



**GREGG GLIME** CCIM, SIOR | **CALEB LOUDAMY** | **LUKE HOLLER**

**THE CROSSING @ 84**

1-50+/- Acres

PAD SITES / MULTIFAMILY SITES AVAILABLE

**FOR SALE**

**CROMWELL**  
COMMERCIAL GROUP



## PROPERTY OVERVIEW

Strategically positioned at the hard corner of Highway 84 and Old Lorena Road, this premier development opportunity offers exceptional visibility, accessibility, and traffic exposure in one of the fastest-growing corridors in the greater Waco market. Located within the highly desirable Woodway/Lorena growth path, the site benefits from strong surrounding residential expansion, increasing daytime traffic, and continued commercial development along the Highway 84 corridor.

The Northeast Corner is ideally suited for retail, restaurant, convenience, medical, or mixed-use development, with direct access to major commuter traffic connecting Waco, Woodway, Hewitt, and Lorena. The site's topography, frontage, and visibility create a rare opportunity for a signature commercial development in a supply-constrained trade area.

## PROPERTY HIGHLIGHTS

### PROPERTY

The Crossing @ 84

### LOCATION

TBD 1-50+/- Acres  
NE & SE Corners of Hwy 84 & Old Lorena Rd

### PROPERTY TYPE

Development Land

### MARKET

Waco | Woodway

### ZONING

TBD

### LOT SIZE

199 Total Acres

### AVAILABLE SPACE

1-50+/- Acres  
Pad sites, multi-family, single family and mixed use sites

### ASKING PRICE

Call for Pricing



## PROPERTY SUMMARY

- Future grocery anchored shopping center
- Size to fit opportunities available
- Excellent visibility and frontage along Highway 84
- Located in one of Central Texas' fastest growing retail corridors
- Ideal for QSR, convenience retail, medical, strip retail, or service users



Prime hard-corner location at Hwy 84 & Old Lorena Road



Strong household income and residential growth trends



High traffic counts with strong commuter flow between McGregor, Waco and Lorena



Signalized access and strong ingress/egress potential



Utilities available or nearby for future development

BOUNDARY LINES ARE APPROXIMATE



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# SITE PLAN




	usable acreage	total acreage
A pad	2.64ac	3.41ac
B pad	2.33ac	3.33ac
C pad	1.23ac	1.70ac
D pad	1.13ac	1.62ac
E pad	1.17ac	1.75ac
F pad	1.11ac	2.16ac
G pad	2.08ac	2.56ac
H pad	1.17ac	1.17ac
I pad	1.31ac	1.31ac
J pad	1.00ac	1.00ac
K pad	1.59ac	1.59ac
L pad	1.10ac	1.10ac
M pad	1.06ac	1.06ac
N pad	1.15ac	1.15ac
O pad	1.14ac	1.14ac
P multifamily	17.03ac	19.26ac
Q mixed use	43.80ac	65.76ac

- Legend:
- Site
  - 100 year Floodplain
  - Existing Tree Groves
  - Public ROW
  - Streams





BOUNDARY LINES ARE APPROXIMATE

 [Click to view property](#)

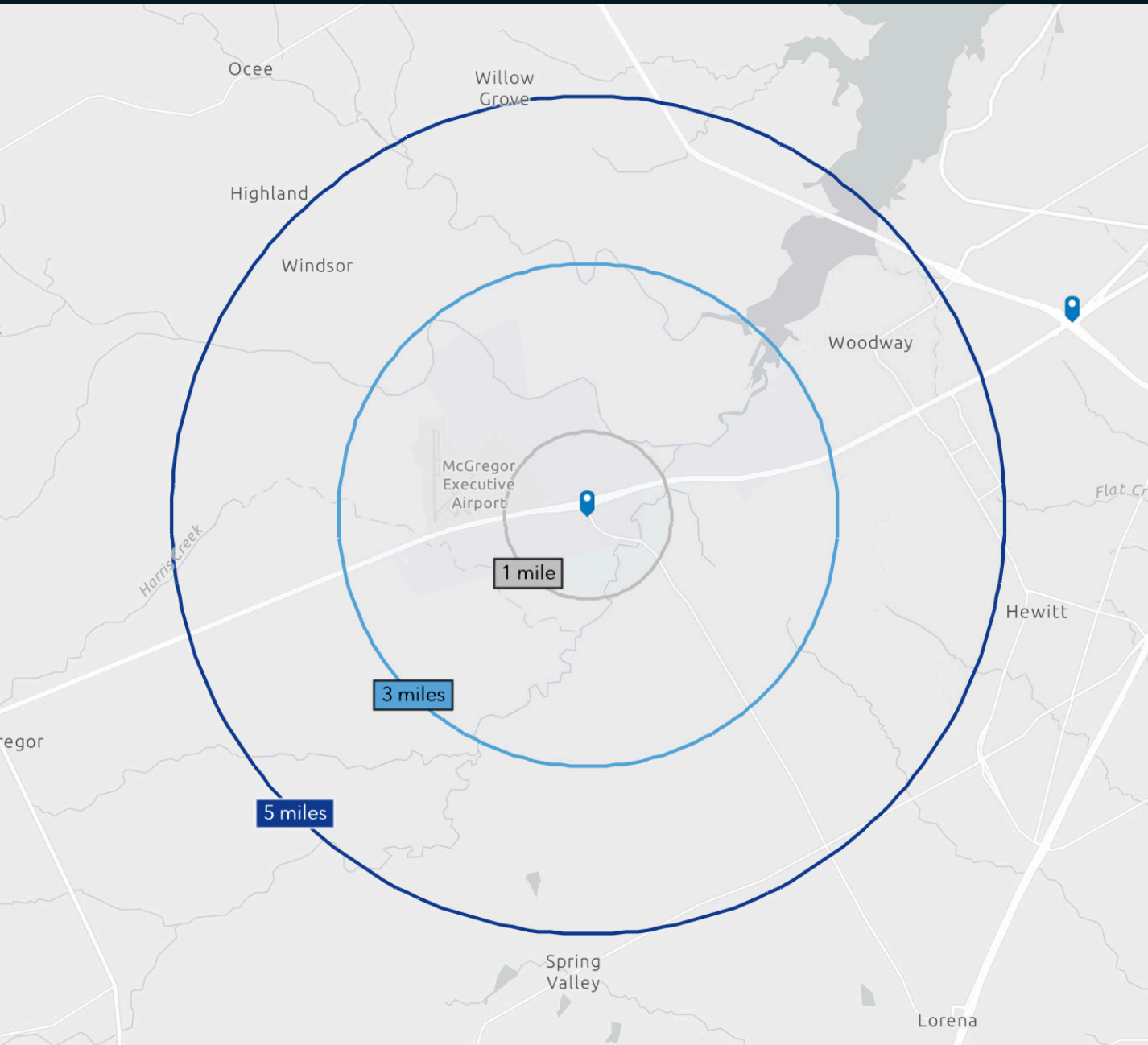


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# DEMOGRAPHICS



## DEMOGRAPHIC OVERVIEW



### POPULATION

	-1mi	-3mi	-5mi
2010 Population	2,015	6,599	27,299
2020 Population	2,851	8,925	34,173
2025 Population	3,024	9,286	36,589



**Median Age**  
42.7

### HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	743	2,353	10,498
2020 Households	1,093	3,203	12,541
2025 Households	1,189	3,434	13,810

### MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$152,826	\$145,820	\$101,909

### AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$188,476	\$182,810	\$135,089



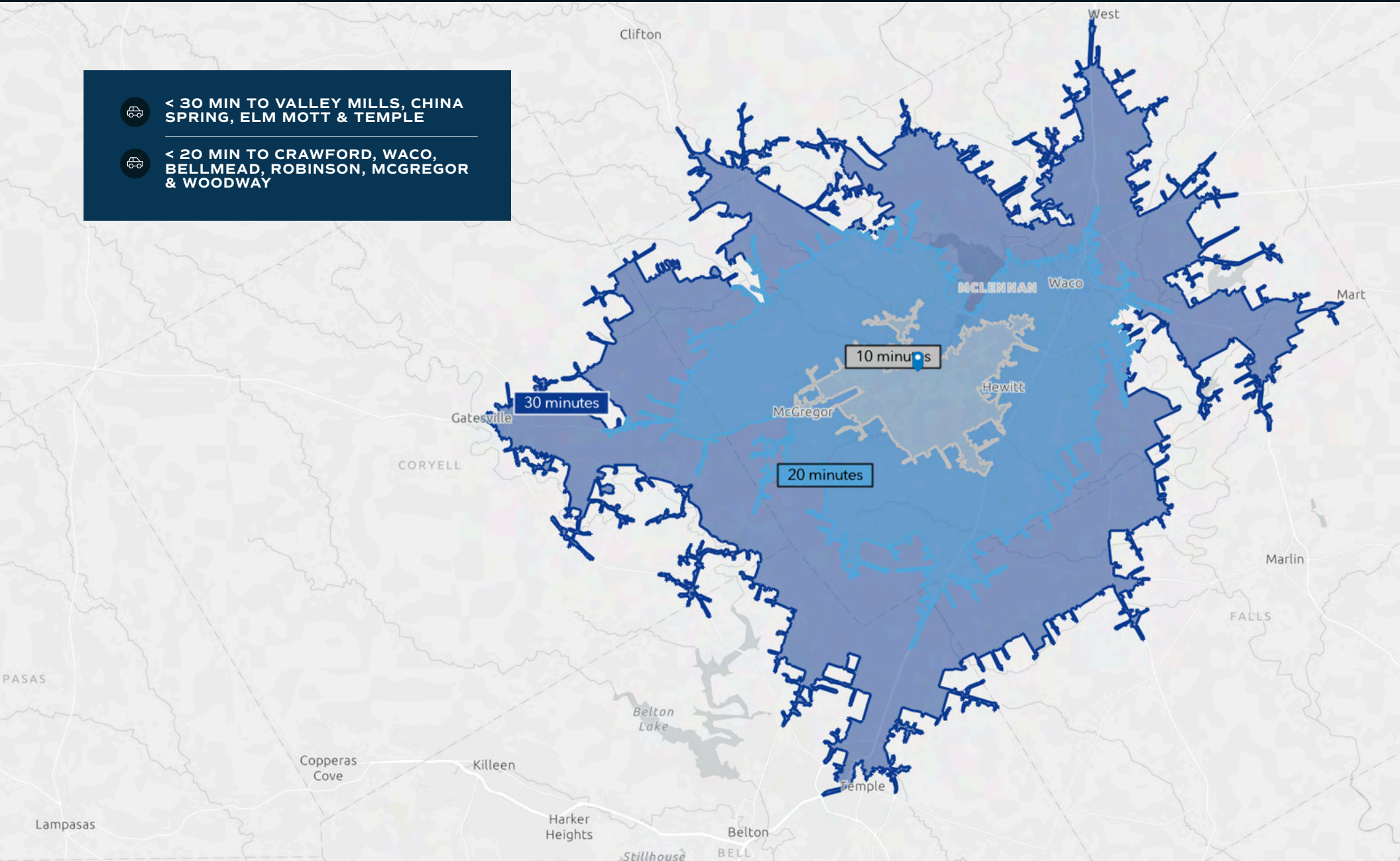
# DRIVE TIMES



< 30 MIN TO VALLEY MILLS, CHINA SPRING, ELM MOTT & TEMPLE



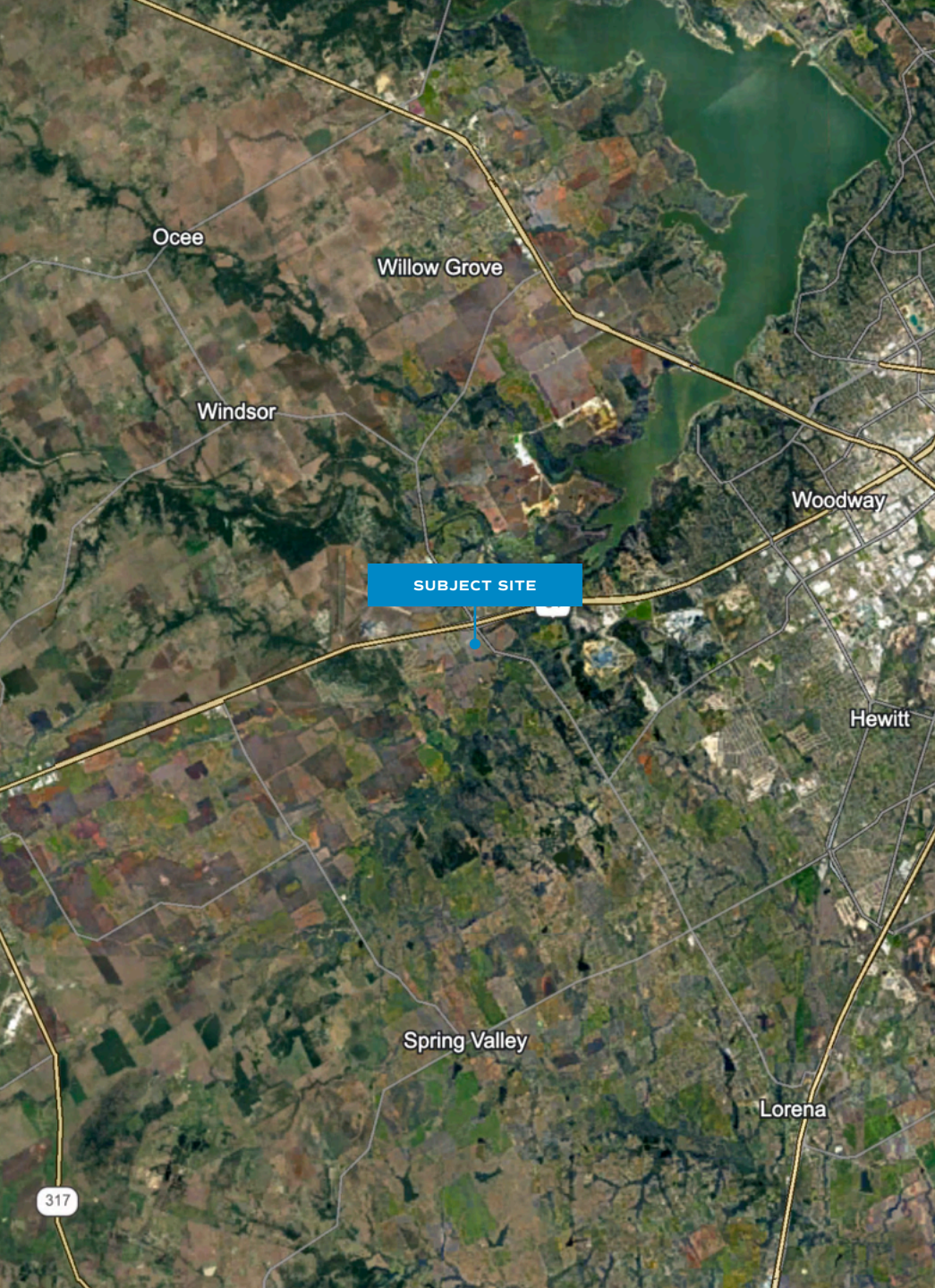
< 20 MIN TO CRAWFORD, WACO, BELLMEAD, ROBINSON, MCGREGOR & WOODWAY



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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.

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

Date \_\_\_\_\_