



LUKE HOLLER | **STEFAN LEROW**

1900 W LOOP 340, WOODWAY, TX 76712

8,100+/- SF

FOR LEASE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER APEX, REALTORS



PROPERTY OVERVIEW

Located along the W Loop 340 frontage road in Woodway/Waco, this property offers excellent visibility and convenient regional access just minutes from Interstate 35 and Highway 6. The property sits in a well-established commercial corridor near Bagby Avenue, one of the area's primary commercial and service corridors.

The building features functional warehouse space with three grade-level overhead doors and one dock-high loading position, making it ideal for distribution, service contractors, equipment storage, or light industrial users. A fenced yard provides secure outdoor storage, while the small office and restroom allow for efficient operations on-site.

This location provides quick access to Downtown Waco, I-35, Highway 84, and the greater Central Texas market, making it an excellent opportunity for businesses seeking a centrally located warehouse with strong connectivity and visibility.

PROPERTY HIGHLIGHTS

LOCATION

1900 W Loop 340, Woodway, TX 76712

PROPERTY TYPE

Industrial

MARKET

Waco

ZONING

M-2

AVAILABLE SPACE

8,100+/- SF

LOT SIZE

79,715+/- SF

LEASE RATE

\$12.00/SF + NNN

NNN PRICE

\$4.10



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Stefan LeRow

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PROPERTY HIGHLIGHTS

- Three grade-level overhead doors + one dock-high loading door
- Fenced yard for secure equipment or material storage
- Small office and restroom included
- Clear heights up to 20'
- Located on W Loop 340 frontage road with strong visibility
- Minutes from Interstate 35 and Highway 6
- Easy access via Bagby Avenue corridor
- Surrounded by national retailers including Starbucks, Panera Bread, Marshalls, Ross, and Buffalo Wild Wings
- Ideal for service companies, contractors, light industrial users, or distribution



PHOTO GALLERY



Luke Holler
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CENTRAL TX MARKETPLACE

6
TEXAS

35
INTERSTATE

Chuy's

W LOOP 340
10,736 VPD

W Loop 340
10,736 VPD

W Loop 340
10,736 VPD

W Loop 340
10,736 VPD

INTERSTATE 35 | 95,360 VPD

BAGBY AVE | 17,361 VPD

HIGHWAY 6 | 34,987 VPD

SUBJECT PROPERTY

W Loop 340
10,736 VPD

[Click to view property](#)



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VALLEY MILLS DR | 25,261 VPD



COTTONWOOD CREEK GOLF COURSE

#HCLT

SUBJECT PROPERTY

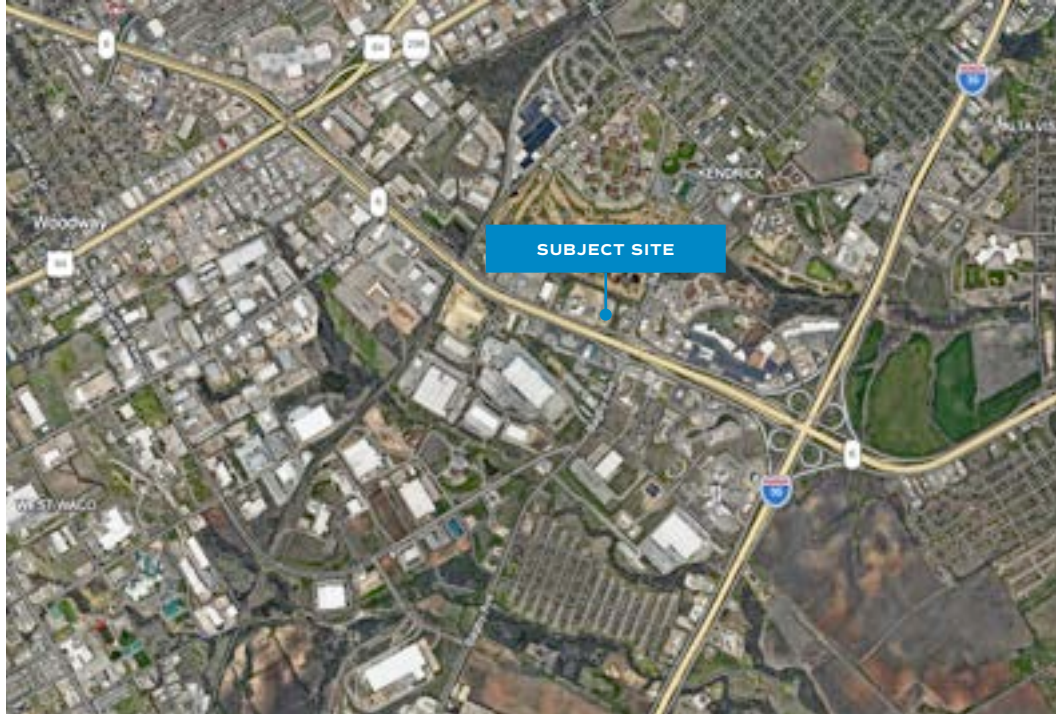
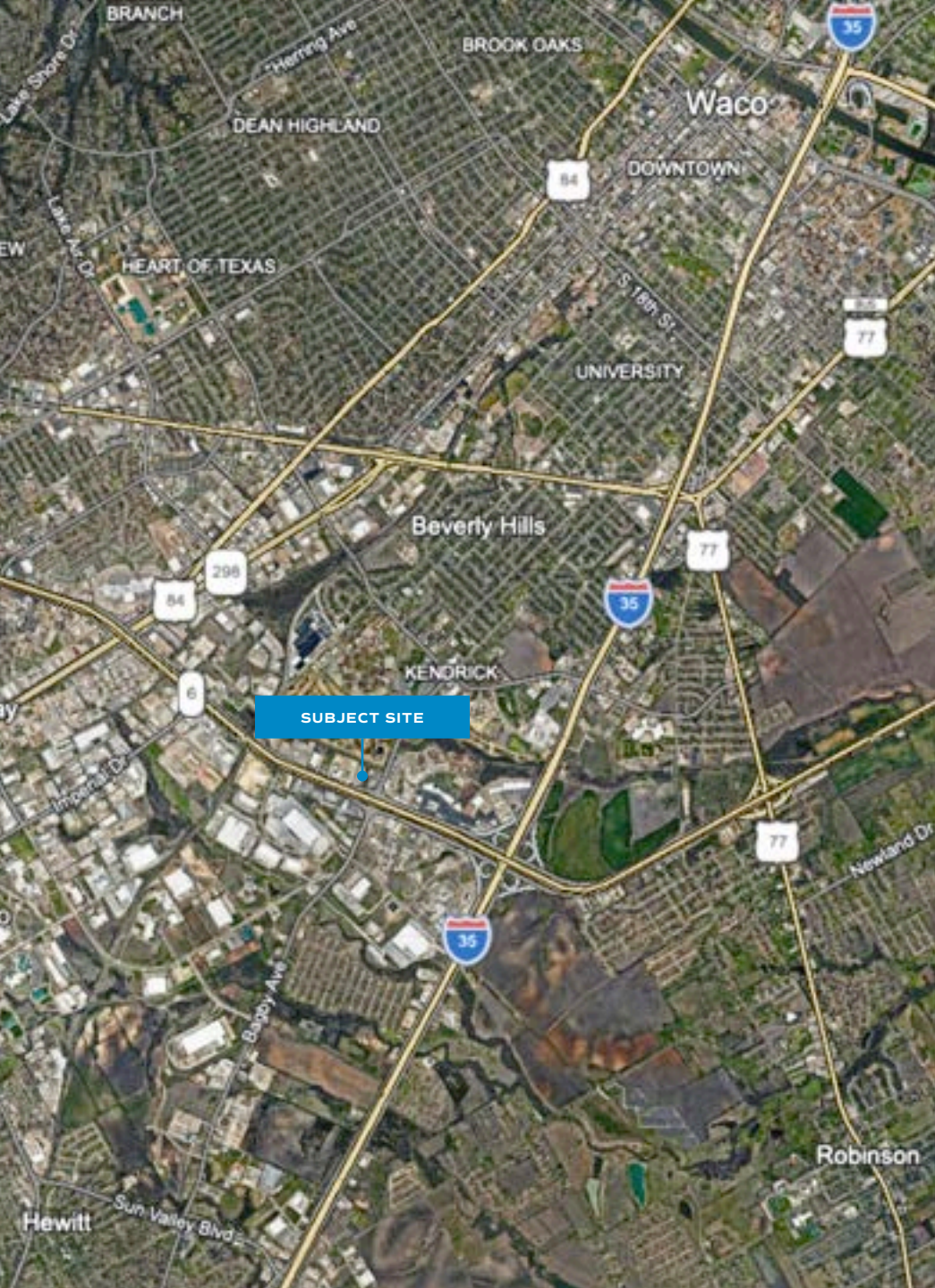
W LOOP 340 | 10,736 VPD

HIGHWAY 6 | 34,987 VPD



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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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Name of Sales Agent/Associate	License No.	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov

IABS 1-2