



CLAY FULLER

JORDAN BEARD

203 COLONNADE PKWY, WOODWAY, TX 76712

1,461+/- SF

AVAILABLE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

New office retail condo development in Woodway available for purchase or lease. Located off HWY 84 near Starbucks, Alliance Bank and First National Bank of Central Texas with frontage on Colonnade Parkway. Each suite will range from 1,451 SF to 1,515 SF.

- One 1,461 SF Condo available for lease or purchase
- Centrally located next to Hat Creek Burger, local banks and hotels
- Estimated completion early 2026

PROPERTY HIGHLIGHTS

PROPERTY

Colonnade Office Park

LOCATION

203 Colonnade Pkwy, Woodway, TX 76712

PROPERTY TYPE

Office | Retail

ZONING

C

MARKET

Waco

SUBMARKET

Woodway

AVAILABLE SPACE

1,461+/- SF

LOT SIZE

1.27 Acres

ASKING PRICE

Call for Pricing

LEASE RATE

Call for Pricing

NNN

Call for Pricing



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Jordan Beard

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PHOTO GALLERY



Clay Fuller
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Jordan Beard
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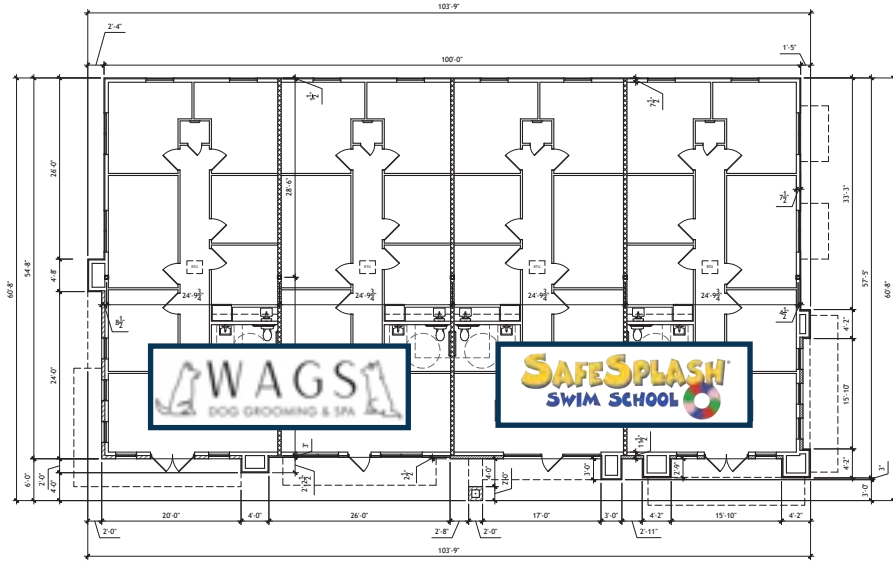
PHOTO GALLERY



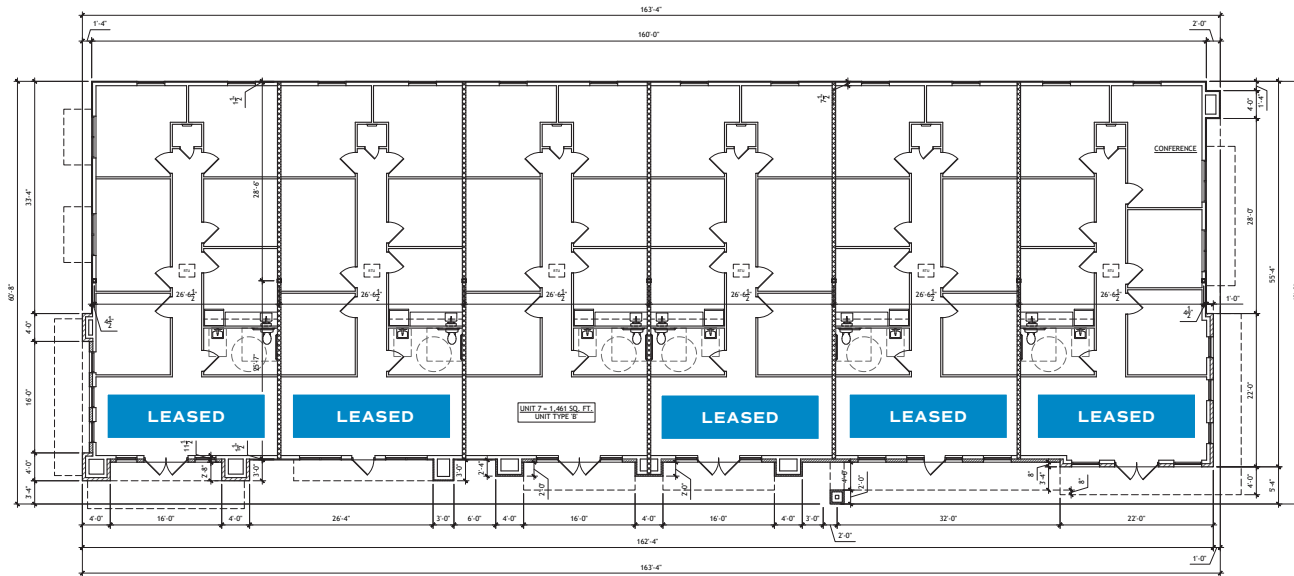
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SITE PLAN



1 BUILDING 1 FLOOR PLAN
 1/8" = 1'-0"
 5,537 SQ. FT.



2 BUILDING 2 FLOOR PLAN
 1/8" = 1'-0"
 8,850 SQ. FT.



STERLING & KAP ARCHITECTS
 2418 COLUMBUS AVENUE
 WACO, TEXAS 76701
 P: 254.796.2311 F: 254.796.2377
 www.sterlingandkap.com

00/00/00

COMMERCIAL DEVELOPMENT FOR
COLONNADE OFFICE PARK
 203 COLONNADE PARKWAY
 WOODWAY, TX 76712

PROJECT #: 2022-08-02
 DRAWN: EAB
 CHECKED: SWT
 DATE: 06/05/23
 REVISIONS:
 0 00/00/00

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 NOT FOR PERMITTING

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FLOOR PLANS

A5.1



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SITE PLAN



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EXTERIOR ELEVATIONS

A7.1



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TEXAS CENTRAL PKWY | 10,065 VPD

HIGHWAY 84 | 22,348 VPD

COLONNADE PKWY

SUBJECT PROPERTY

CAMP
BOW WOW

STAYBRIDGE
SUITES

SPRINGHILL
SUITES
BY MARRIOTT

The First
NATIONAL BANK

Magnolia Soap
A BATH CO

Starbucks

ALLIANCE BANK
Central Texas

GENCO
Hardware Construction

Kids & Kids

BOUNDARY LINES ARE APPROXIMATE



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HIGHWAY 84 | 22,348 VPD



SUBJECT PROPERTY

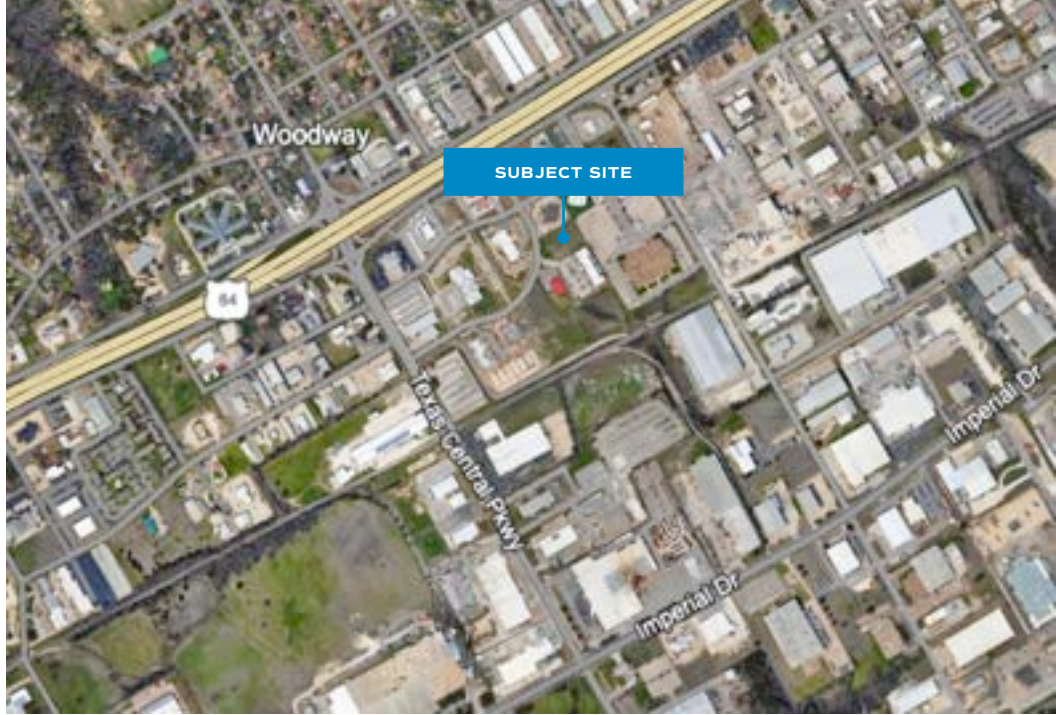
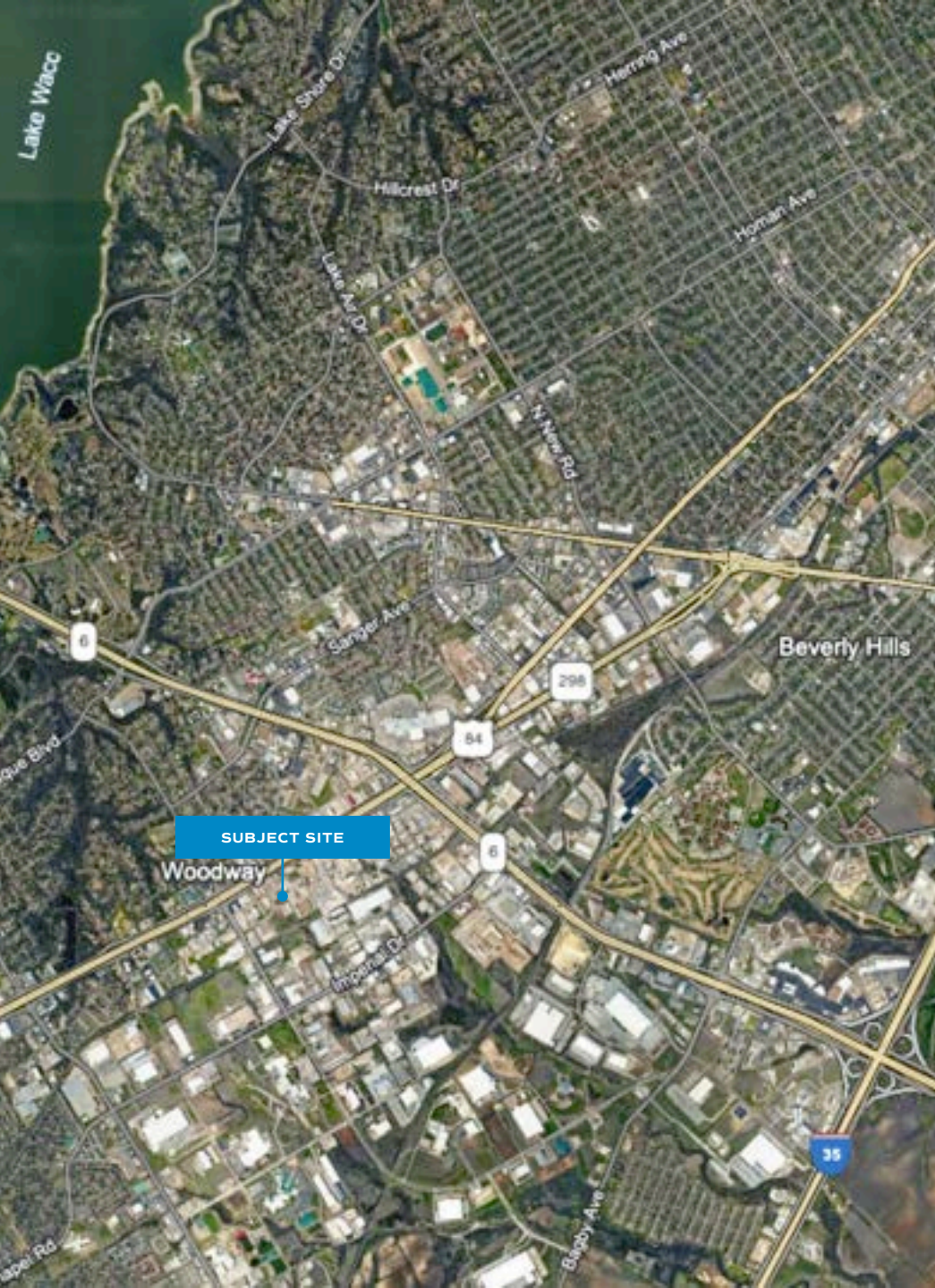
COLONNADE PKWY

BOUNDARY LINES ARE APPROXIMATE



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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.

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	lori@cbapex.com	254-313-0000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Kathy Schroeder	269763-B	kathy@cbapex.com	254-776-0000
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Clay Fuller	666232-SA	clay@cromwellcommercialgroup.com	254-313-0000
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____