



H. BLAND CROMWELL CCIM, SIOR

WADE SIVESS

624 TEXAS CENTRAL PARKWAY, WOODWAY, TX 76712

95,000+/- SF

FOR LEASE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



BOUNDARY LINES ARE APPROXIMATE

PROPERTY OVERVIEW

Located on Texas Central Parkway in Woodway, TX, this 95,000+/- SF industrial building offers a versatile combination of fully heated and partially cooled space within a fully sprinklered facility. The property features extensive dock and grade level loading across three sides of the building. 15'6" clear height, and 2+/- acres of potential yard space, making it well suited for distribution, manufacturing, or logistics use. Front office and break room space is also included. Situated near US-84, the site offers convenient regional access and strong visibility in the Waco Market.

- 15'6" Clear Height
- 9 Dock High Doors (rear)
- 1 Grade Level & 2 Dock High Doors (front)
- 2 Large Grade Level Doors (side)
- 3 Phase Power
- Fully Sprinklered
- Large Break Room & Front Office Space
- 2+/- Acres of potential yard space
- Ample parking, front and rear
- Central location near US-84 on Texas Central Parkway

PROPERTY HIGHLIGHTS

PROPERTY

624 Texas Central Parkway, Woodway, TX 76712

PROPERTY TYPE

Industrial

MARKET

Woodway, TX

SUBMARKET

Texas Central Industrial Park

ZONING

M-2 Light Industrial

AVAILABLE SPACE

95,000+/- SF

LEASE RATE

\$7 PSF



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PHOTO GALLERY



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INTERSTATE
35

merrick

KINGSDOWN

HOLT
MANUFACTURING

hello
oleg

VERSALIFT

Baker
Distributing Co.

SUBJECT
PROPERTY

Ventran
TRANSFORMERS

MARS
WRIGLEY

PCF
PACKAGING CORPORATION OF AMERICA

abbvie

Refresco

SSG

SpareBox
STORAGE

TEXAS CENTRAL PKWY | 10,065 VPD

 Click to view property

BOUNDARY LINES ARE APPROXIMATE

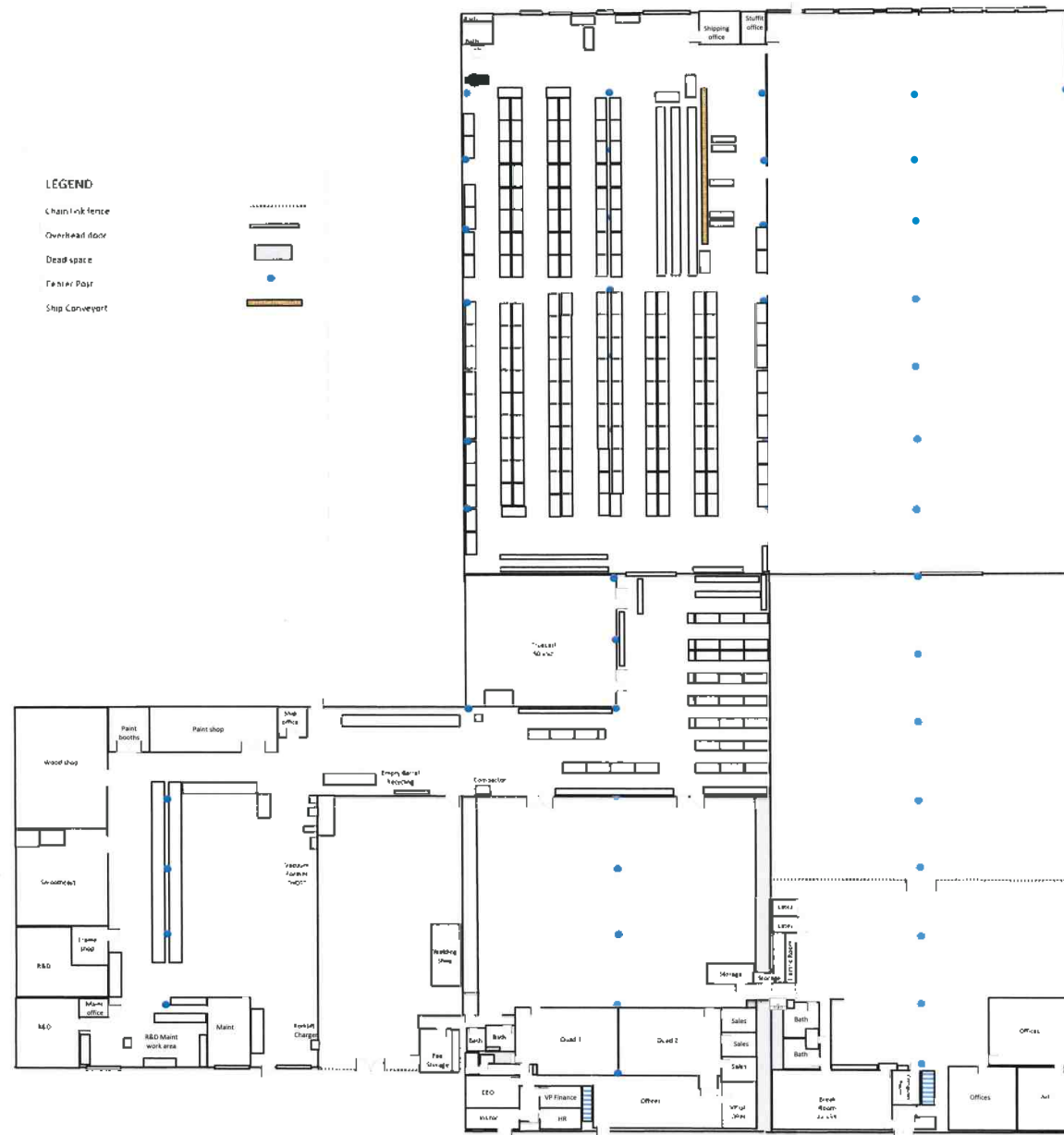


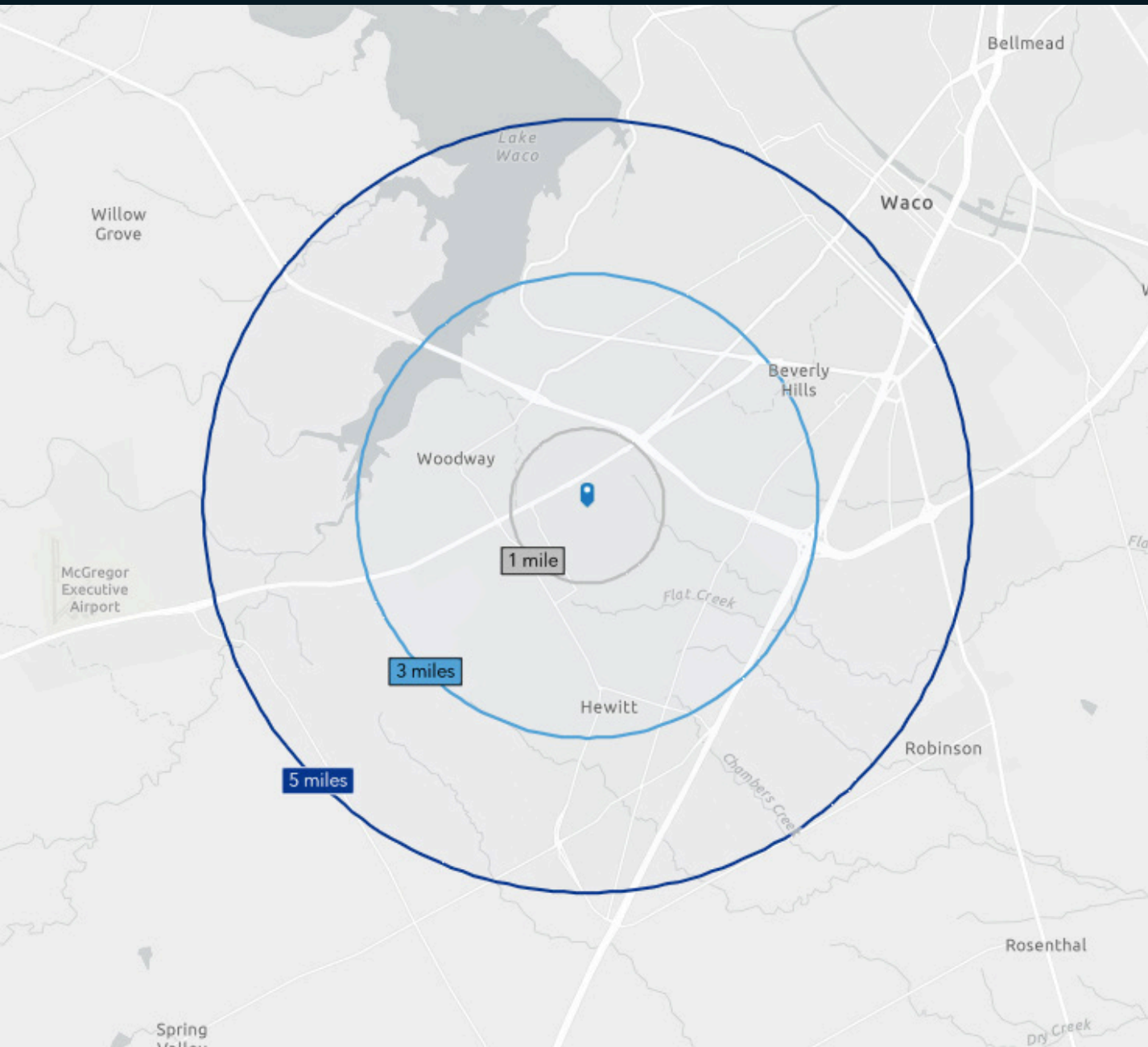
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FLOOR PLAN





DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	2,810	42,146	100,182
2020 Population	2,819	49,398	112,391
2025 Population	2,858	50,163	115,601



Median Age
39.9

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	1,145	17,391	38,271
2020 Households	1,147	19,699	42,929
2025 Households	1,185	20,550	45,477

MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$69,622	\$72,216	\$69,200

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$90,384	\$97,044	\$92,958



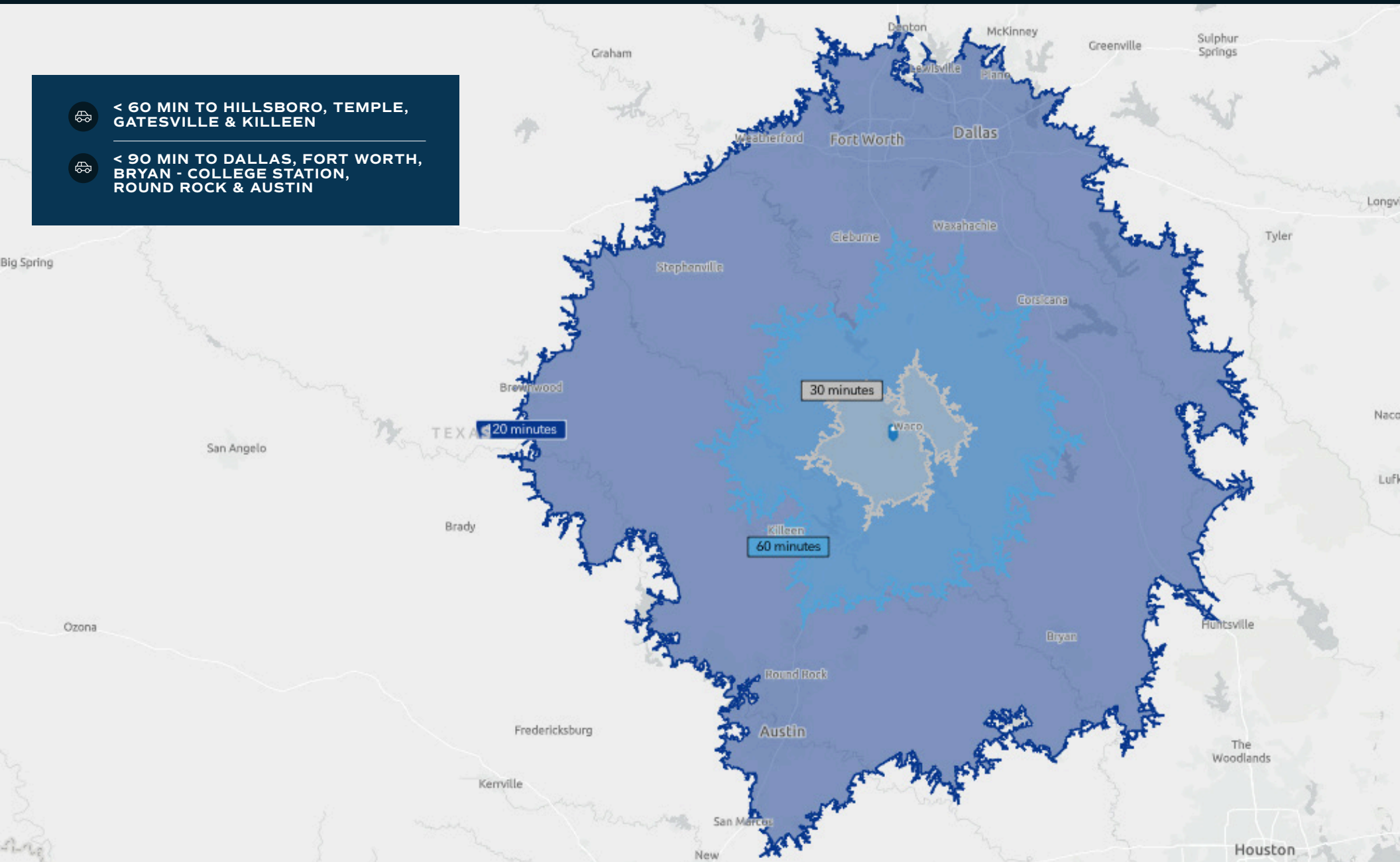
DRIVE TIMES



**< 60 MIN TO HILLSBORO, TEMPLE,
GATESVILLE & KILLEEN**

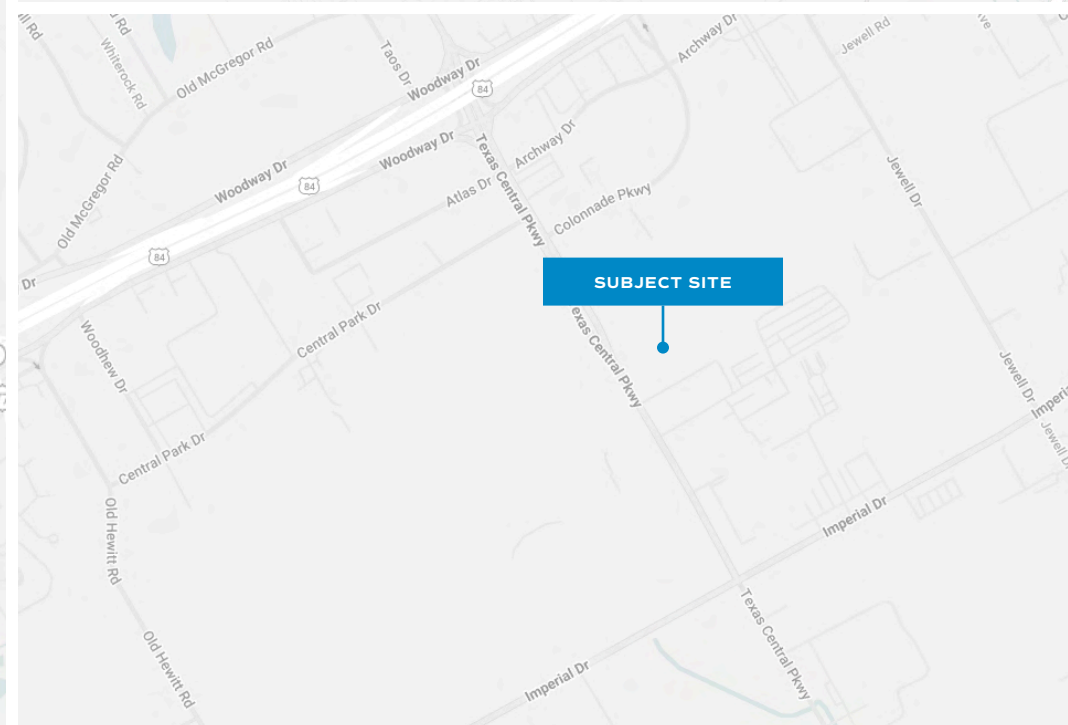
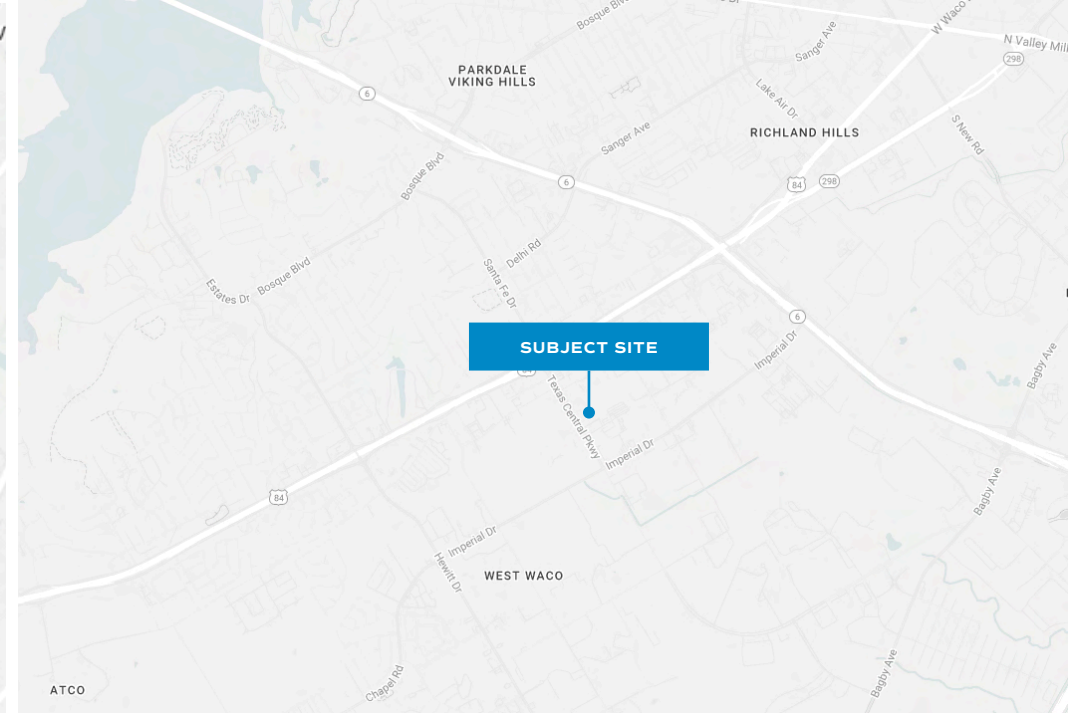
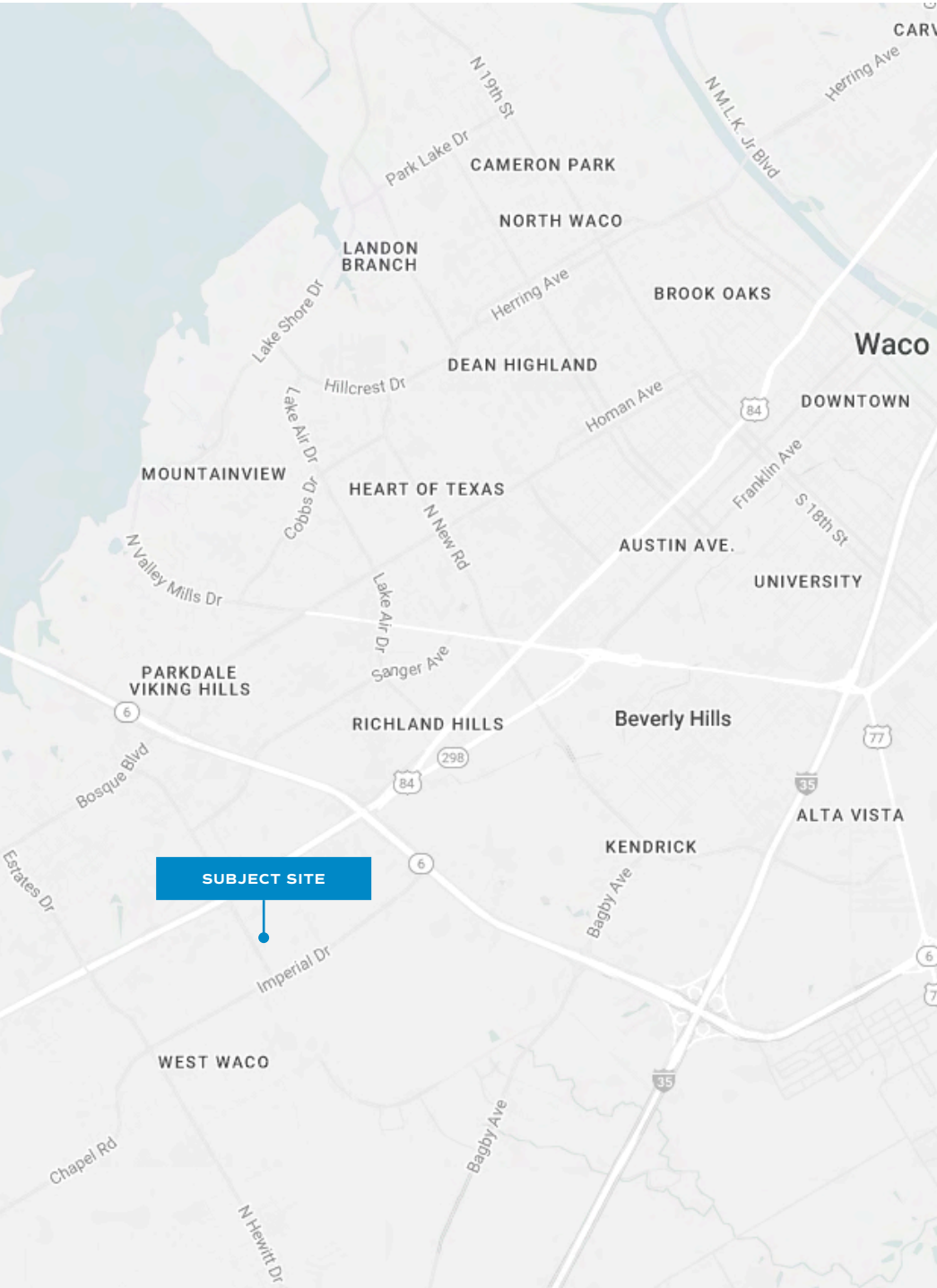


**< 90 MIN TO DALLAS, FORT WORTH,
BRYAN - COLLEGE STATION,
ROUND ROCK & AUSTIN**



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PRESENTED BY:



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11-03-2025



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