

GREGG GLIME CCIM, SIOR

CALEB LOUDAMY

LUKE HOLLER

1101 WOODDED ACRES DRIVE
WACO, TX 76710
33,067+/- SF | 3.75+/- Acres

AVAILABLE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER APEX, REALTORS



PROPERTY OVERVIEW

1101 Wooded Acres presents a rare opportunity for an owner-user to acquire a corporate campus in the heart of West Waco. Positioned in a dense business district, this opportunity is ideal for an accessible site for employees and customers. With 20,229+/- SF available for immediate occupancy and stable in-place tenancy providing income support, this property allows a business to control its long-term location while benefiting from existing rental income. Attainable corporate campuses with ample parking rarely come to the market in growing business districts in the Waco MSA.

PROPERTY HIGHLIGHTS

PROPERTY

Wooded Acres Campus

LOCATION

1101 Wooded Acres Drive, Waco, TX 76710

PROPERTY TYPE

Office | Medical | Retail | Special Use

ZONING

C-3

BUILDING SIZE

33,067+/- SF

AVAILABLE SPACE

20,229+/- SF

LOT SIZE

3.75+/- Acres

ASKING PRICE

\$4,960,050 (\$150/SF)

LEASE RATE

Call for Pricing

TI ALLOWANCE

Available



Gregg Glime SIOR, CCIM
gregg@cromwellcommercialgroup.com

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caleb@cromwellcommercialgroup.com

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BUILDING FEATURES

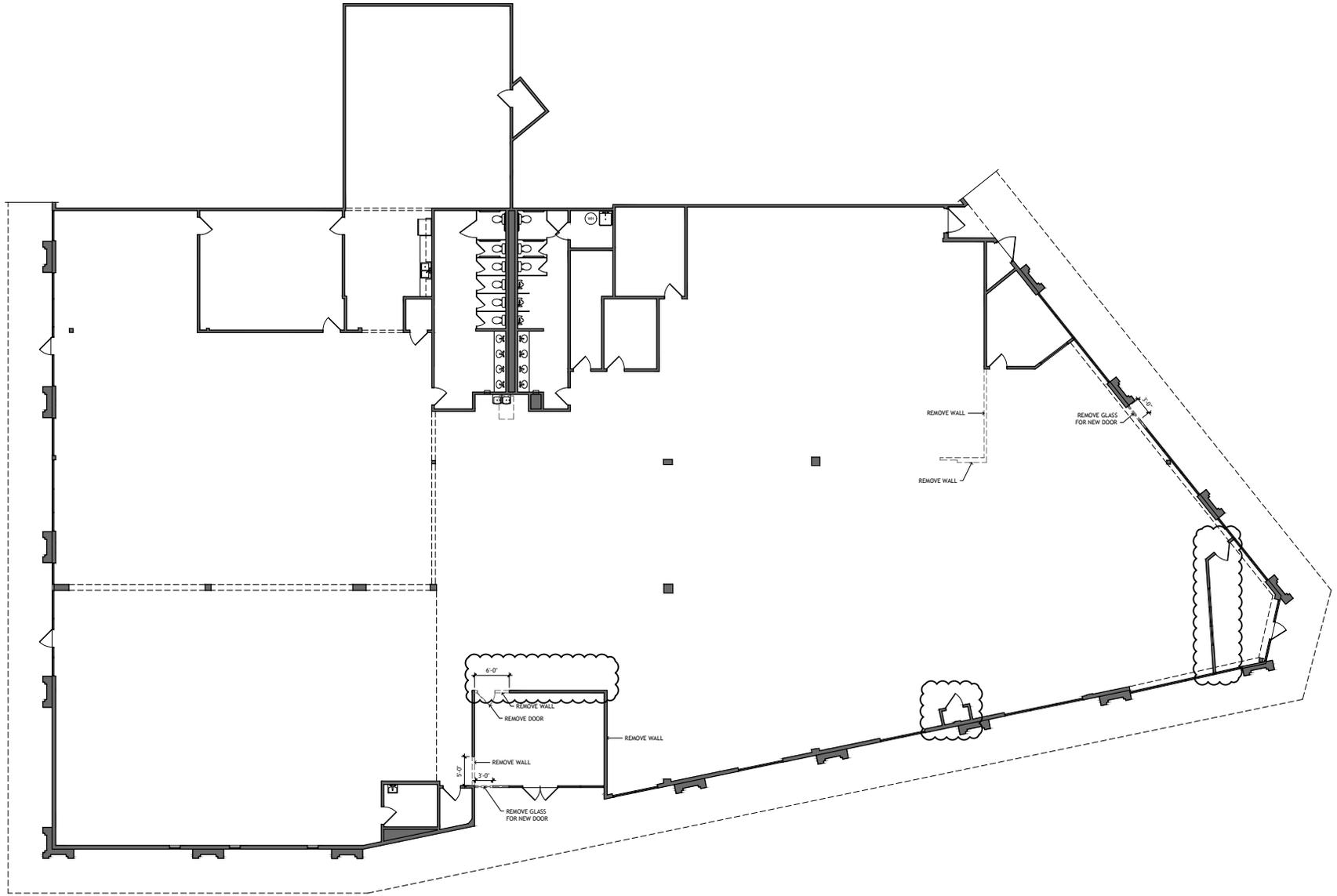
- Open concept office
- LED lights throughout
- In place ADA bathroom banks
- IT closet and data systems in place
- Monument and Building Signage
- Ingress and Egress on 3 sides
- 9.15:1,000 SF parking ratio
- 20 year PVC roof (2022)
- Diverse additional tenant mix allowing for stability and future expansion opportunities

OWNER/USER OPPORTUNITY

Substantial existing improvements allow for significant savings in comparison to new construction. With an existing site, time to market is significantly reduced. The existing space can be occupied in an open concept floor plate or can be easily subdivided adding offices throughout.



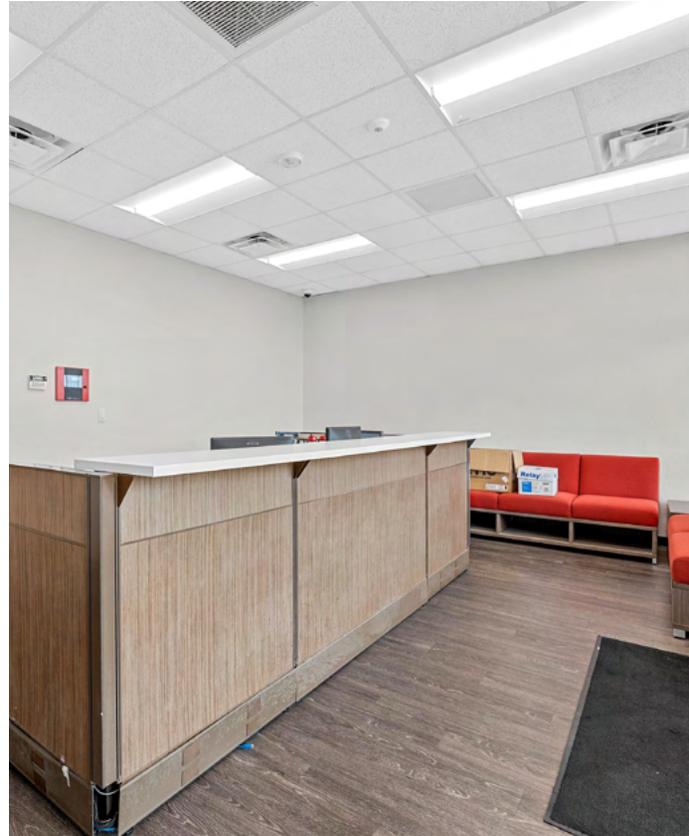
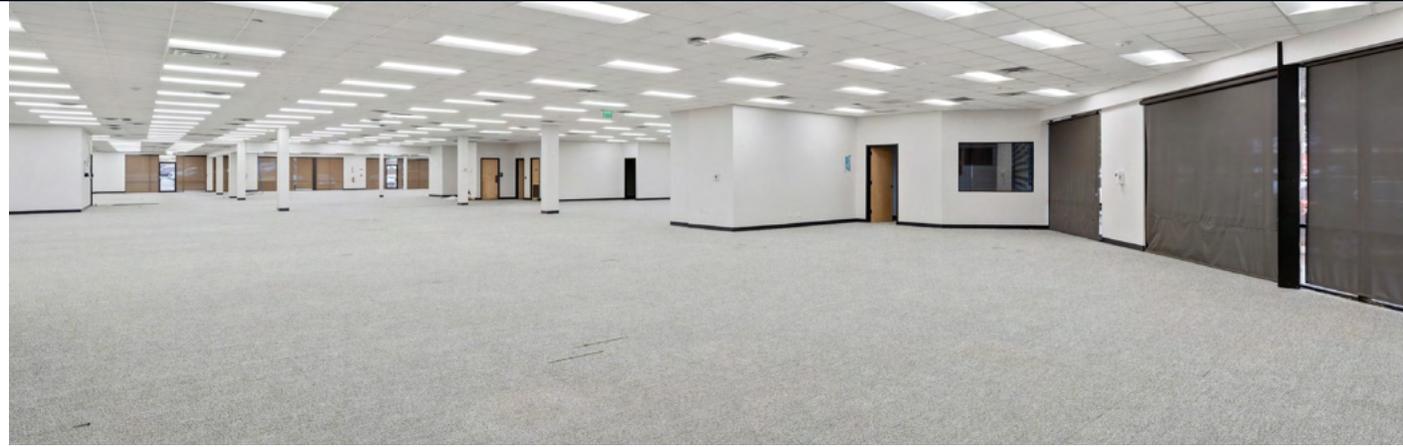
AVAILABLE SPACE FLOOR PLAN



1 FOUNDATION PLAN
1/8" = 1'-0"



PHOTO GALLERY



Gregg Glime SIOR, CCIM
gregg@cromwellcommercialgroup.com

Caleb Loudamy
caleb@cromwellcommercialgroup.com

Luke Holler
luke@cromwellcommercialgroup.com

PHOTO GALLERY



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SUBJECT PROPERTY

[Click to view property](#)

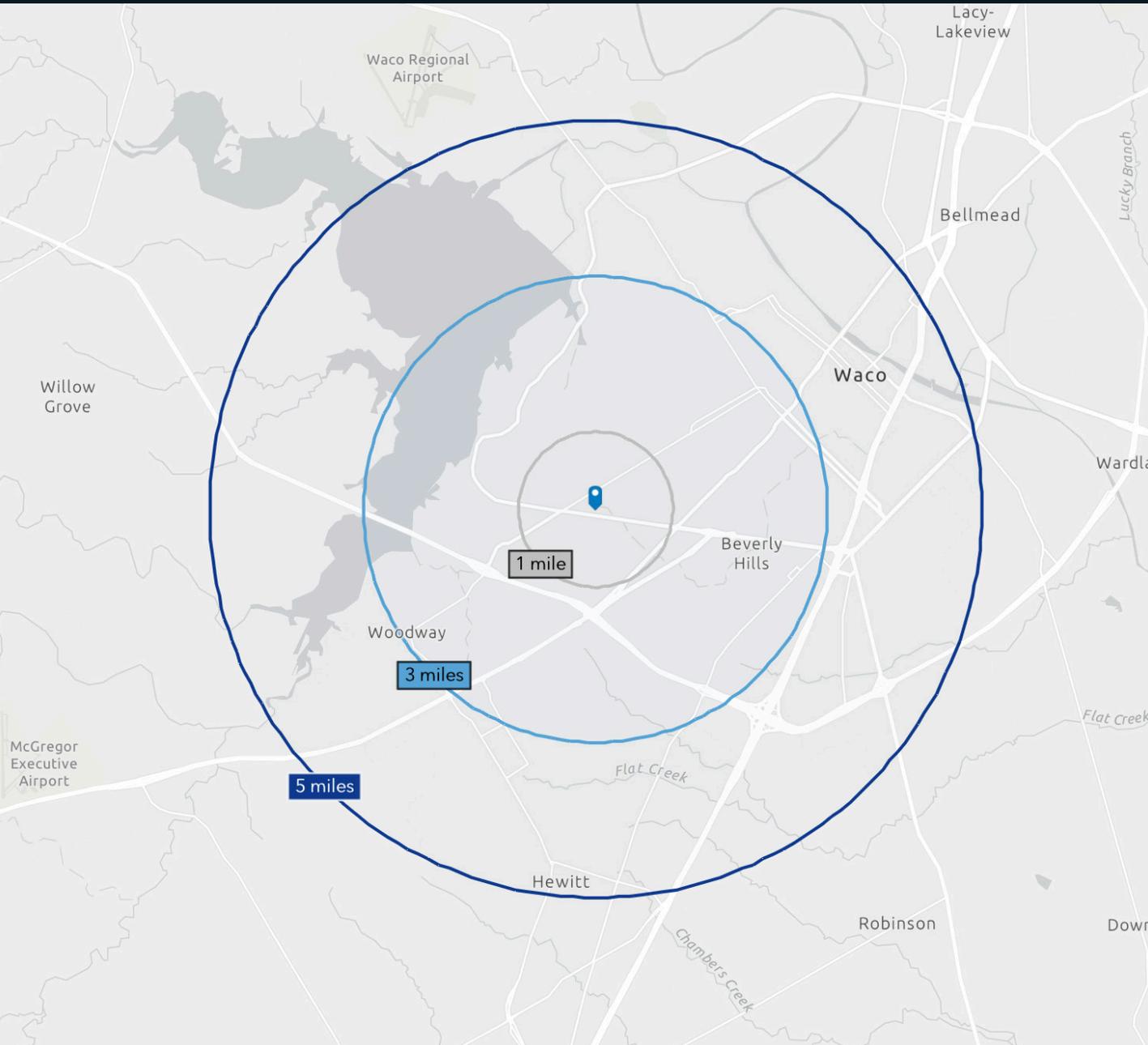


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DEMOGRAPHICS



DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	10,311	63,655	122,855
2020 Population	11,494	66,114	132,900
2025 Population	11,453	66,159	133,889

 **Median Age**
36.8

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	4,636	24,596	46,210
2020 Households	4,985	25,690	50,389
2025 Households	5,068	26,468	52,504

MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$44,338	\$56,547	\$53,867

AVERAGE HOUSEHOLD INCOME

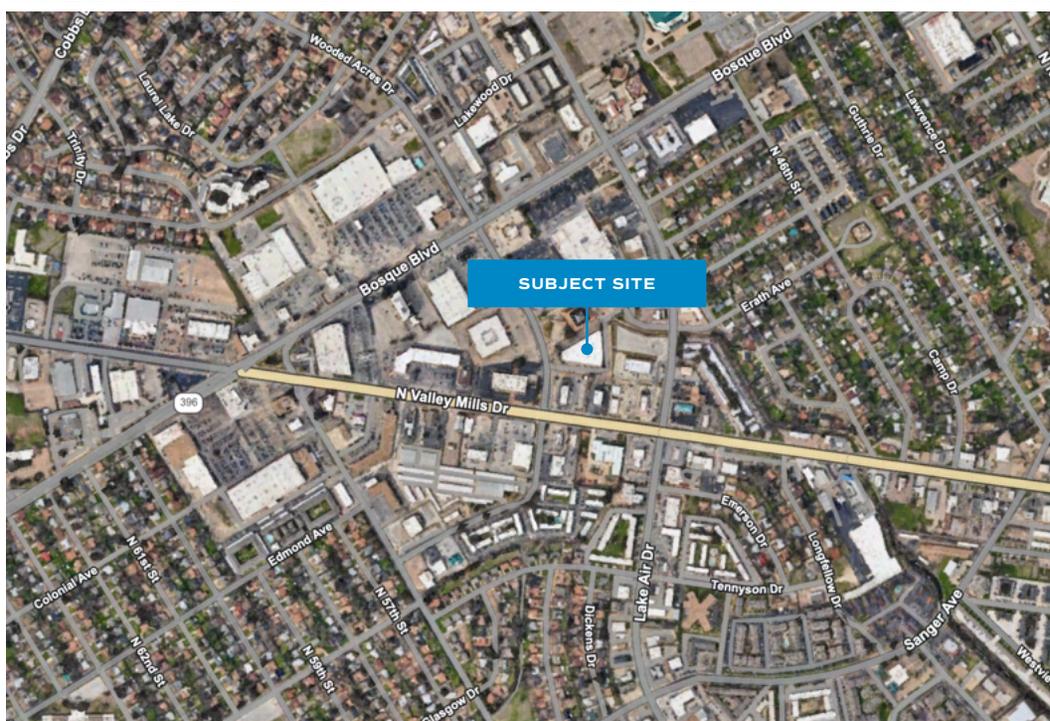
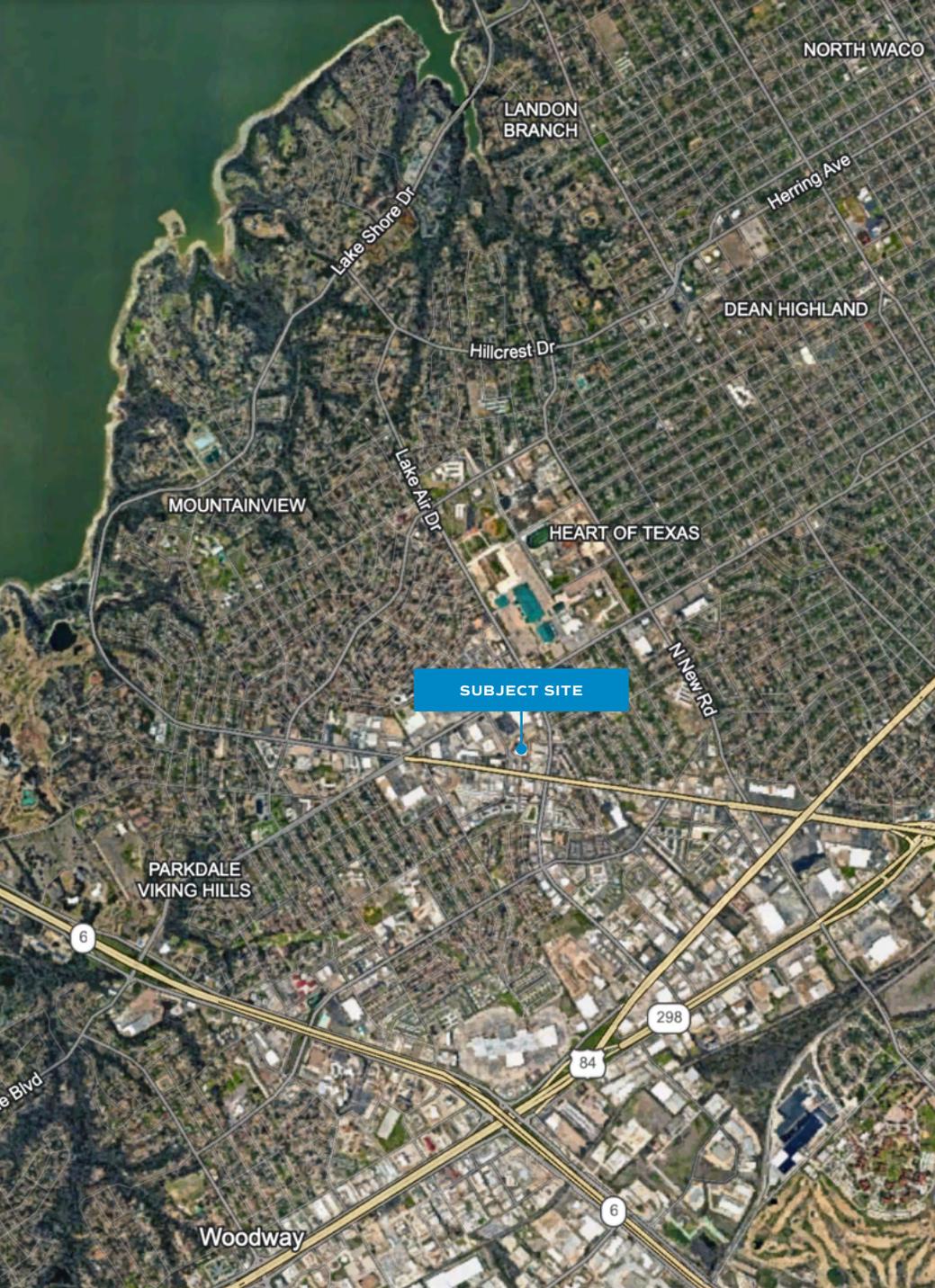
	-1mi	-3mi	-5mi
2025 Income	\$65,209	\$77,591	\$74,892



Gregg Glime SIOR, CCIM
gregg@cromwellcommercialgroup.com

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caleb@cromwellcommercialgroup.com

Luke Holler
luke@cromwellcommercialgroup.com



CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



GREGG GLIME SIOB, CCIM

O: 254.313.0000

E: gregg@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



CALEB LOUDAMY

C: 254.981.3036

O: 254.313.0000

E: caleb@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



LUKE HOLLER

C: 714.423.6540

O: 254.313.0000

E: luke@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



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.

Coldwell Banker Apex, Realtors	590914-BB	590914-BB	lori@cbapex.com	254-313-0000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	License No.	Email	Phone
Lori Arnold	323729-B	323729-B	lori@cbapex.com	254-313-0000
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	License No.	Email	Phone
Kathy Schroeder	269763-B	269763-B	kathy@cbapex.com	254-776-0000
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	License No.	Email	Phone
Gregg Glime, SIOR, CCIM	620081-B	620081-B	gregg@cromwellcommercialgroup.com	254-313-0000
Name of Sales Agent/Associate	License No.	License No.	Email	Phone