



**GREGG GLIME** CCIM, SIOR

**CALEB LOUDAMY**

**2701 TEXAS CENTRAL PARKWAY, WACO, TX 76712**

60,765+/- SF | 9.80+/- Acres

**FOR LEASE**

**CROMWELL**  
COMMERCIAL GROUP



## PROPERTY OVERVIEW

In the heart of the Texas Central Industrial Park, 2701 Texas Central Parkway offers 60,765+/- SF (with an additional 40,000 SF expansion available) of prime industrial warehouse and distribution space. Easily accessible with quick access to I-35, Hwy 6 and Hwy 84, this property offers ample yard space as well as additional expansion opportunity.

- Ceiling Height: 28' - 30'
- Dock High Doors: 6
- Grade Level Doors: 4
- Column Spacing: 50'
- Sprinkler System: Wet
- Construction: Concrete/Metal
- Amenities: Fenced Parking Lot & Staging Areas
- Fully Insulated

## PROPERTY HIGHLIGHTS

### LOCATION

2701 Texas Central Parkway, Waco, TX 76712

### PROPERTY TYPE

Industrial

### MARKET

Texas Central Park

### ZONING

M-2

### LOT SIZE

9.80+/- Acres

### AVAILABLE SPACE

60,765+/- SF (40,000 SF Expansion Available)

### LEASE RATE

Call for Pricing

### UTILITIES ON SITE

Power: 800 Amp 277/480V 3-Phase

Gas: 1.5" Line - Atmos Energy

Water: 2" Line - City of Waco

### ADJACENT TENANTS & USERS

CATERPILLAR

AMAZON

REFRESCO

ELECTROLIT

GRAPHIC PKG.

GLAZER'S

ENVASES

FEDEX GROUND

HOLT CAT

HELLO BELLO

AVERITT

TRACTOR SUPPLY



# PHOTO GALLERY



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# PHOTO GALLERY



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6  
TEXAS



SUBJECT  
PROPERTY



TEXAS CENTRAL PARKWAY

HIGHWAY 6 | 34,987 VPD



 Click to view property



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SUBJECT PROPERTY

TEXAS CENTRAL PARKWAY



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# ECONOMIC DEVELOPMENT

## NEARBY ANNOUNCEMENTS:



### BRIGHT FARMS

Capital Spend: \$125 Million  
Size: 400,000 SF of Greenhouse  
Employment Commitment: 255



### WALMART MILK PROCESSING FACILITY

Capital Spend: \$350 Million  
Size: 310,000 SF  
Employment Commitment: 400+



### METAL FINISHING SOLUTIONS

Capital Spend: \$20 Million  
Size: 110,000 SF  
Employment Commitment: 80

## REGIONAL ANNOUNCEMENTS:



### ELECTROLIT

Capital Spend: \$400 Million  
Size: 600,000 SF  
Employment Commitment: 200



### GRAPHIC PACKAGING SOLUTIONS

Capital Spend: \$1 Billion  
Size: 640,000 SF  
Employment Commitment: 230



### ENVASES

Capital Spend: \$100 Million  
Size: 450,000 SF  
Employment Commitment: 120



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## TRANSPORTATION

0 Miles to Texas Central Pkwy  
2 Miles - Interstate 35  
1.2 Miles - US Highway 6  
2.3 Miles - US Highway 84  
7.8 Miles - McGregor Executive Airport  
9.1 Miles - Waco Regional Airport

## WORKFORCE

McLennan County Labor Force: 400,000+  
1.5% + Population growth per year  
75,000 College Students within 60 minutes

SUBJECT  
PROPERTY

0 MI TO TX CENTRAL PKWY

1.2 MI TO HIGHWAY 6

2 MI TO I-35

6  
TEXAS

INTERSTATE  
35

## TEXAS CENTRAL PARK INDUSTRIAL USERS

MARS Coca-Cola Vantren amazon

HOWMET AEROSPACE merrick abbvie CATERPILLAR

HOLT CAT Electrolit ROMARK Logistics VERSALIFT

Graphic Packaging INTERNATIONAL LIZIN LITZ YOUR FLOOR, OUR PASSION. ZINKPOWER WACO ENVASSES

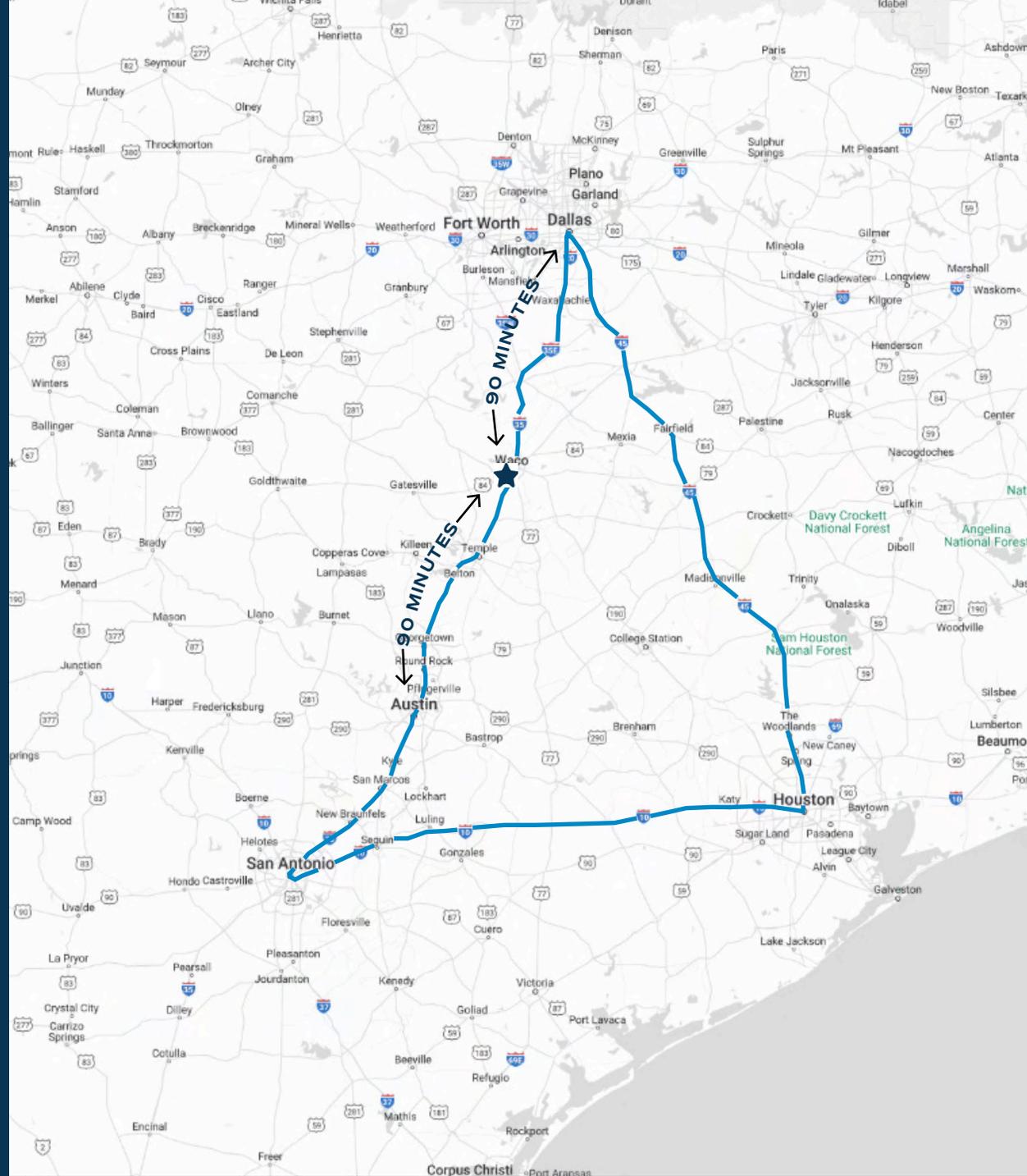


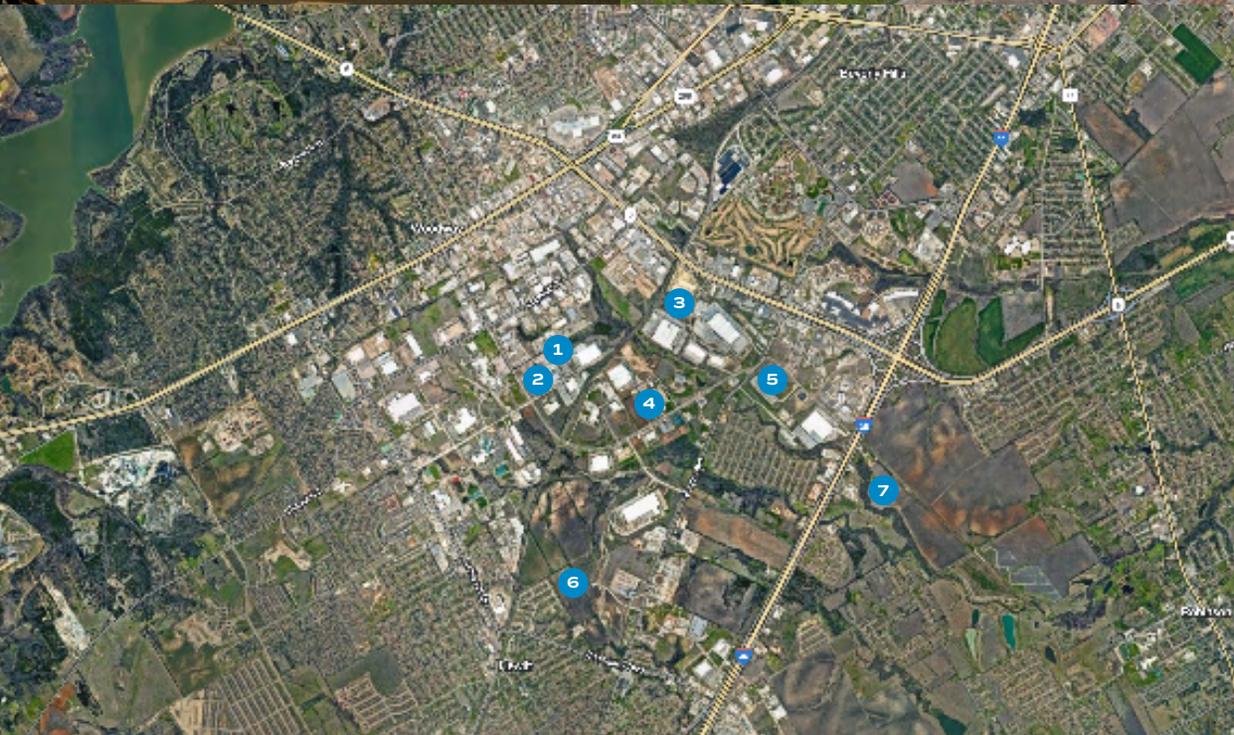
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# Texas Triangle Growth Corridor

- Centrally located within the Texas Triangle
  - The Texas Triangle, contains the state's five largest cities and is home to over half of the state's population. Formed by the state's four main urban centers, Austin, Dallas-Fort Worth, Houston and San Antonio, connected by Interstate 45, Interstate 10, and Interstate 35.
- Close Proximity to Interstate 35
- 90 Minutes from Austin & Dallas
- Waco MSA Population: 307,123
- Dallas-Fort Worth MSA Population: 8.34 Million
- Austin MSA Population: 2.5 Million
- San Antonio Population: 2.7 Million
- Houston MSA Population: 7.5 Million
- Waco's Economic Development and Sustainability
  - Centrally located in the Lone Star State, Waco's well-developed infrastructure is the foundation that supports a successful and effective business environment. The metro area constantly evolves to support the needs of local businesses, and has rich diversity, abundant natural resources, convenient location and numerous amenities. Waco is home to three industrial parks with thousands of acres of development potential, including Texas Central Park, Waco International Aviation Park and Waco Regional Airport Industrial Parks.





## INDUSTRIAL MARKET SNAPSHOT

### OVERVIEW

Waco has continued to see Capital Investment into our market and strategically positioned around Waco's Industrial Parks.

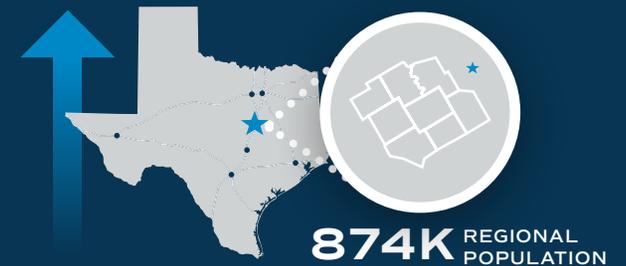
### RECENT MARKET ACTIVITY

Company	Capital Investment
1 - Stoughton Trailers	\$15,000,000
2 - Uzin Utz	\$34,000,000
3 - Polyglass USA Inc	\$31,000,000
4 - Walmart	\$380,000,000
5 - Metal Finishing Solutions	\$20,000,000
6 - Graphic Packaging International	\$1,026,000,000
7 - Metal Finishing Solutions	\$20,000,000

### NOTABLE CROMWELL CLIENTS

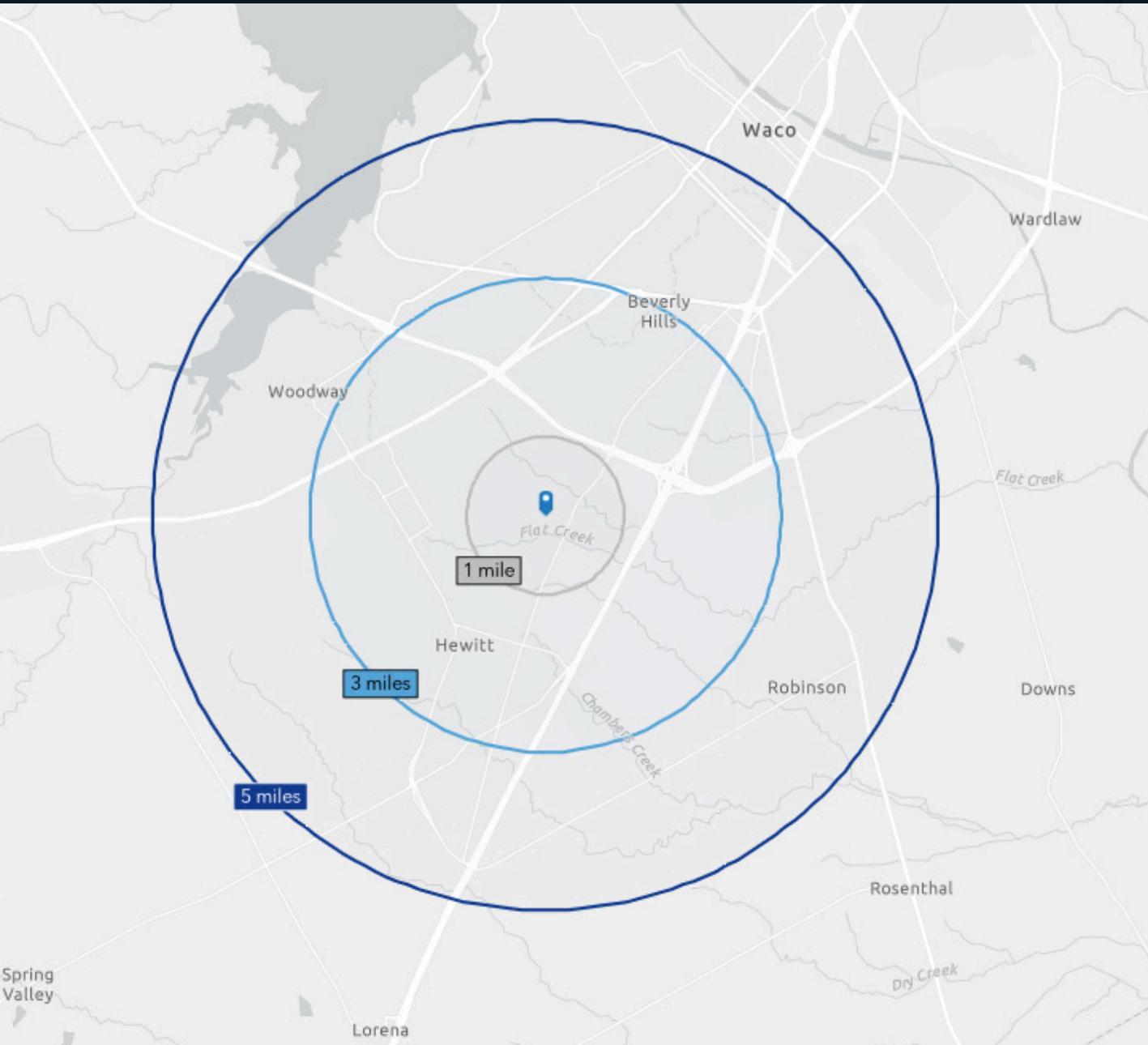
KINGSDOWN	ZINK POWER
HOWMET AEROSPACE	ALCOM
JESSUP	TRANE
ALLERGEN	COCA COLA
HELLO BELLO	VERSALIFT
FLEETWOOD	CLAYTON
CATERPILLAR	FOAMTEC
L-3 COMMUNICATIONS	UZIN UTZ
SHERWIN WILLIAMS	BRANDT
AMERICAN STAR MATTRESS	
CLARK MANUFACTURING	

For more Economic Growth and Investment information [CLICK HERE.](#)



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## DEMOGRAPHIC OVERVIEW



### POPULATION

	-1mi	-3mi	-5mi
2010 Population	769	37,667	98,257
2020 Population	2,109	44,865	111,543
2025 Population	1,996	45,501	114,745



**Median Age**  
38.1

### HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	217	14,958	37,528
2020 Households	654	17,660	42,404
2025 Households	654	18,483	44,995

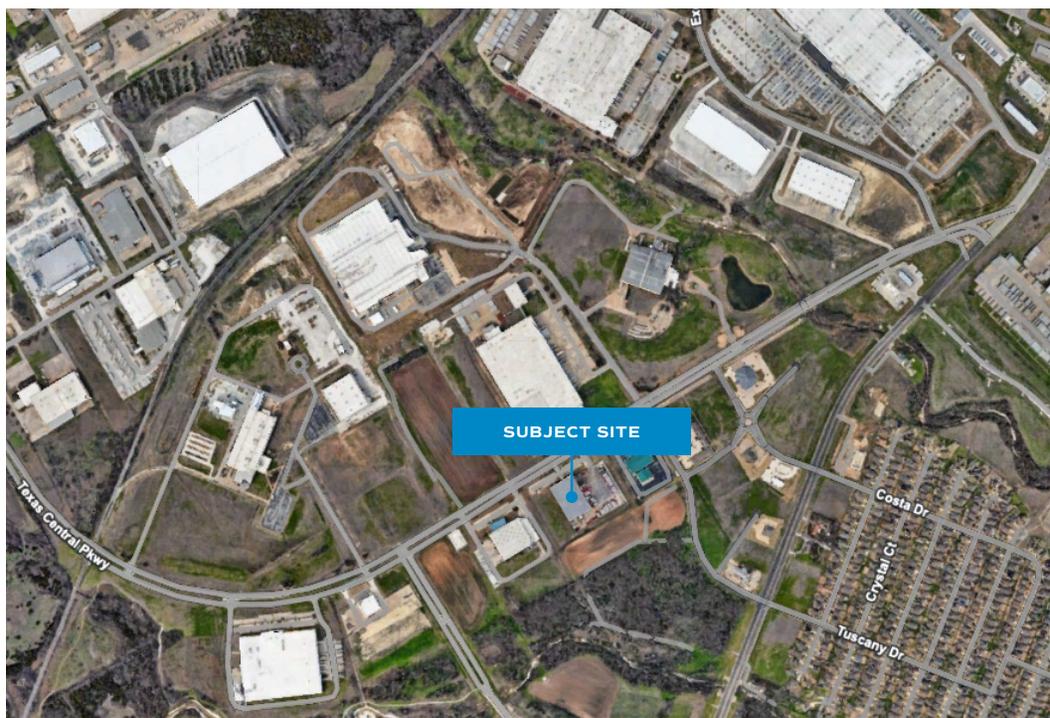
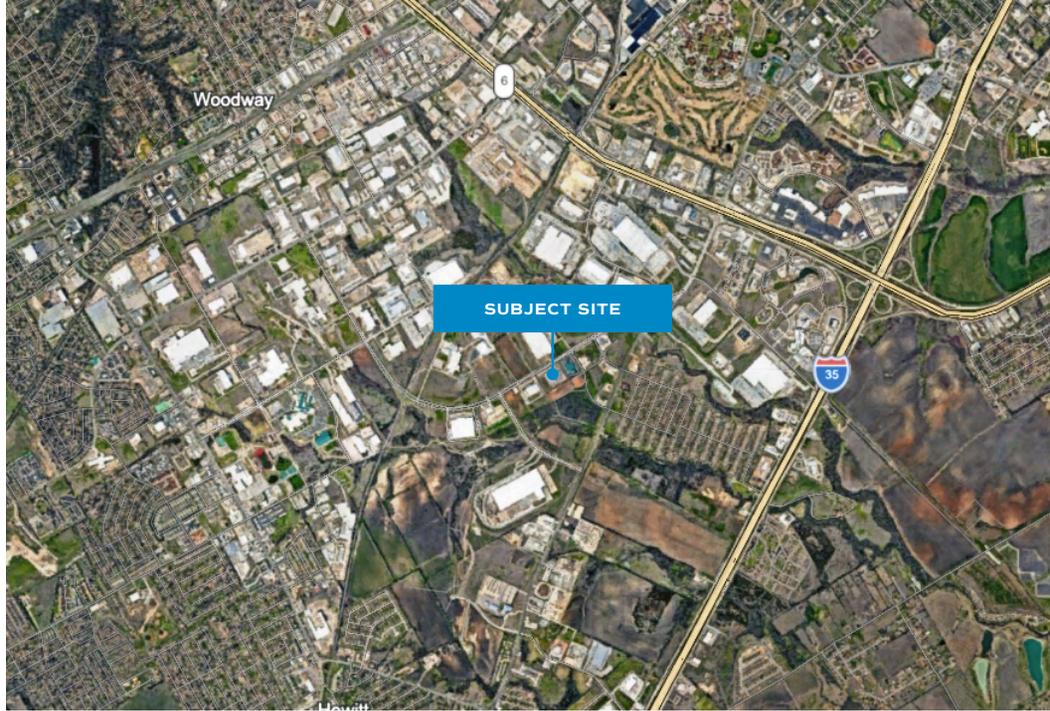
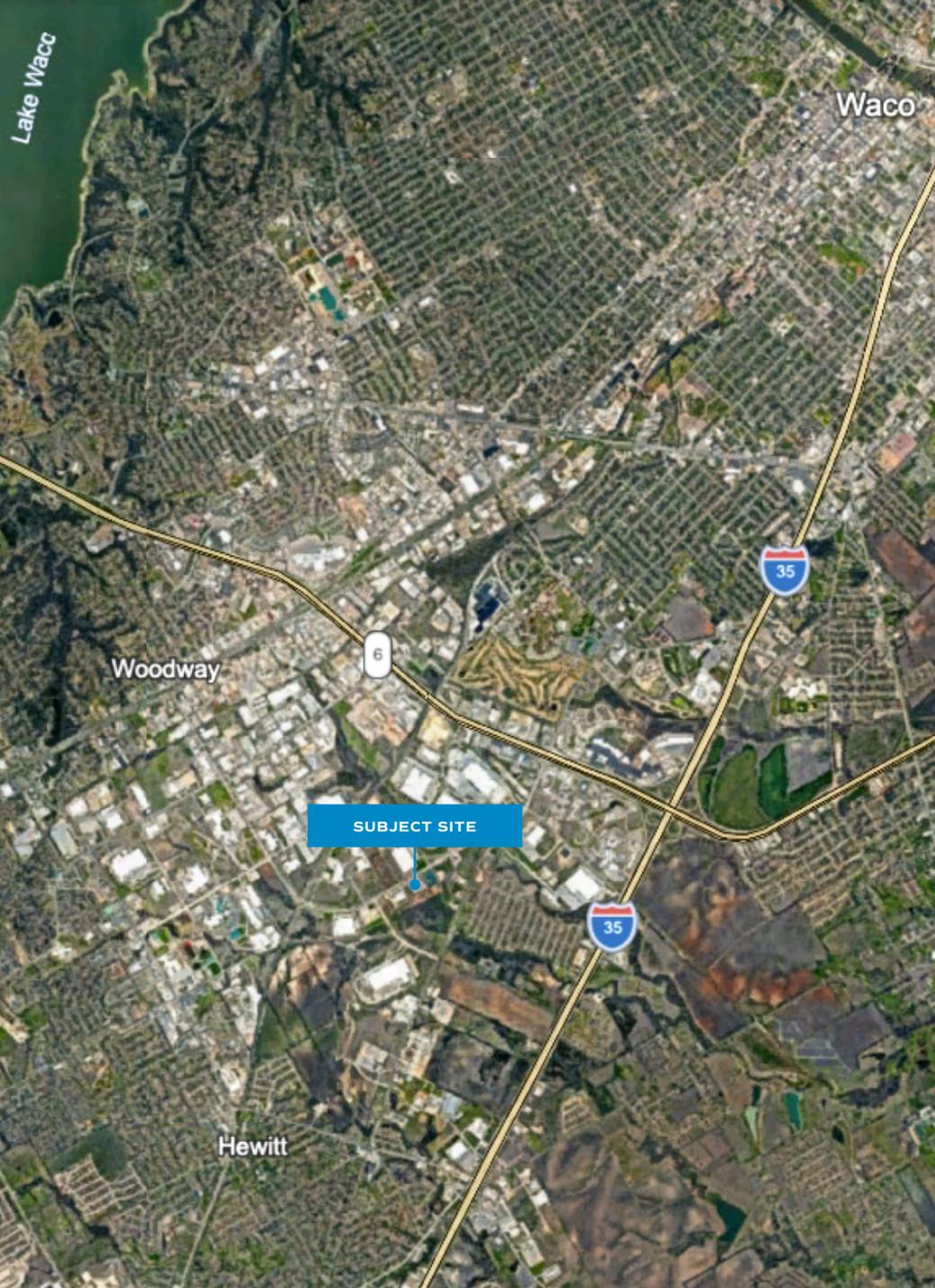
### MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$74,910	\$73,677	\$69,236

### AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$82,274	\$91,516	\$91,680





# 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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