



CLAY FULLER

203 DOUGLAS AVE, WOODWAY, TX 76712

12,480+/- SF | 1.19+/- Acres

FOR SALE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER APEX, REALTORS



PROPERTY OVERVIEW

203 Douglas Ave is a 12,480+/- SF commercial office/flex facility located in Woodway, Texas within the Waco MSA's highly established and desirable service corridor. The property offers a clean, professional appearance with quality construction, functional improvements, and a flexible layout well suited for a variety of office, contractor, service, and owner-user applications.

The facility includes approximately 7,480+/- SF of Class A office space and 5,000+/- SF of conditioned warehouse space, creating an efficient combination of front-office functionality and operational flexibility. The property is especially attractive for HVAC, plumbing, electrical, roofing, engineering, construction, and professional service companies seeking a centrally located and well-maintained facility. Positioned just minutes from Highway 84 and Interstate 35, the property provides excellent regional connectivity throughout the Waco market and surrounding Central Texas communities. Opportunities to acquire quality office/flex assets in this submarket are limited, making this a compelling opportunity for both owner-users and investors.

PROPERTY HIGHLIGHTS

LOCATION

203 Douglas Ave, Woodway, TX 76712

PROPERTY TYPE

Industrial | Office

MARKET

Woodway

SUBMARKET

West Waco

ZONING

C-1

AVAILABLE SPACE

Total: 12,480+/-SF

Office Space: 7,480+/- SF

Conditioned Warehouse Space: 5,000+/- SF

LOT SIZE

1.19+/- Acres

ASKING PRICE

Call for Pricing



Clay Fuller

clay@cromwellcommercialgroup.com



PROPERTY SUMMARY

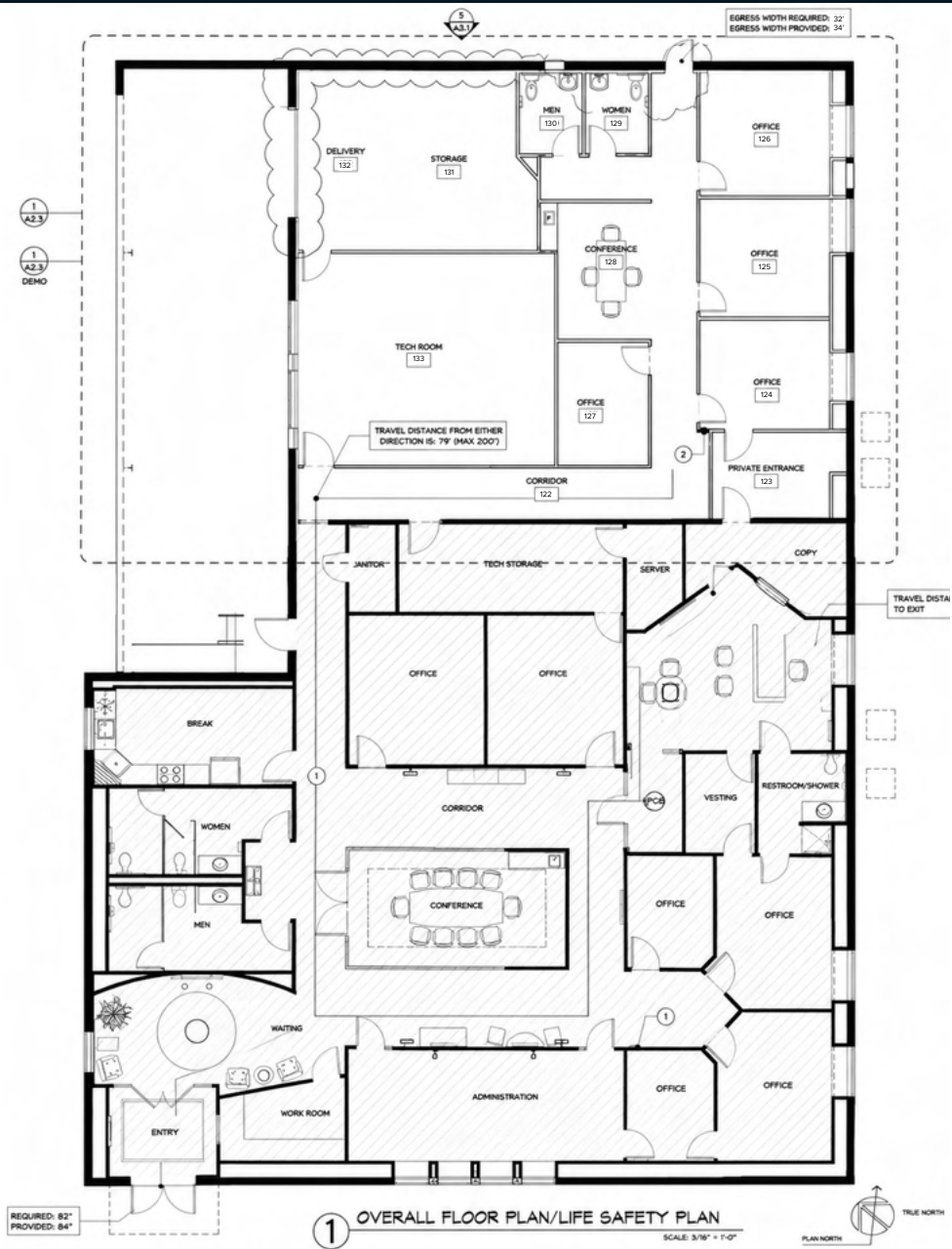
- Functional owner-user or investment opportunity featuring approximately 7,480+/- SF of Class A office space and 5,000+/- SF of conditioned warehouse space. Ideal for contractor operations, service companies, light distribution, automotive service, storage, medical/service conversion, or specialty commercial use subject to zoning
- Well-maintained commercial asset with quality construction and strong curb appeal
- Flexible office/warehouse configuration suitable for contractor and professional service users
- Conditioned warehouse space ideal for operational or storage needs
- Excellent access to Highway 84, Loop 340, Texas Central Parkway, Hewitt Drive, and Interstate 35
- Centrally located within one of Waco's most desirable commercial service corridors
- Ample covered parking and adaptable layout for multiple business configurations



PHOTO GALLERY



FLOOR PLAN





SUBJECT
PROPERTY



Click to view property

DOUGLAS AVE

BOUNDARY LINES ARE APPROXIMATE



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HIGHWAY 84 | 52,628 VPD

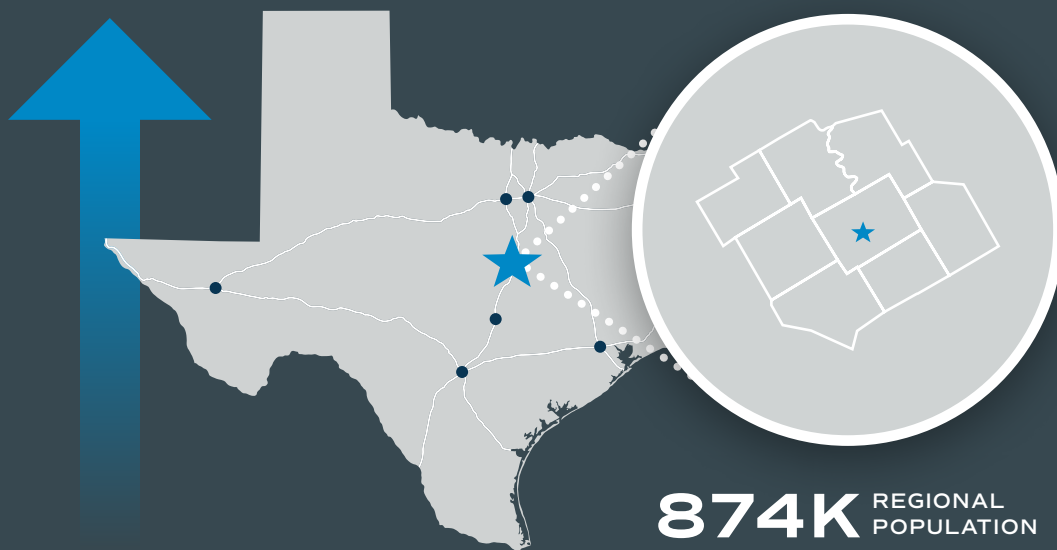
BROAD AVE

DOUGLAS AVE

SUBJECT
PROPERTY

BOUNDARY LINES ARE APPROXIMATE





REGIONAL HIGHLIGHTS

TRAVEL

2021 Direct Impact

Visitors

1.7 million, 45% increase

Hotel Occupancy

Over 1 million rooms booked | 2nd highest in TX

Travel Spending

\$100 million

Employment

5,800 jobs

TOURISM

Magnolia Market

Waco's #1 tourist draw

2022 Visits

621 thousand visits

EDUCATION

Colleges/Universities

5 in/near Waco

Baylor University

20,709 enrolled 08/22

13th largest university in Texas

COST OF LIVING

Groceries

92.4

Utilities

97.2

Transport

72.3

Healthcare

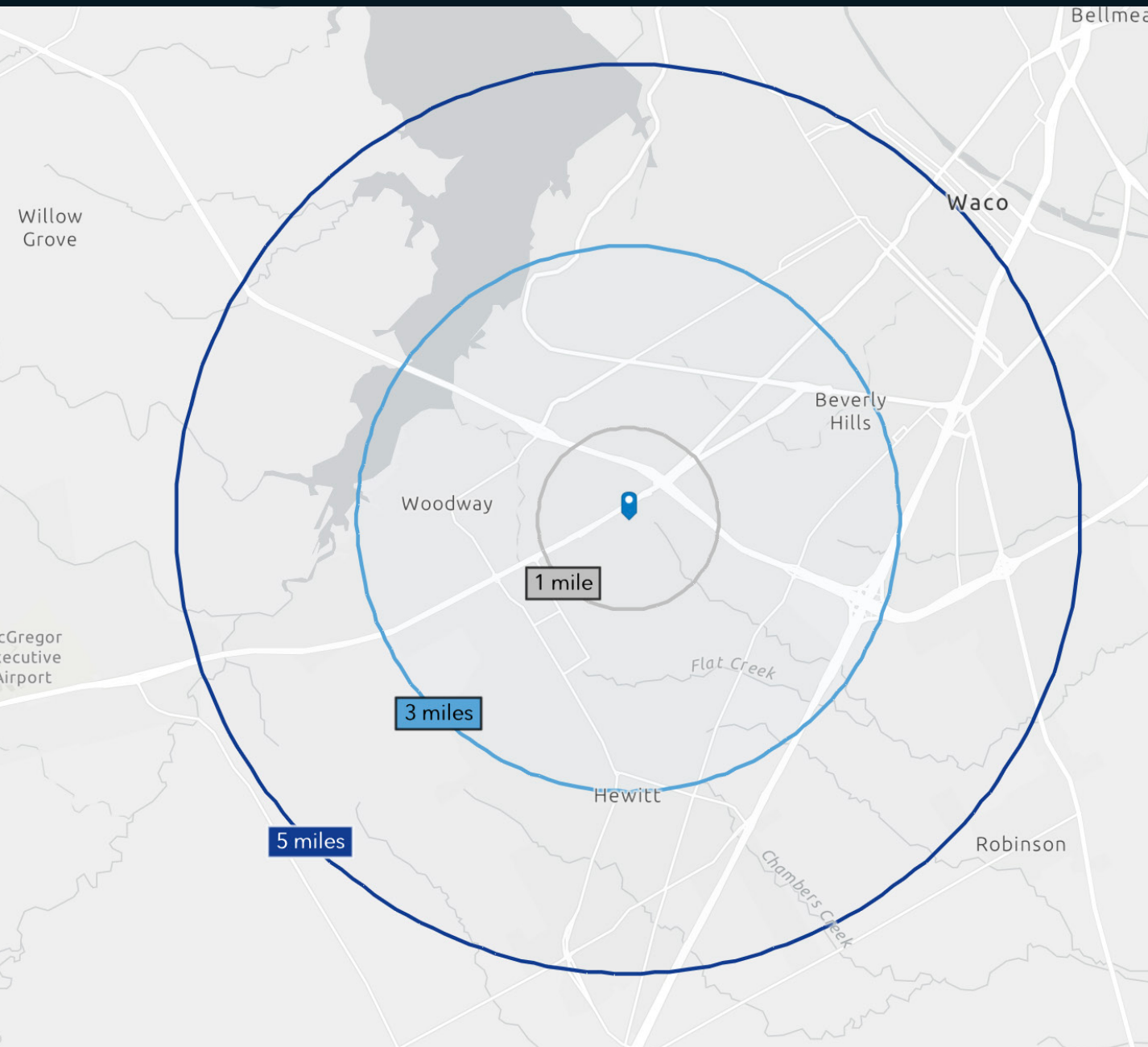
101

"Earning...**\$35,000 in Waco** [is] equivalent [to]
\$44,132 in Dallas or **\$45,652 in Austin**."



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DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	4,143	46,062	112,312
2020 Population	4,307	53,126	125,736
2025 Population	4,408	53,450	128,525



Median Age
39.1

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	1,765	19,043	42,635
2020 Households	1,772	21,121	48,007
2025 Households	1,873	21,874	50,560

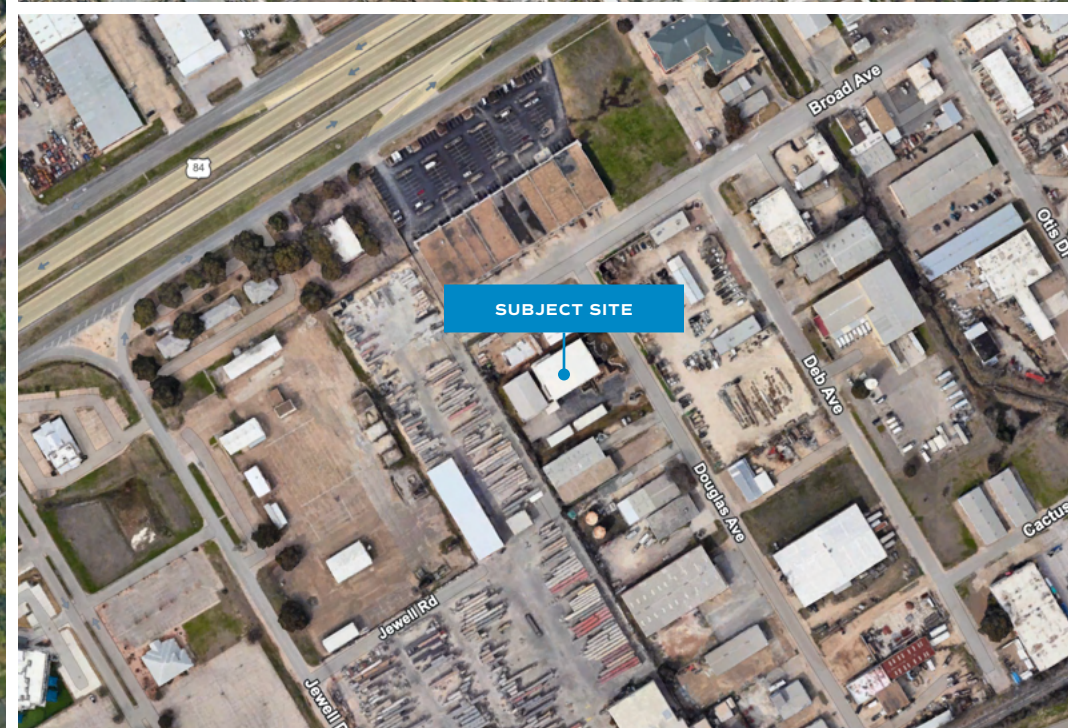
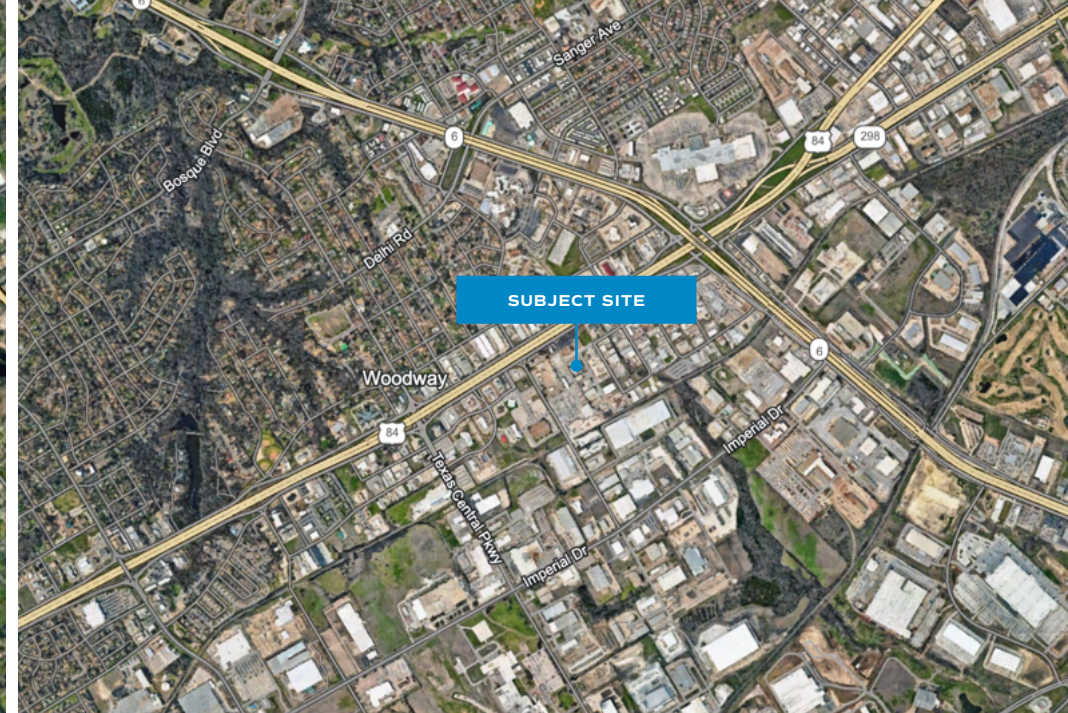
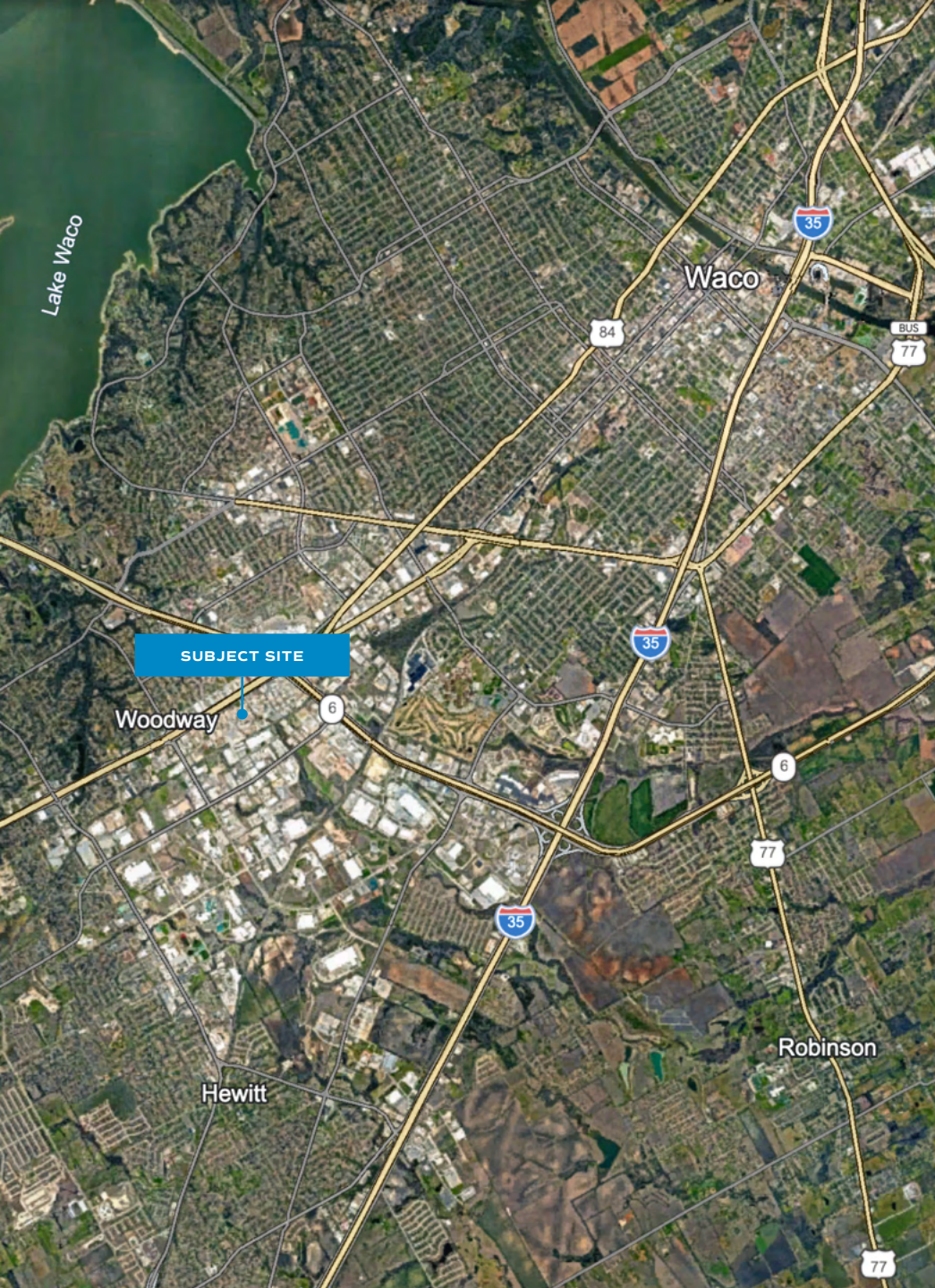
MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$64,074	\$67,796	\$64,174

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$77,803	\$92,614	\$86,770





CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



CLAY FULLER

C: 512.774.9701

O: 254.313.0000

E: clay@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



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.

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
Lori Arnold	323729-B	lori@cbapex.com	254-313-0000
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