



**GREGG GLIME** CCIM, SIOR

**CALEB LOUDAMY**

TBD SANTA FE DR, WACO, TX 76712

1,848+/- SF

**FOR LEASE**

**CROMWELL**  
COMMERCIAL GROUP



## PROPERTY OVERVIEW

New construction office space available in the heart of Woodway. Designed with expansive windows and abundant natural light, this modern building offers a bright, productive work environment along with dedicated on-site parking for employees and visitors. Ideal for professional office users seeking a premier location and contemporary design.

- On Site Parking
- Free Span Space
- TI or Build-Out Available

## PROPERTY HIGHLIGHTS

### LOCATION

TBD Santa Fe Dr, Woodway, TX 76712

### PROPERTY TYPE

Office

### MARKET

Woodway

### ZONING

P-C

### LOT SIZE

0.763+/- Acres

### AVAILABLE SPACE

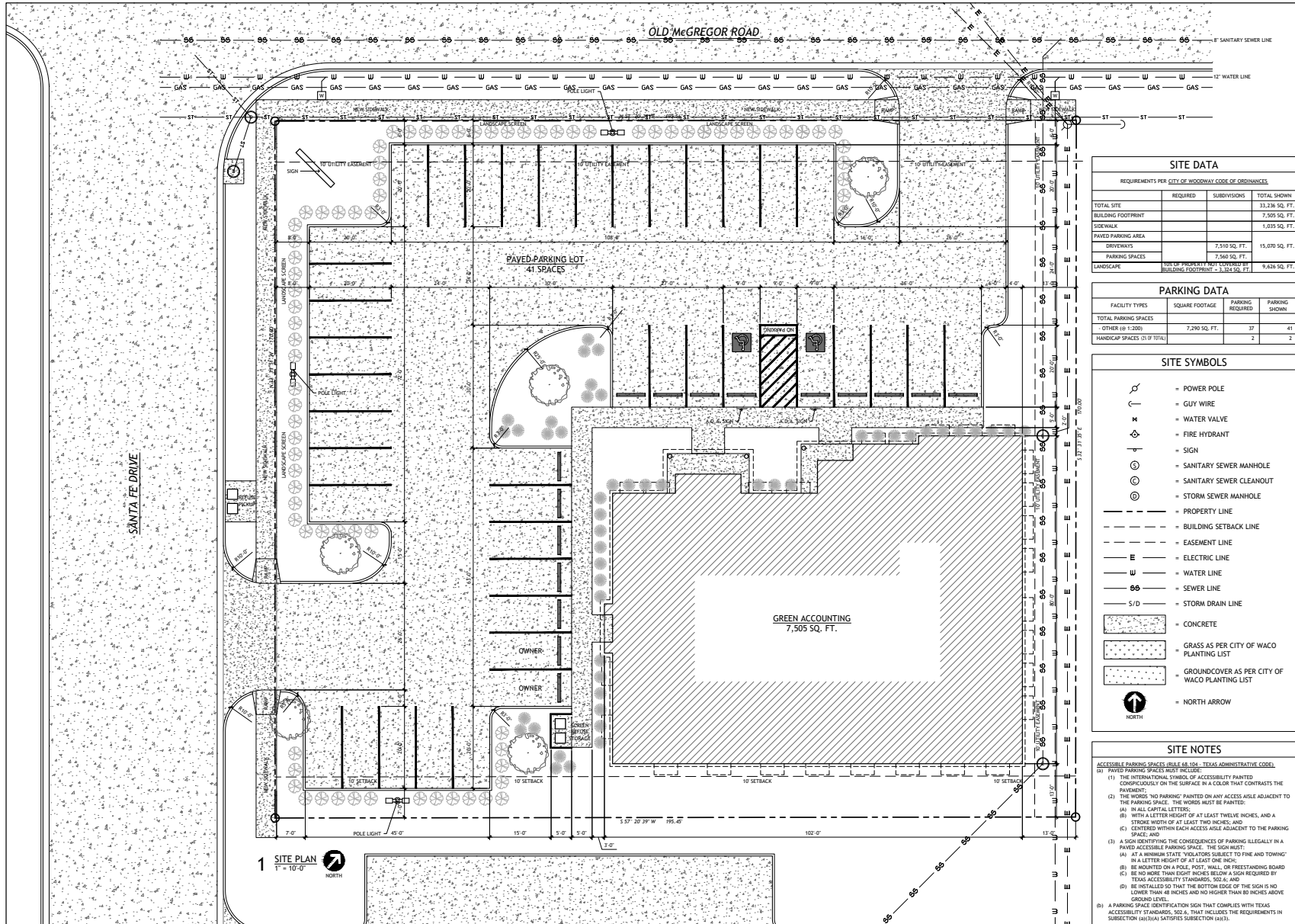
1,848+/- SF

### LEASE RATE

\$24/SF Base Year



# SITE PLAN



SITE DATA			
REQUIREMENTS PER CITY OF WOODWAY CODE OF ORDINANCES			
	REQUIRED	SUBDIVISIONS	TOTAL SHOWN
TOTAL SITE			33,236 SQ. FT.
BUILDING FOOTPRINT			7,505 SQ. FT.
SIDEWALK			1,035 SQ. FT.
PAVED PARKING AREA			7,510 SQ. FT.
DRIVEWAYS			15,070 SQ. FT.
PARKING SPACES			7,540 SQ. FT.
LANDSCAPE			9,626 SQ. FT.

PARKING DATA			
FACILITY TYPES	SQUARE FOOTAGE	PARKING REQUIRED	PARKING SHOWN
TOTAL PARKING SPACES			
OTHER (IN 2209)	7,290 SQ. FT.	37	41
HANDICAP SPACES (3% OF TOTAL)		2	2

SITE SYMBOLS	
	= POWER POLE
	= GUY WIRE
	= WATER VALVE
	= FIRE HYDRANT
	= SIGN
	= SANITARY SEWER MANHOLE
	= SANITARY SEWER CLEANOUT
	= STORM SEWER MANHOLE
	= PROPERTY LINE
	= BUILDING SETBACK LINE
	= EASEMENT LINE
	= ELECTRIC LINE
	= WATER LINE
	= SEWER LINE
	= S/D STORM DRAIN LINE
	= CONCRETE
	= GRASS AS PER CITY OF WACO PLANTING LIST
	= GROUNDCOVER AS PER CITY OF WACO PLANTING LIST
	= NORTH ARROW

- SITE NOTES**
- ACCESSIBLE PARKING SPACES (RULE 68.104 - TEXAS ADMINISTRATIVE CODE)
- (A) PAVED PARKING SPACES MUST INCLUDE:
- (1) THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED CONSPICUOUSLY ON THE SURFACE IN A COLOR THAT CONTRASTS THE PAVEMENT;
  - (2) THE WORDS "NO PARKING" PAINTED ON ANY ACCESSIBLE ADJACENT TO THE PARKING SPACE. THE WORDS MUST BE PAINTED:
    - (A) IN ALL CAPITAL LETTERS;
    - (B) WITH A LETTER HEIGHT OF AT LEAST TWELVE INCHES, AND A STROKE WIDTH OF AT LEAST TWO INCHES; AND
    - (C) CENTERED WITHIN EACH ACCESSIBLE ADJACENT TO THE PARKING SPACE, AND
  - (3) A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE PARKING SPACE. THE SIGN MUST:
    - (A) AT A MINIMUM STATE "VIOLATORS SUBJECT TO FINE AND TOWING" IN A LETTER HEIGHT OF AT LEAST ONE INCH;
    - (B) BE MOUNTED ON A POLE, POST, WALL, OR FREE-STANDING BOARD;
    - (C) BE NO MORE THAN FORTY EIGHT INCHES BELOW A SIGN REQUIRED BY TEXAS ACCESSIBILITY STANDARDS, 502.6; AND
    - (D) BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN 48 INCHES AND NO HIGHER THAN 80 INCHES ABOVE GROUND LEVEL.
  - (4) A PARKING SPACE IDENTIFICATION SIGN THAT COMPLIES WITH TEXAS ACCESSIBILITY STANDARDS, 502.6, THAT INCLUDES THE REQUIREMENTS IN SUBSECTION (A)(3)(A) SATISFIES SUBSECTION (A)(3).



**STERLING & KAP ARCHITECTS**  
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11/26/25

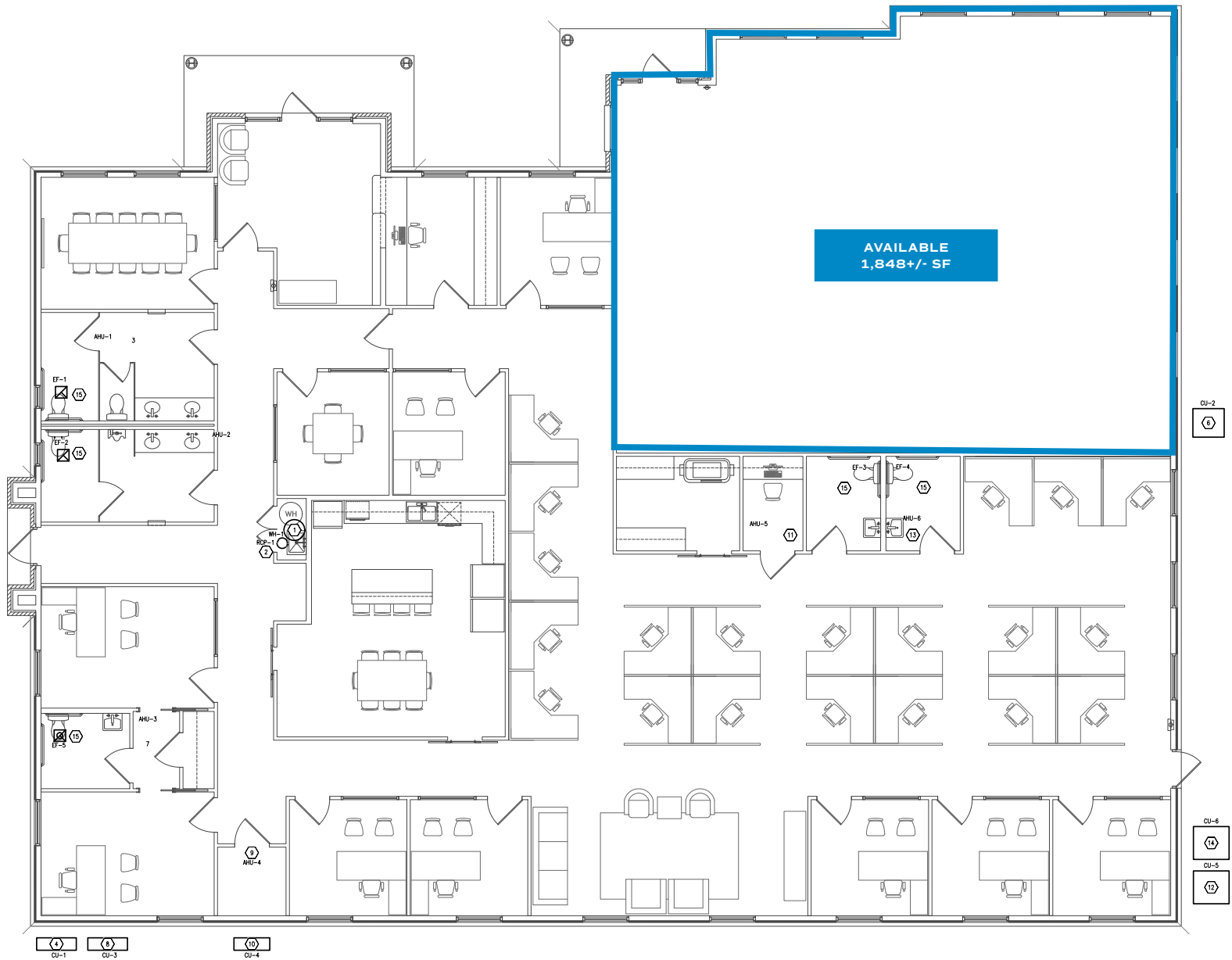
**NEW OFFICES FOR GREEN ACCOUNTING**  
 (LOT 3, BLOCK 1 RODNEY KROLL ADDITION)  
 SANTA FE DR.  
 WOODWAY, TX 76712

PROJECT #:	2025-03-11
DRAWN:	SKB
CHECKED:	SWT
DATE:	11/26/25
REVISIONS:	
0	

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**SITE PLAN**  
**A3.1**

# FLOOR PLAN



# RENDERINGS



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# PHOTO GALLERY



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Walmart

CENTRAL NATIONAL BANK

H-E-B

CVS FedEx

Walgreens

WOODWAY  
ELEMENTARY

HIGHWAY  
84

HWY 84 | 25,080 VPD

Pecan Creek  
REALTY GROUP

CADENCE

SANTA FE DR

OLD MCGREGOR RD

 Click to view property



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HWY 6 | 47,120 VPD



RICHLAND MALL



**RETAIL**

- The First NATIONAL BANK
- ALLIANCE BANK
- SPRINGHILL SUITES
- CAMP BOW WOW
- STAYBRIDGE SUITES BY IHG



HWY 84 | 25,080 VPD

OLD MCGREGOR RD

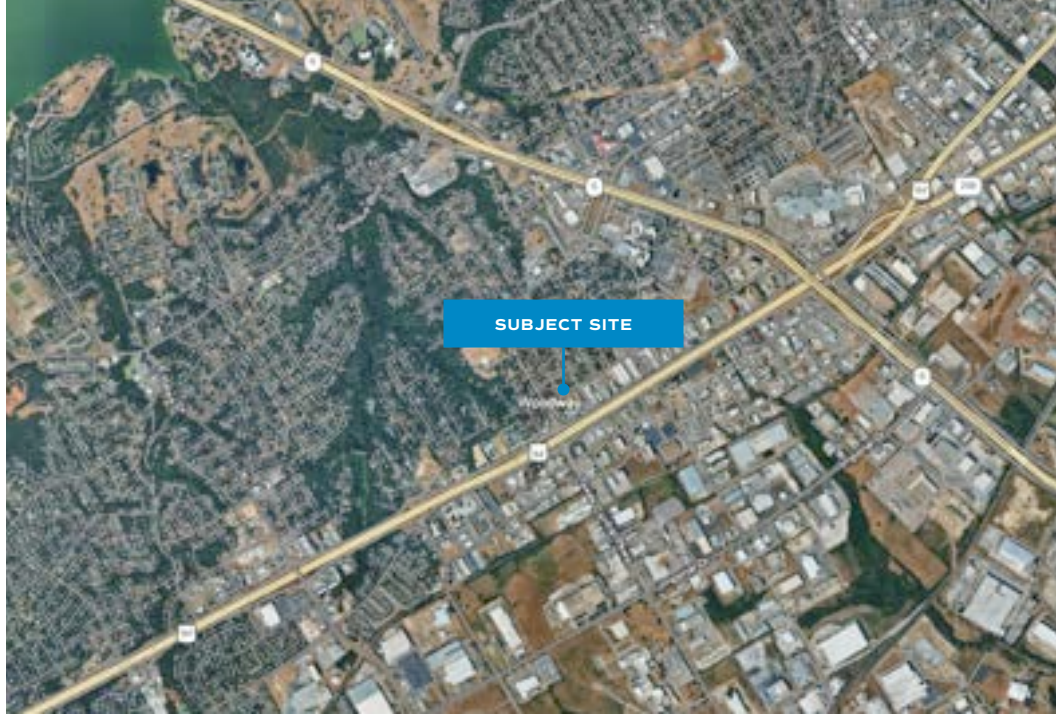
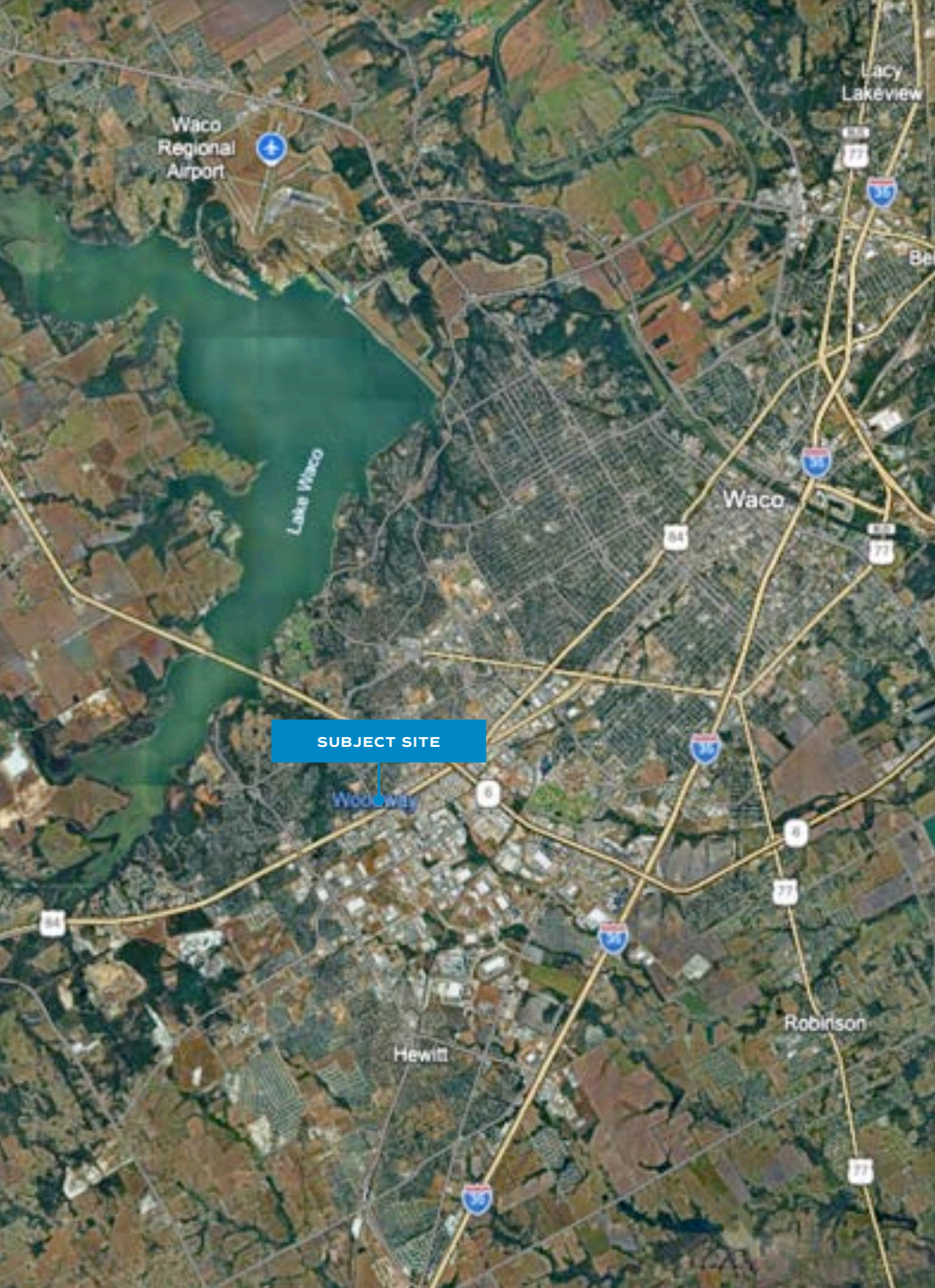


SANTA FE DR



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# CROMWELL

COMMERCIAL GROUP

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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 Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone

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

Date \_\_\_\_\_