

GREGG GLIME CCIM, SIOR | **CLAY FULLER** | **CALEB LOUDAMY**

NORTHSIDE INDUSTRIAL PARK
S McLennan Loop, Elm Mott, TX 76640
1,295 - 9,221+/- SF

FOR LEASE

CROMWELL
COMMERCIAL GROUP

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PROPERTY OVERVIEW

Northside Industrial Park is strategically positioned adjacent to I-35, with a loop road connecting to I-35 allowing for easy access. The park features many buildings suitable for warehouse, distribution, manufacturing, or flex space with a strong co-tenancy throughout.

- 10-14’ overhead doors
- 3-phase power
- Yard space available
- Office space throughout each building

PROPERTY HIGHLIGHTS

PROPERTY
Northside Industrial Park

LOCATION
S McLennan Loop, Elm Mott, TX 76640

PROPERTY TYPE
Industrial

ZONING
ETJ

MARKET
I-35 Adjacent

AVAILABLE SPACE
1,295 - 9,221+/- SF

LEASE RATE
$6.00 - $9.00/SF | Call for Pricing

NNN
$1.45/SF

LAYDOWN YARD
Up to 2.6+/- acres available

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AVAILABILITY

UNIT	SIZE
156	3,826 SF
169B	1,295 SF
228/232	9,221 SF
235	6,257 SF
244	7,636 SF
353	5,212 SF
365	3,932 SF



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PHOTO GALLERY













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WACO WORKFORCE DEMOGRAPHICS

Greater Waco's diverse economic base fuels long-term stability and opportunity. The Waco Chamber's Strategic Economic Development Plan targets five high-opportunity sectors: Advanced Manufacturing, Aerospace & Defense, Supply Chain Management, Health Care, and Professional & Financial Services. With strong infrastructure, workforce development, and coordinated business recruitment, Greater Waco is primed for sustainable growth and investment.

McLennan County, anchored by Waco, sits along the I-35 corridor—midway between Dallas-Fort Worth and Austin.

- Within 200 miles of all major Texas metros
- Direct access to I-35 and regional airports
- Offers extensive industrial space at Texas Central Park, Waco International Aviation Park, and Waco Regional Airport Industrial Park

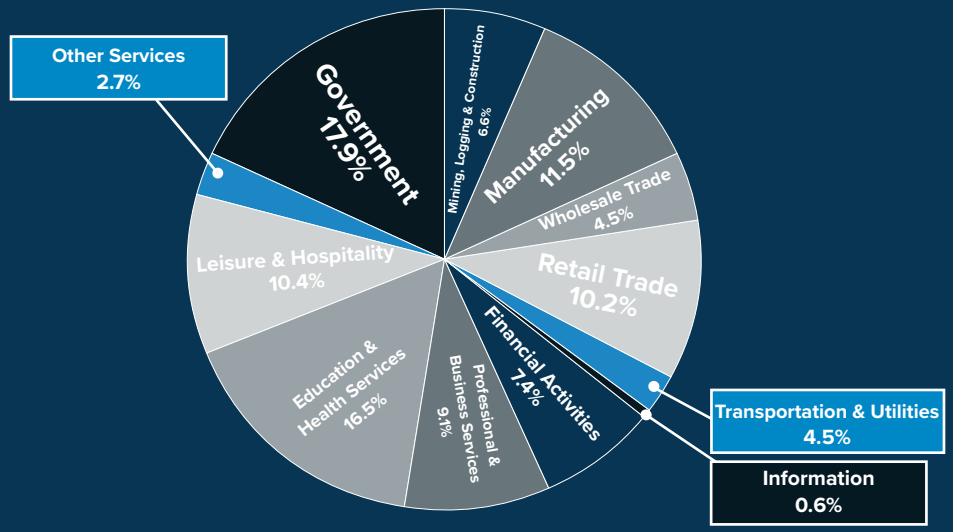
Waco is the region's leading industrial and commercial center, driving consistent growth and investment.

- Balanced economy with strong manufacturing and food production sectors
- Major employers include Allergan, Cargill, L-3, Mars, Pilgrim's Pride, and Sanderson Farms

Growing workforce and talent pipeline:

- 400,000+ labor force in McLennan County
- 1.5% annual population growth
- 75,000 students within a 60-minute drive

EMPLOYMENT BY INDUSTRY



REGIONAL HIGHLIGHTS

TRAVEL

Top-5 Ranked Texas Travel Destination

Visitors
Over 4 Million Tourists Annually

Hotel Occupancy
Over 1 Million Rooms Booked Annually

Travel Spending
$100 Million Annually

EMPLOYMENT GROWTH

Over 140,000 jobs and growing
1.7% Job Growth - Aligned with National Trends

EDUCATION

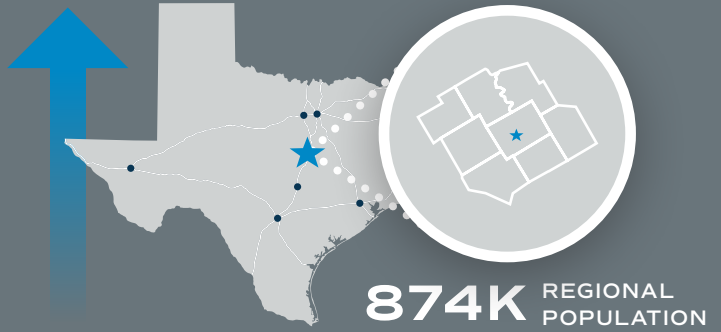
Colleges/Universities
5 in/near Waco

Baylor University
19,858 enrolled Fall 2025
13th largest university in Texas

COST OF LIVING

Groceries	**Utilities**
92.4	97.2
Transport	**Healthcare**
72.3	101

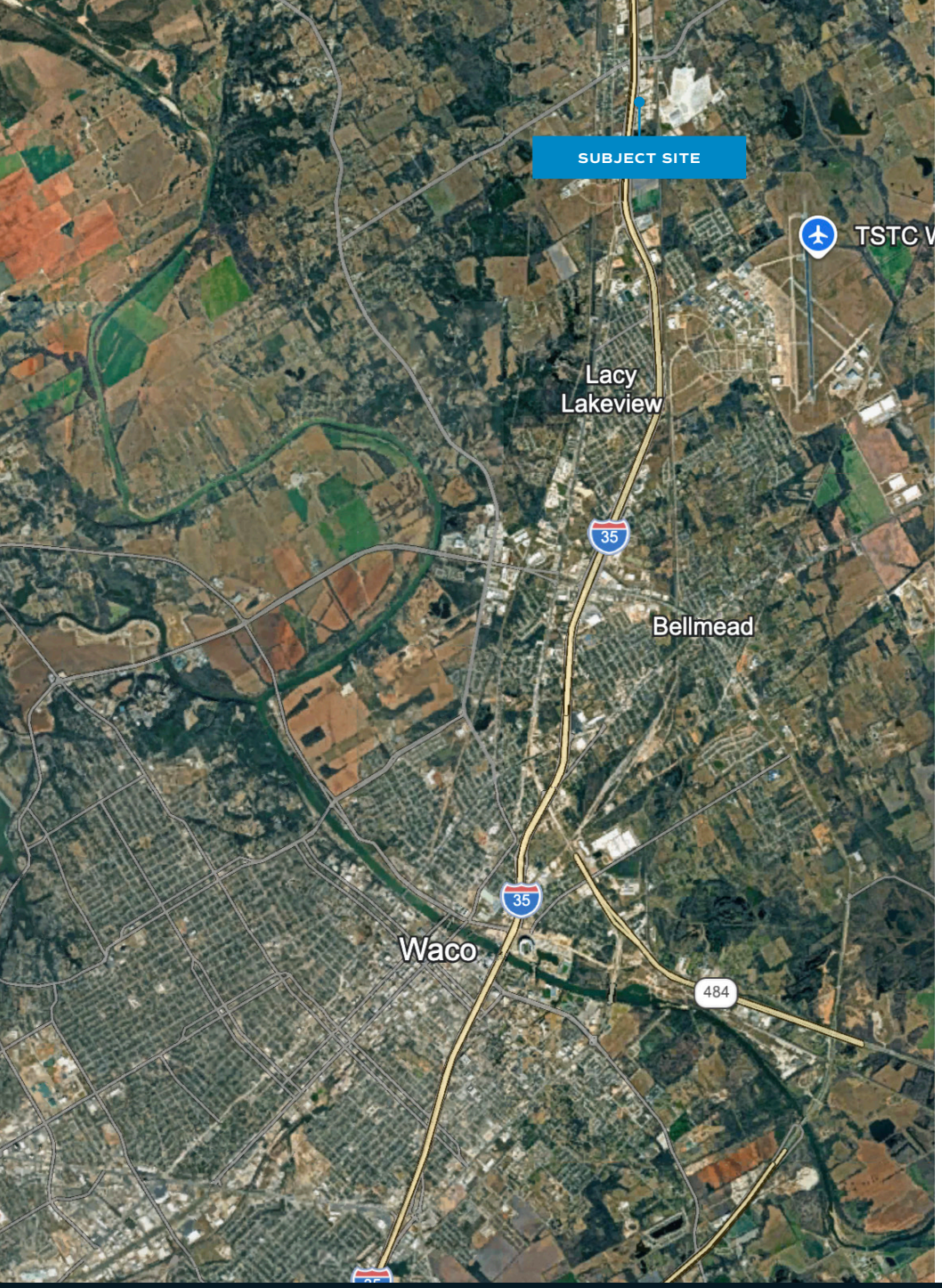
"Earning...**$35,000 in Waco** [is] **equivalent [to] $44,132 in Dallas** or $45,652 in Austin.

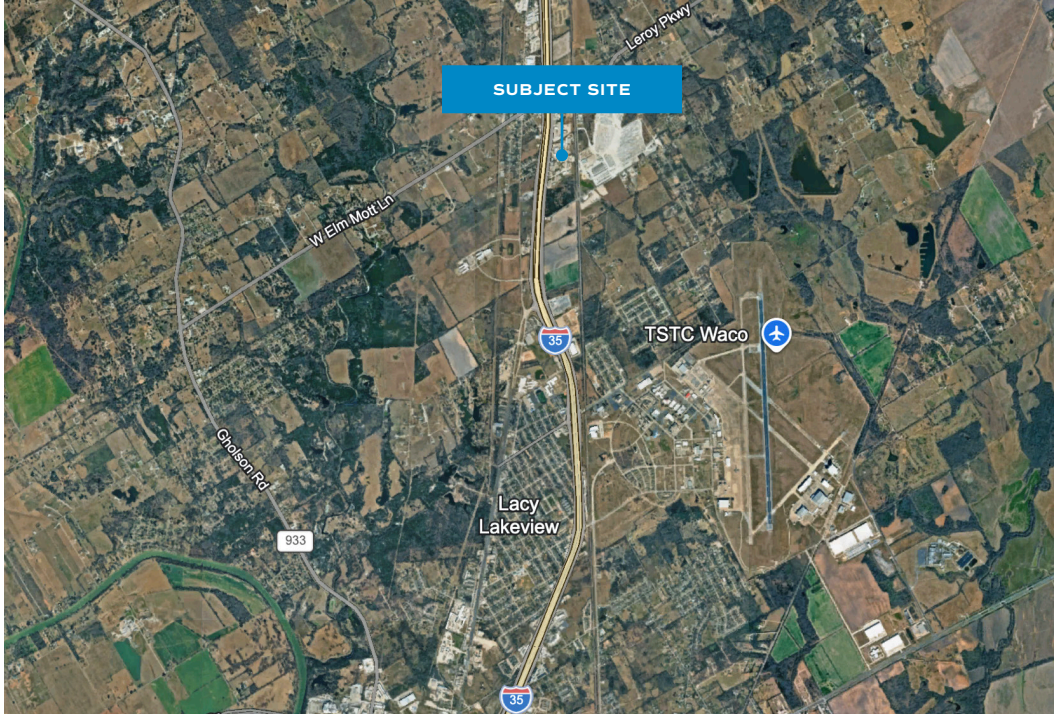


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11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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 _____