



**LUKE HOLLER | STEFAN LEROW | CLAY FULLER**

**CROSSROADS WEST SHOPPING CENTER**

1,006 - 2,008+/- SF

**AVAILABLE**

**CROMWELL**  
COMMERCIAL GROUP



## PROPERTY OVERVIEW

Located at the busy, signalized intersection of HWY 84 and Hewitt Drive, Crossroads West offers unbeatable visibility, high traffic counts, and convenient access. Current tenants include Subway and Shipley's Donuts, capitalizing on strong morning traffic from the surrounding community. Directly across from H-E-B Plus! and near Woodway Elementary, with Wells Fargo as an outparcel, the center sits among established national and local retailers, ensuring consistent customer flow.

- 38,000+/- SF retail center
- Spaces from 1,006+/- SF to 2,007+/- SF
- New upgrades in progress including signage, landscaping and parking lot
- Prime corner location with monument signage
- Abundant parking for customers and staff
- Excellent frontage and visibility along HWY 84
- Surrounded by strong co-tenancy and neighborhood traffic generators
- Join a thriving retail hub in one of Woodway's most prominent locations!

## PROPERTY HIGHLIGHTS

### PROPERTY

Crossroads West Shopping Center

### LOCATION

8810 W HWY 84, Woodway, TX 76712

### PROPERTY TYPE

Retail

### MARKET

Woodway

### ZONING

C-2 | Community Commercial District

### AVAILABLE SPACE

Suite 101: 1,015+/- SF

Suite 105: 1,008+/- SF

Suite 302: 1,006+/- SF

Suite 304: 1,107+/- SF

Suite 307: 1,013+/- SF

Suite 401: 2,007+/- SF

### LEASE RATE

\$22.00/SF + NNN

### NNN PRICE

\$10.18



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# SITE PLAN

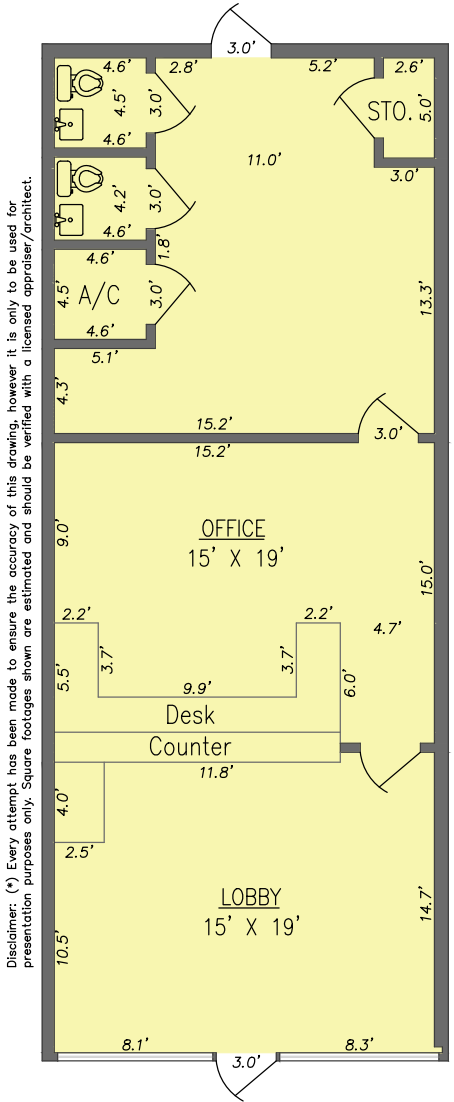


## CURRENT AVAILABILITY FOR LEASE

- Suite 101 | 1,015 SF
- Suite 105 | 1,008 SF
- Suite 302 | 1,006 SF
- Suite 304 | 1,107 SF
- Suite 307 | 1,013 SF
- Suite 401 | 2,007 SF

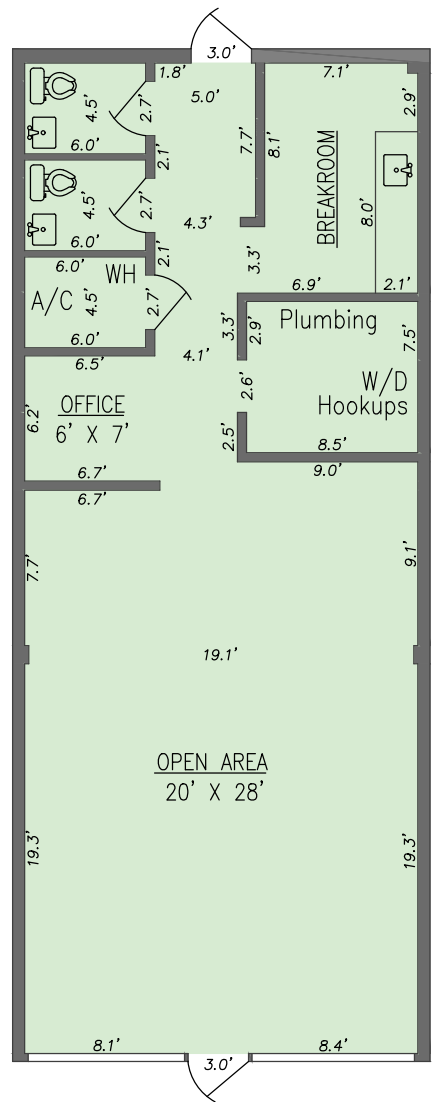
# FLOOR PLAN: SUITE 101 & 105

(\*) 1,015.00 Sq. Ft.



**SUITE 101  
AVAILABLE**

(\*) 1,007.81 Sq. Ft.



**SUITE 105  
AVAILABLE**

Disclaimer: (\*) Every attempt has been made to ensure the accuracy of this drawing, however, it is only to be used for presentation purposes only. Square footages shown are estimated and should be verified with a licensed appraiser/architect.

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# PHOTO GALLERY



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# PHOTO GALLERY



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84



HEWITT DR | 32,669 VPD

HWY 84 | 34,493 VPD

[Click to view property](#)



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Walmart

THE UPS STORE

BANK OF AMERICA

PET SUPPLIES PLUS  
More than the Basics

H

WELLS FARGO

WELLS FARGO

Valvoline

H-E-B

H-E-B

SUBWAY

HWY 84 | 34,493 VPD

HEWITT DR | 32,669 VPD

Sherwin-Williams

PIZZERIA

SHERWIN-WILLIAMS

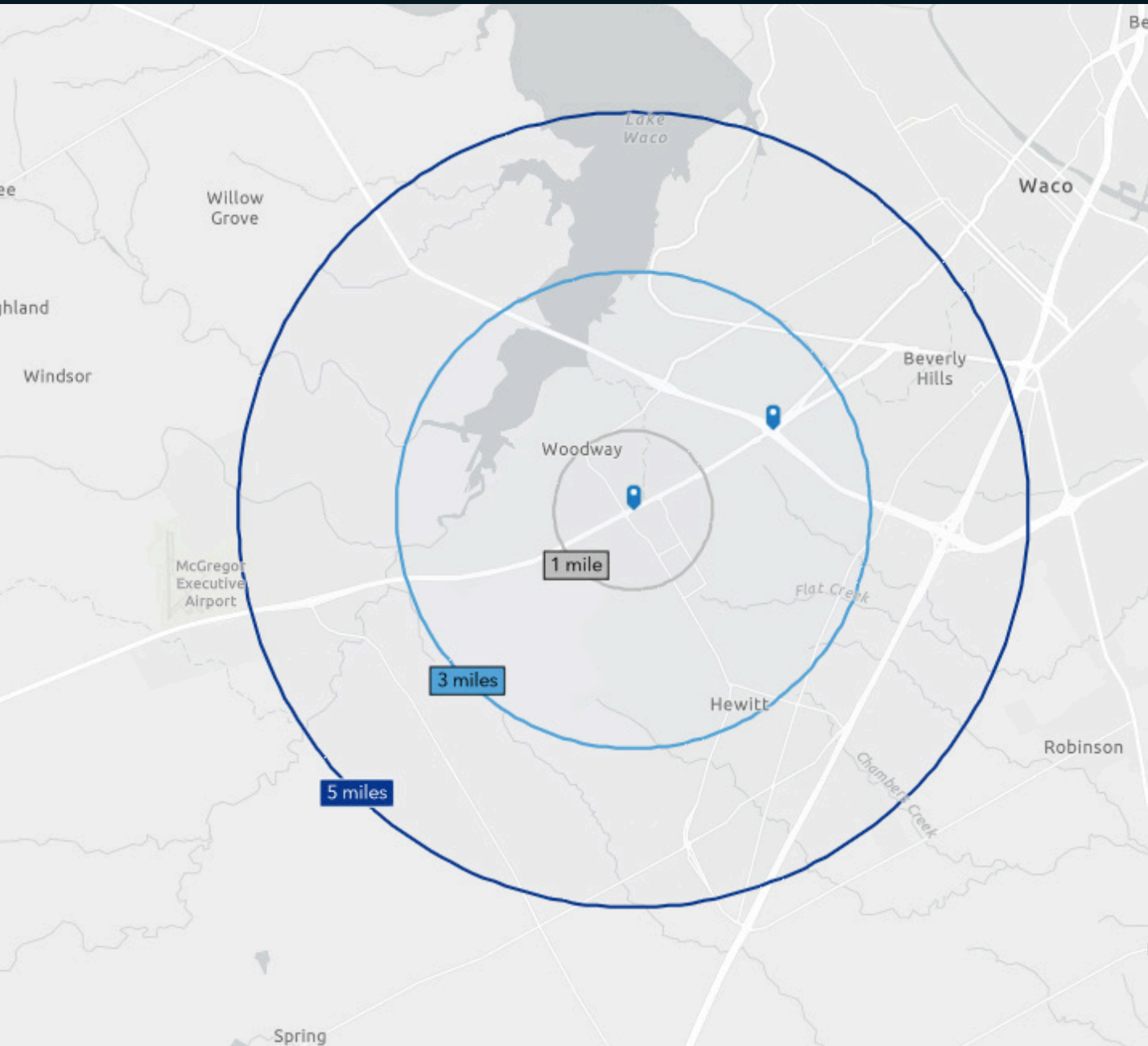
CVS



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## DEMOGRAPHIC OVERVIEW



### POPULATION

	-1mi	-3mi	-5mi
2010 Population	6,013	34,253	79,907
2020 Population	6,644	39,751	92,691
2025 Population	6,678	40,927	95,664



### Median Age

40.5

### HOUSEHOLDS

	-1mi	-3mi	-5mi
2020 Households	2,609	15,565	36,193
2025 Households	2,670	16,423	38,480
2030 Households	2,725	17,125	40,138

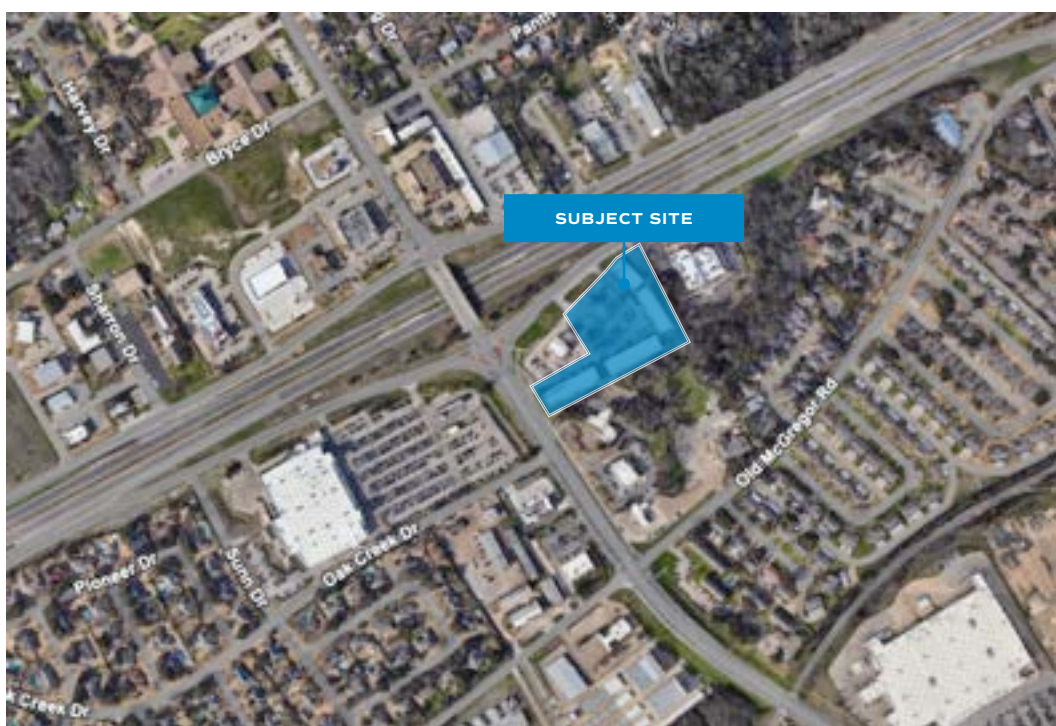
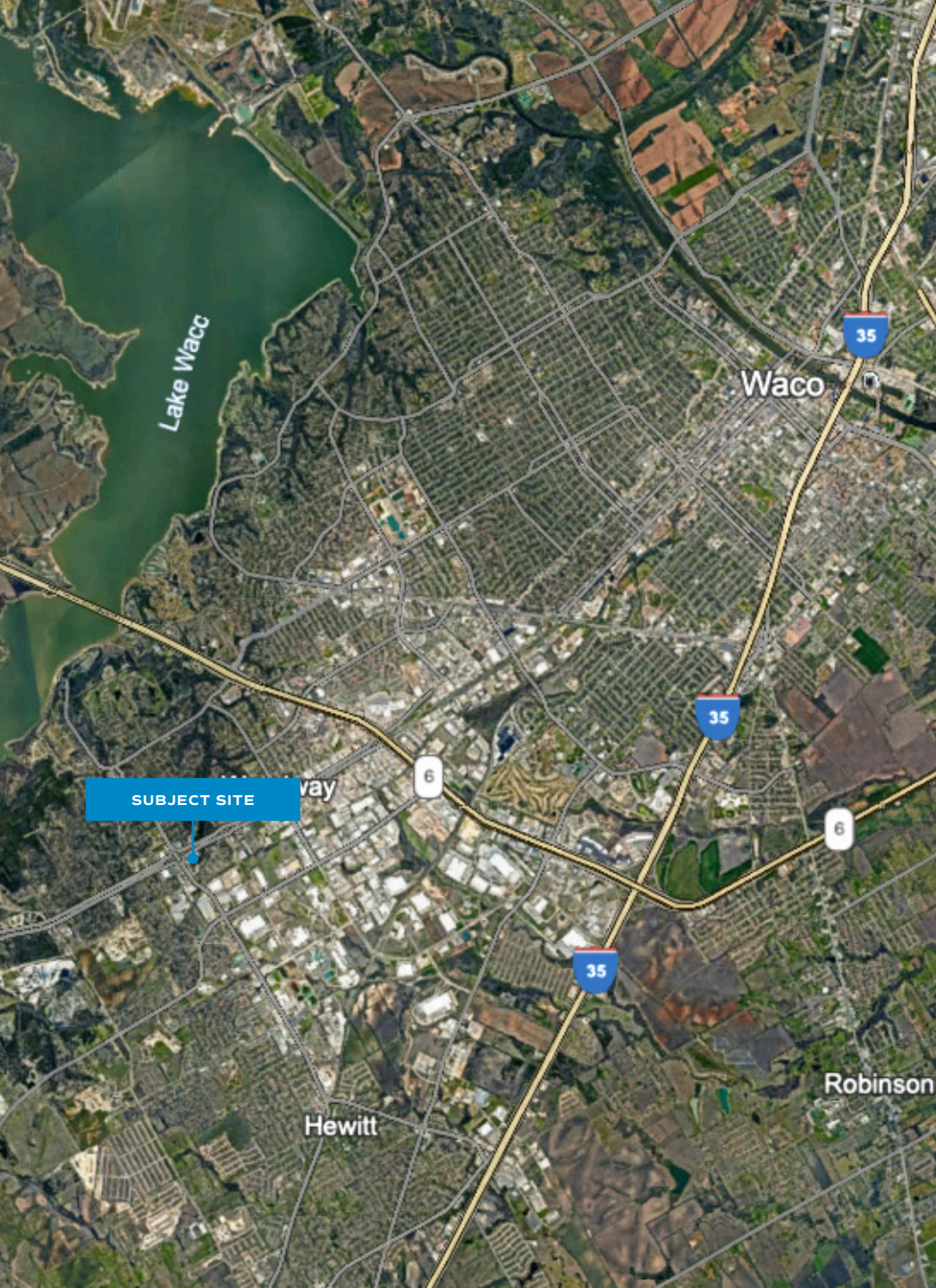
### MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$98,036	\$77,416	\$75,374

### AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$131,809	\$105,406	\$100,526





# 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.

### 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.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_