



**GREGG GLIME** CCIM, SIOR

**CALEB LOUDAMY**

**6500 WOODWAY DR, SUITE 100, WACO, TX, 76712**

2,346+/- SF

**FOR LEASE**

**CROMWELL**  
COMMERCIAL GROUP



## PROPERTY OVERVIEW

The Shoppes @ 684 are located at the intersection of Highway 6 & 84, Waco's top two community corridors, seeing over 63,000 cars daily.

The site is positioned adjacent to an anchored retail center that shares an intersection with Richland Mall (77 acre, 100+ stores) and is directly between Providence Hospital and Hillcrest Hospital. This standalone building with dual drive through lanes is the ideal space for a restaurant or drink user.

- Second generation space
- Dual lane drive-thru and dedicated pylon sign
- Dedicated parking and reciprocal shopping center parking
- Surrounded by hotels and Waco's "Motor Mile"
- High daytime population & area employers (office towers, hospitals, schools & 4,300 acre industrial park)
- Highway 84 has over 27k + AADT and Highway 6 has 36k + AADT
- Services Baylor University, Woodway, Hewitt, Lorena and Waco's greater market areas

## PROPERTY HIGHLIGHTS

### PROPERTY

The Shoppes @ 684 Out Parcel

### LOCATION

6500 Woodway Dr, Suite 100, Waco, TX 76712

### PROPERTY TYPE

Retail | Restaurant

### MARKET

Waco

### SUBMARKET

Woodway

### ZONING

C-3

### AVAILABLE SPACE

2,346+/- SF

### LEASE RATE

\$45/SF

### NNN PRICE

\$11.00/SF



# PHOTO GALLERY



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**RICHLAND MALL**

**DICK'S** **H&M**

**JCPenney** **Dillard's**

Bath & Body Works

HIGHWAY 6 | 36,664 VPD

HIGHWAY 84 | 52,628 VPD

**SUBJECT PROPERTY**



**SHOPPES @ 684**

**DI CAMPLI'S**  
ITALIAN RISTORANTE

**CLUB PILATES**

ResitalizeSkinMD

BOUNDARY LINES ARE APPROXIMATE



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SUBJECT  
PROPERTY

HIGHWAY 84 | 52,628 VPD

HIGHWAY 6 | 36,664 VPD



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WOODWAY CENTER  
2



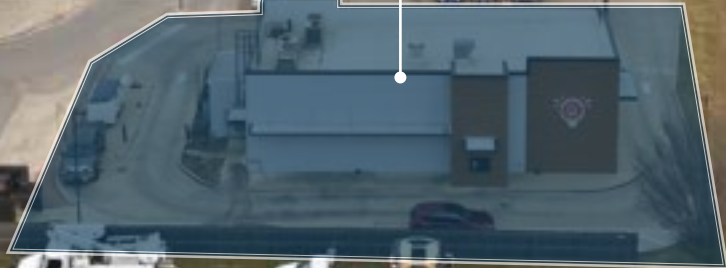
RETAIL CENTER  
Real Skin  
DERMATOLOGY



SHOPPES @ 684

DI CAMPLI'S  
ITALIAN RISTORANTE  
EST. 2004  
CLUB PILATES  
RevitalizeSkinMD

SUBJECT  
PROPERTY



HIGHWAY 84 | 52,628 VPD

Click to view property

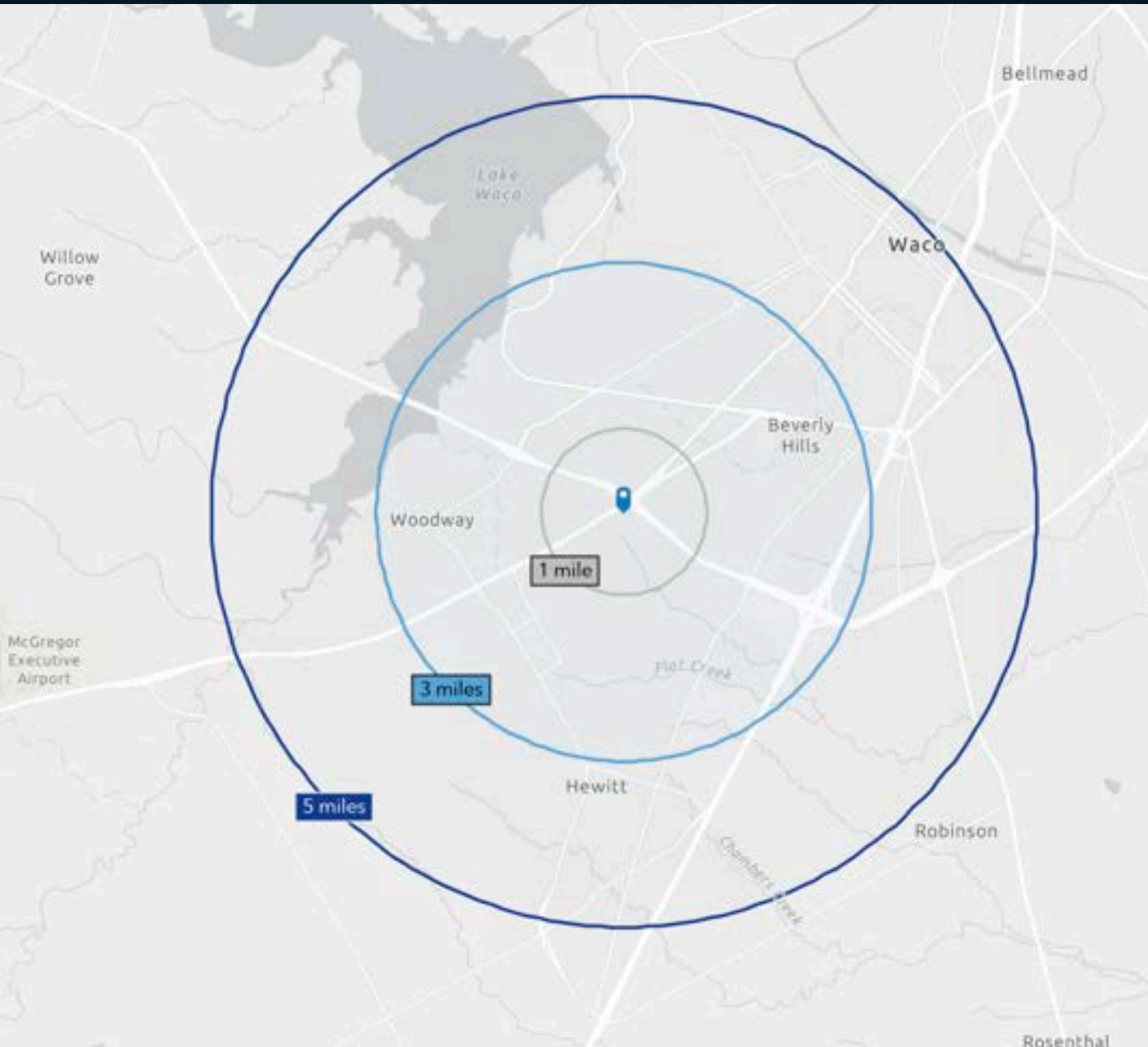
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# DEMOGRAPHICS



## DEMOGRAPHIC OVERVIEW



### POPULATION

	-1mi	-3mi	-5mi
2010 Population	4,058	50,245	121,809
2020 Population	4,283	57,169	134,618
2025 Population	4,434	57,339	136,824



**Median Age**  
38.7

### HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	1,721	20,342	45,128
2020 Households	1,707	22,348	50,435
2025 Households	1,808	23,124	53,224

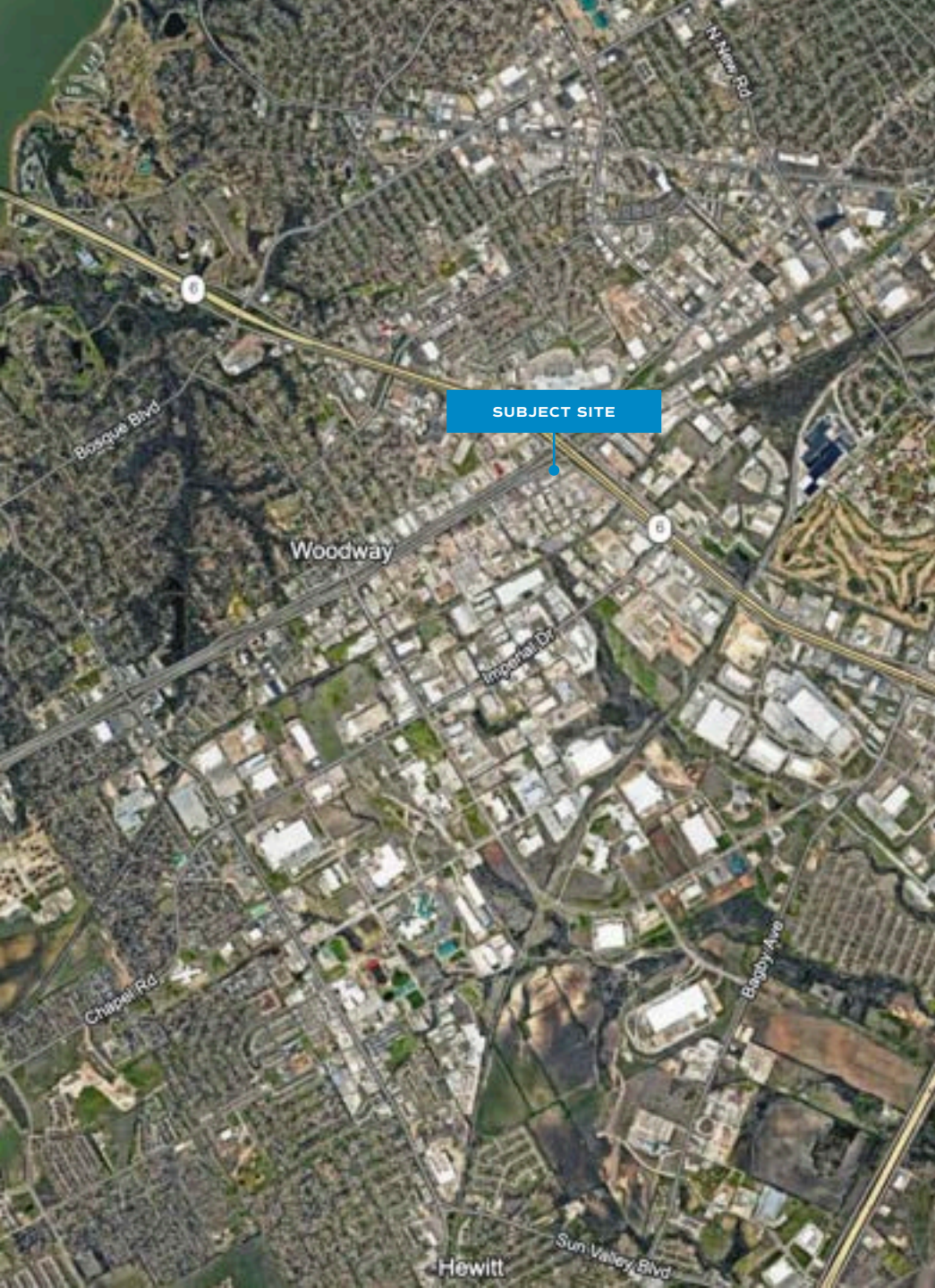
### MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$60,638	\$65,722	\$61,611

### AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$76,612	\$90,098	\$83,440





# 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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