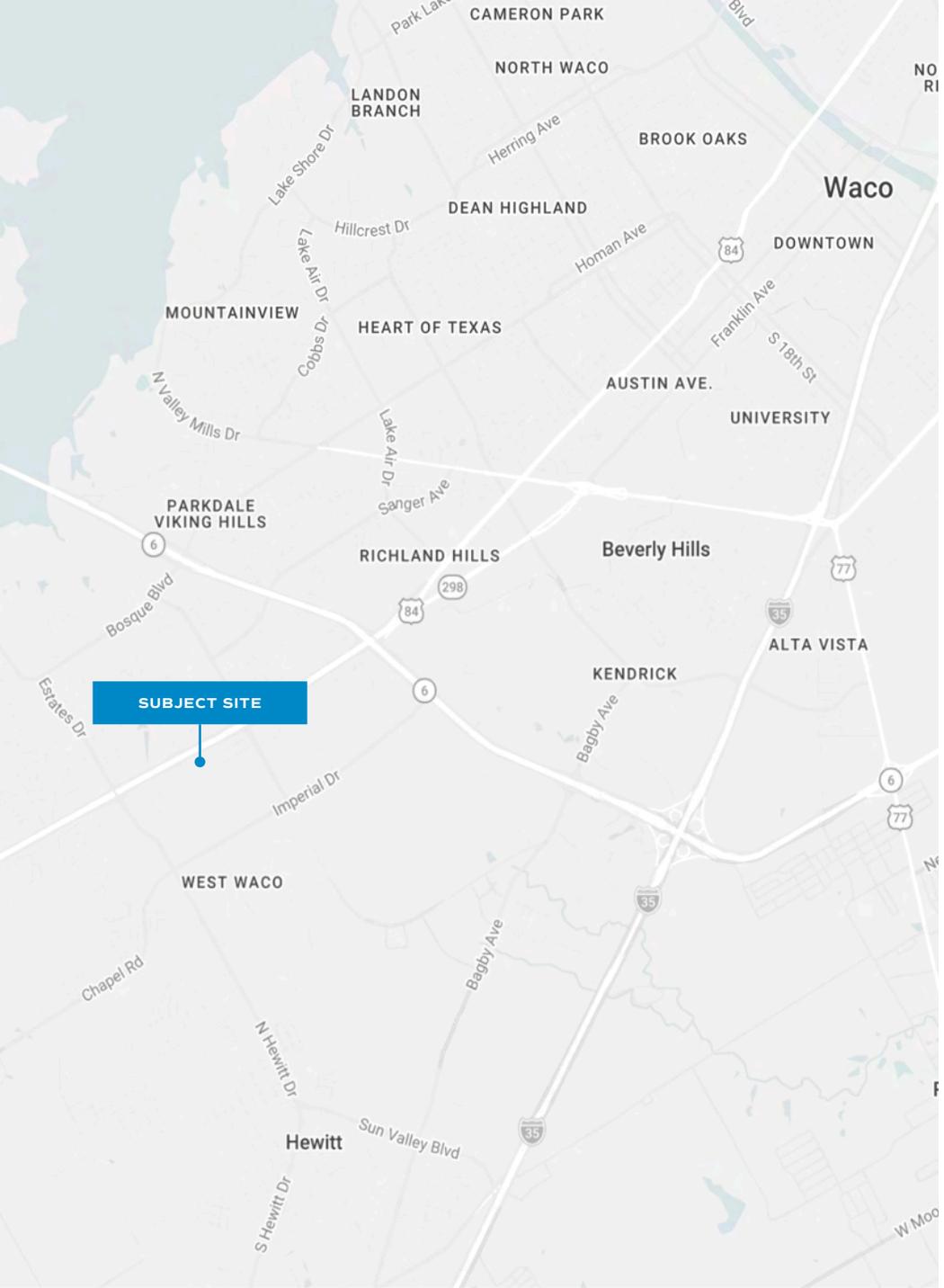
MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$98,036	\$77,416	\$75,374

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$131,809	\$105,406	\$100,526





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.

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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