

LUKE HOLLER | CLAY FULLER | JORDAN BEARD SIOR

TBD SUN VALLEY BLVD, ROBINSON, TX 76706

653,450+/- SF | 66+/- Acres | 4 Buildings

FOR LEASE

FRONTIER REAL ESTATE PARTNERS | CROMWELL COMMERCIAL GROUP

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PROPERTY OVERVIEW

Cromwell Commercial Group is pleased to present Sun Valley Crossing Industrial Park alongside Frontier Real Estate Partners, a new Class-A industrial park offering small-bay, mid-bay, and big-box product with fenced-and-secured truck courts and yard areas.

- Four Buildings
- Concrete Tilt-Wall
- 74,200-369,600+/- SF Availability
- In the heart of the Texas Triangle, midway between DFW and Austin on I-35, and Houston via Hwy 6
- Located in the Robinson Industrial Park on the south side of the Waco MSA

Sun Valley Crossing

LOCATION
Sun Valley Blvd., Robinson, TX 76706

MARKET
Waco MSA

SUBMARKET
Central Texas I-35 Corridor

PROPERTY TYPE
Industrial

ZONING
Industrial

ACREAGE
66+/- Acre Site

PARK SITE
653,450+/- SF

AVAILABILITY
4 Buildings | 74,200 - 369,600+/- SF

LEASE RATE
Call for Pricing

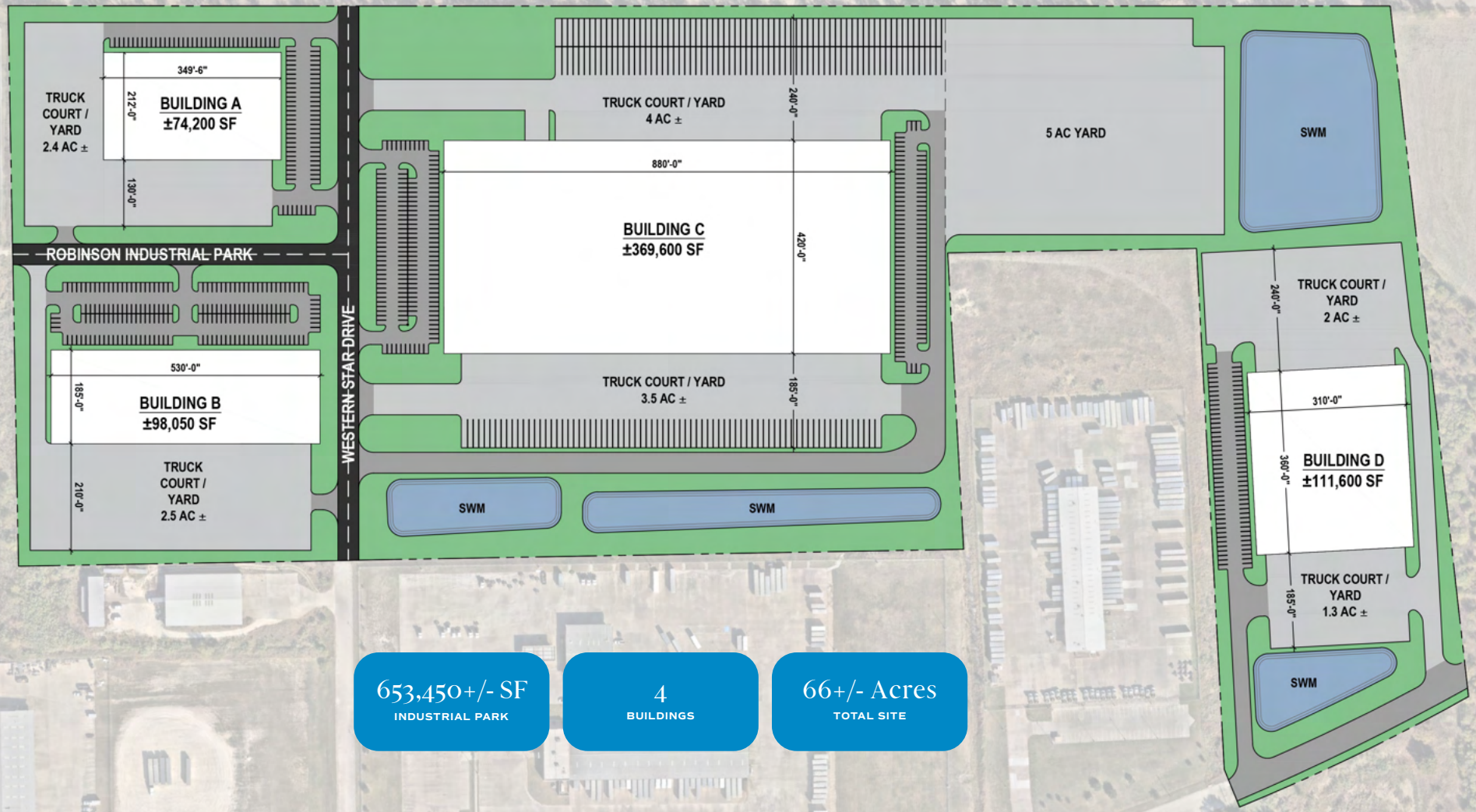
ADJACENT TENANTS & USERS

AMAZON	WALMART	FEDEX
XPO	SAIA	CATERPILLAR
COCA-COLA	GRAPHIC PKG.	ELECTROLIT
TRACTOR SUPPLY	HOLT-CAT	+MORE

LOCATION & ACCESS



PARK SUMMARY



653,450+/- SF
INDUSTRIAL PARK

4
BUILDINGS

66+/- Acres
TOTAL SITE

PARK OVERVIEW

653,450+/- SF	4	66+/- Acres
INDUSTRIAL PARK	BUILDINGS	TOTAL SITE

BUILDING	SIZE	CLEAR HEIGHT	TRUCK COURT	FIRE PROTECTION	CONCRETE YARD AREA	ROOF TYPE
BUILDING A	74,200+/- SF	32’	130’	ESFR	2.4+/- Acres	60 mil - TPO - R25
BUILDING B	98,050+/- SF	32’	210’	ESFR	2.5+/- Acres	60 mil - TPO - R25
BUILDING C	369,600+/- SF	36’	185-240’	ESFR	12.5+/- Acres	60 mil - TPO - R25
BUILDING D	111,600+/- SF	32’	185-240’	ESFR	3.3+/- Acres	60 mil - TPO - R25
TOTAL PARK	**653,450+/-**	**32’ - 36’**	**Full-Size**	**ESFR**	**20.7+/- Acres**	**60 mil - TPO - R25**

PRELIMINARY - *Building sizes, parking courts and yard areas per preliminary site plan; subject to change*

PARK-WIDE STANDARDS

Construction Specifications

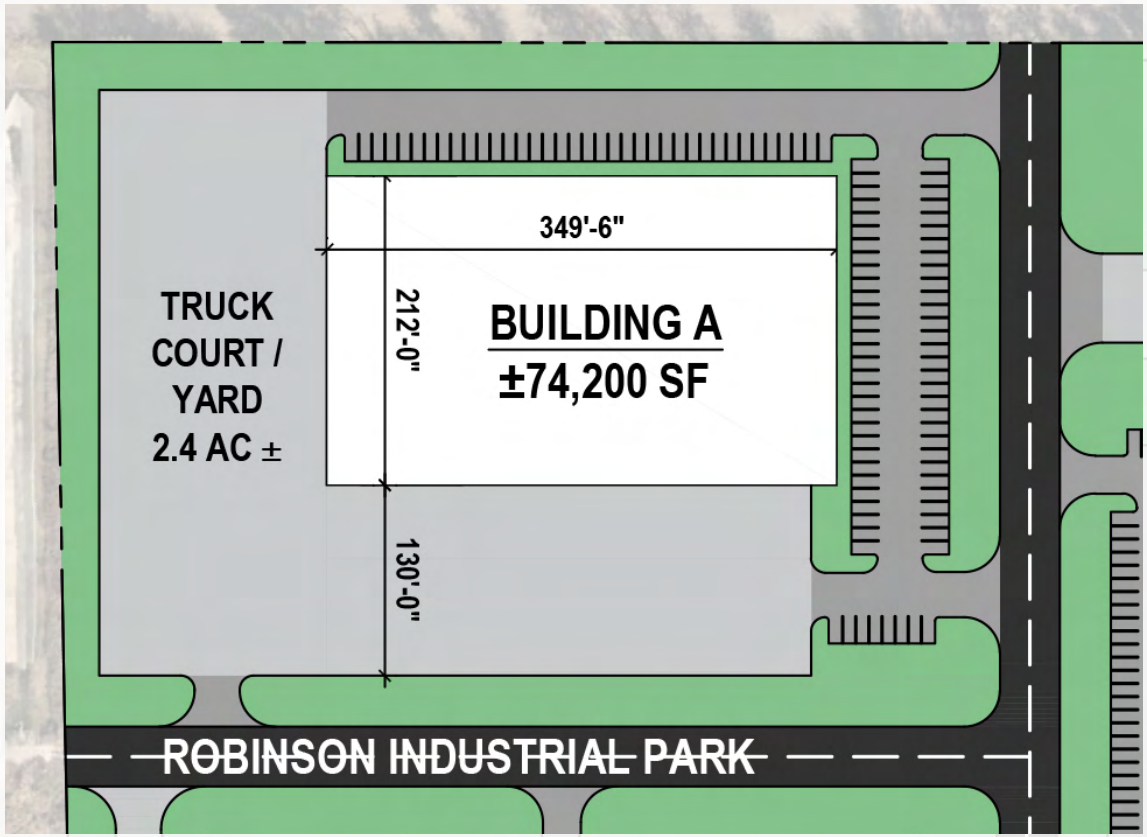
BUILDING CONSTRUCTION	Concrete Tilt-Wall
ROOF SYSTEM	60 mil - TPO - R-25
CLEAR HEIGHT	32’ - 36’
FIRE PROTECTION	ESFR
INTERIOR LIGHTING	30 FC LED
CONCRETE SLAB	6”
DOCK DOORS	Dock High Loading Throughout
DOCK EQUIPMENT	6’ x 8’ (40k lb)
DRIVE-IN DOORS	12’ x 14’ (Ramps); 14’ x 16’ (Grade Level)
CLERESTORY WINDOWS	Included Throughout

Site & Project Information

TOTAL PARK SITE	653,450+/- SF
TOTAL SITE AREA	66+/- Acres
BUILDING COUNT	4 Buildings
BUILDING SIZES	74,200 - 369,600+/- SF
YARD AREAS	Included Throughout
ZONING	I - Industrial
JURISDICTION	City of Robinson
UTILITIES	City of Robinson
DEVELOPER	Frontier Real Estate Partners
GENERAL CONTRACTOR	ARCO Murray

AVAILABILITY & TERMS - *Contact broker for current availability, pricing, and delivery schedule.*

BUILDING A



Building A

74,200+/- SF

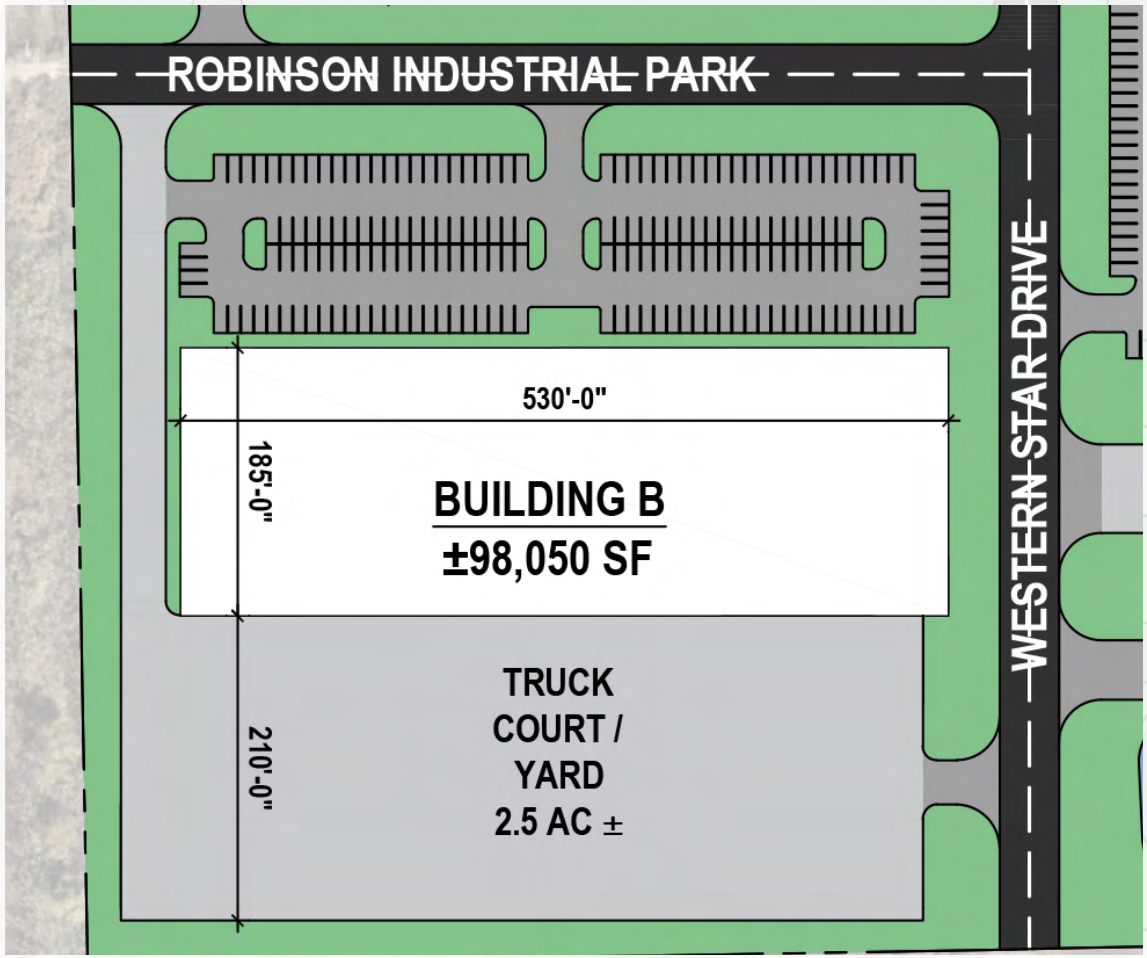
210' X 349.5' | REAR-LOAD | 2.4+/- ACRE YARD

32' CLEAR HEIGHT	18 DOCK DOORS
2 GRADE-LEVEL DOORS	105 CAR PARKS

BUILDING DIMENSIONS	212' x 349'-6"
TRUCK COURT DEPTH	130'
YARD AREA	2.4+/- Acre Concrete Yard
SITE ACCESS	Sun Valley Blvd
TYPICAL COLUMN SPACING	52' L x 50' D
SPEED BAYS	60'

DELIVERY: Q1 2028

BUILDING B



Building B

98,050+/- SF

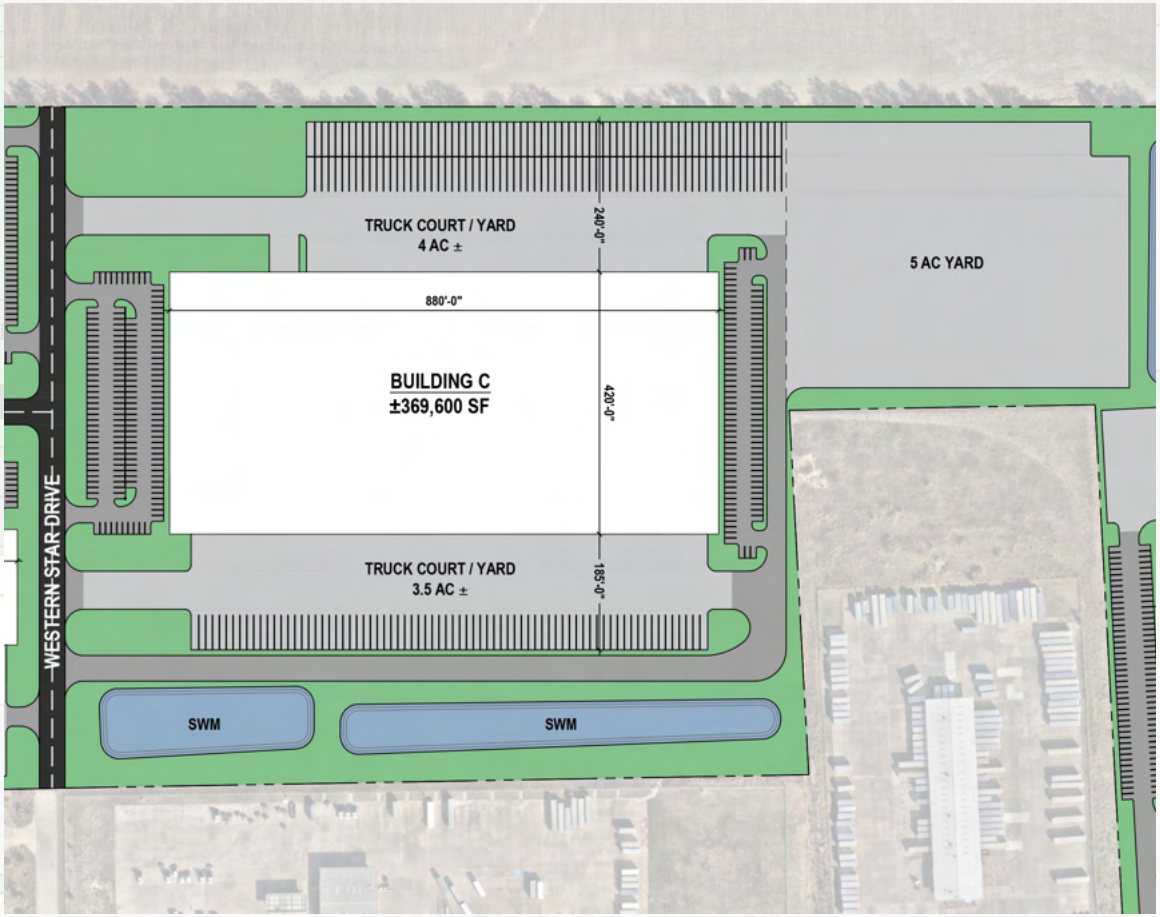
185' X 530' | REAR-LOAD | 2.5+/- ACRE YARD

32' CLEAR HEIGHT	29 DOCK DOORS
2 GRADE-LEVEL DOORS	188 CAR PARKS

BUILDING DIMENSIONS	185' x 530'
TRUCK COURT DEPTH	210'
YARD AREA	2.5+/- Acre Concrete Yard
SITE ACCESS	Robinson Industrial Park & Western Star Dr
TYPICAL COLUMN SPACING	52' L x 50' D
SPEED BAYS	60'

DELIVERY: Q1 2028

BUILDING C



Building C

369,600+/- SF

420' X 880' | REAR-LOAD | 12.5+/- ACRE YARDS

36' CLEAR HEIGHT	90 DOCK DOORS
215 (expandable) TRAILER STALLS	258 CAR PARKS
4 GRADE-LEVEL DOORS	

BUILDING DIMENSIONS	420' x 880'
TRUCK COURT DEPTH	185-240'
YARD AREA	5 Acres Additional
SITE ACCESS	Western Star Dr
TYPICAL COLUMN SPACING	52' L x 50' D
SPEED BAYS	60'

DELIVERY: Q1 2028

BUILDING D



Building D

111,600+/- SF

360' X 310' | REAR-LOAD | 3.3+/- ACRE YARDS

32' CLEAR HEIGHT	32 DOCK DOORS
4 GRADE-LEVEL DOORS	100 CAR PARKS

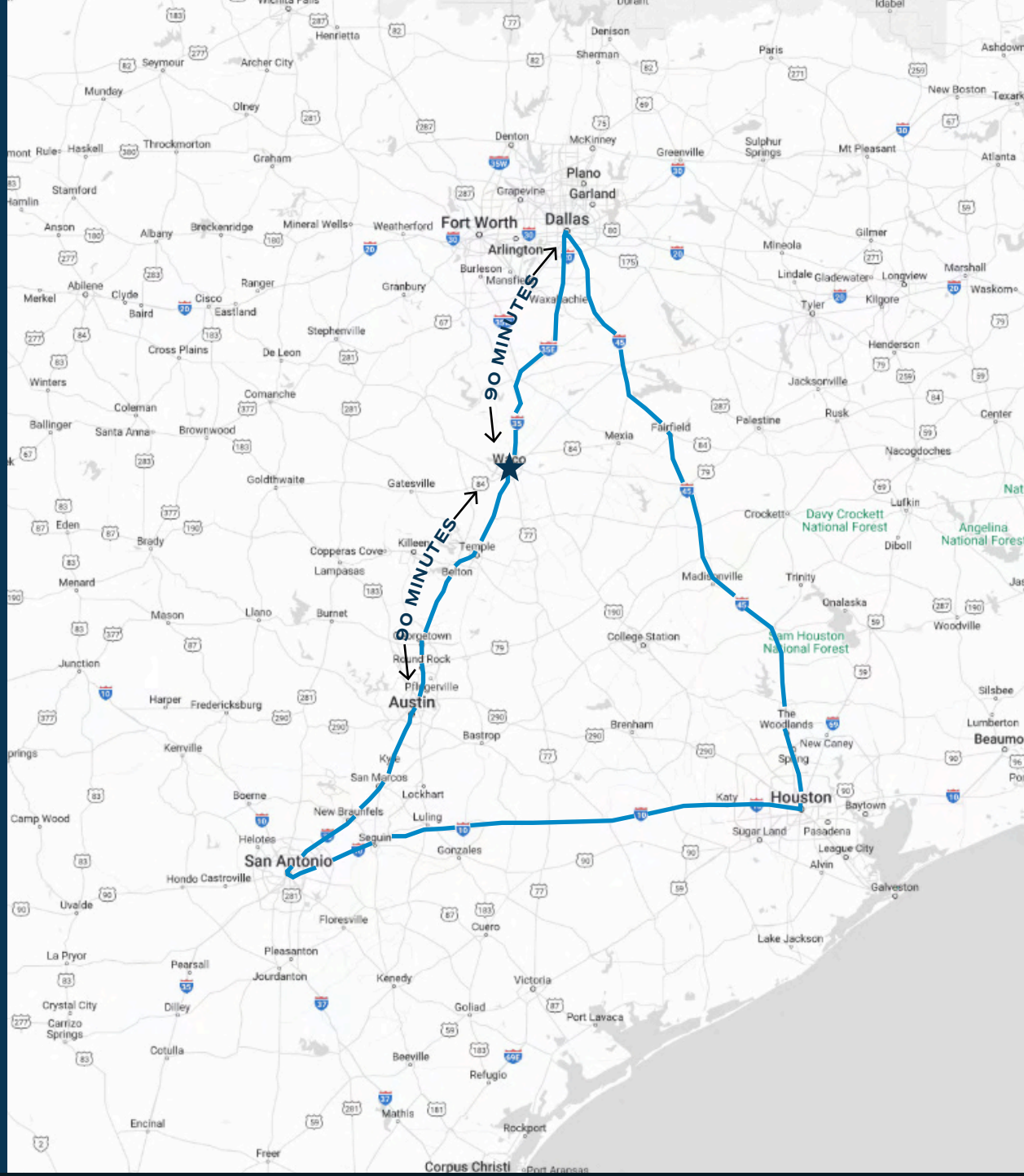
BUILDING DIMENSIONS	360' x 310'
TRUCK COURT DEPTH	185-240'
YARD AREA	1.3 & 2+/- Acre Concrete Yard
SITE ACCESS	Western Star Dr
TYPICAL COLUMN SPACING	52' L x 50' D
SPEED BAYS	60'

DELIVERY: Q1 2028

Central Texas Growth Corridor

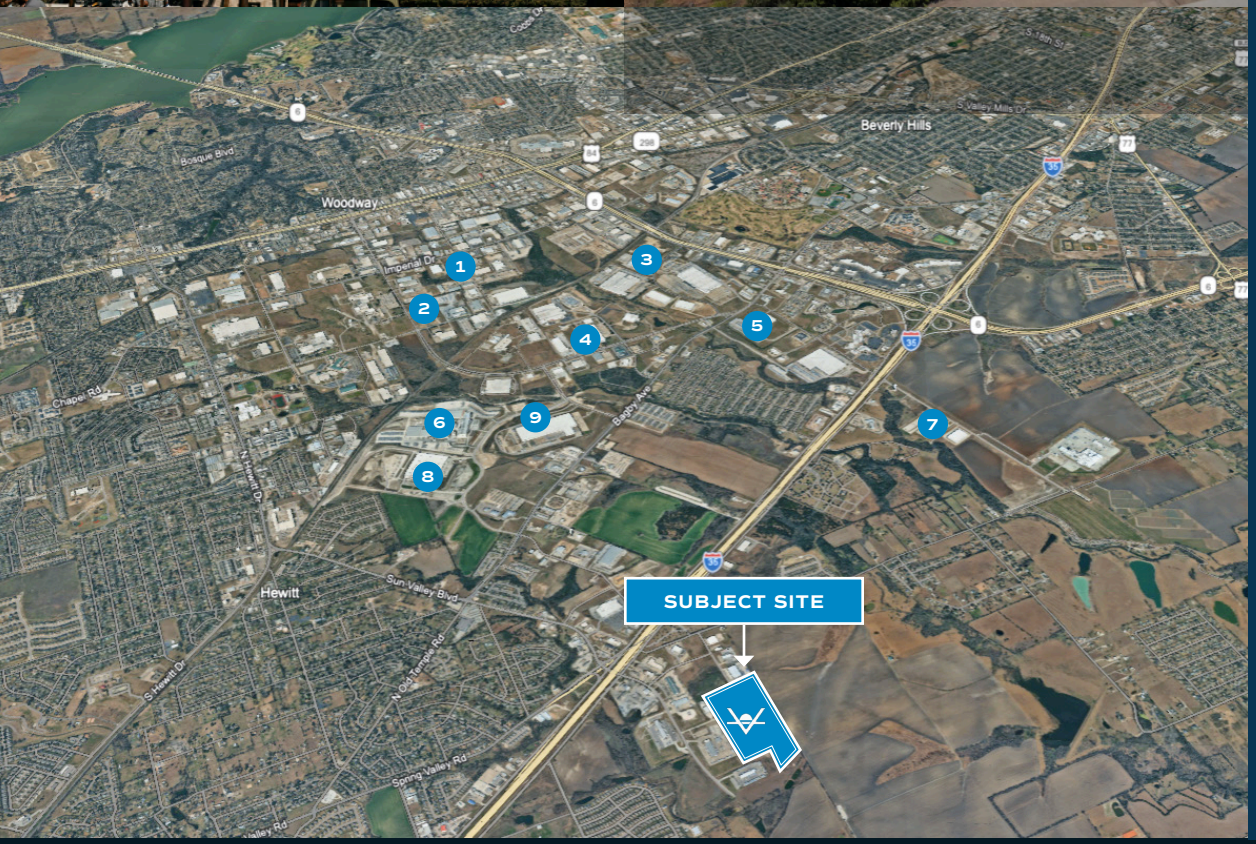
- Outstanding Distribution Location

- Centrally located within the Texas Triangle
  - The Texas Triangle contains the state's five largest cities and is home to over half of the state's population. Formed by the state's four main urban centers, Austin, Dallas-Fort Worth, Houston and San Antonio, connected by Interstate 45, Interstate 10, and Interstate 35.
- Close proximity to Interstate 35
- Waco's Economic Development and Sustainability
  - Centrally located in the Lone Star State, Waco's well-developed infrastructure is the foundation that supports a successful and effective business environment. The metro area constantly evolves to support the needs of local businesses, and has rich diversity, abundant natural resources, convenient location and numerous amenities. Waco is home to three industrial parks with thousands of acres of development potential, including Texas Central Park, Waco International Aviation Park and Waco Regional Airport Industrial Parks.









INDUSTRIAL MARKET SNAPSHOT

OVERVIEW

Waco has continued to see Capital Investment into our market strategically positioned around Waco's Industrial Parks.

RECENT MARKET ACTIVITY

Company	Capital Investment
1 - Stoughton Trailers	$15,000,000
2 - Uzin Utz	$34,000,000
3 - Polyglass USA Inc	$31,000,000
4 - Walmart	$380,000,000
5 - Amazøn	$20,000,000
6 - Graphic Packaging International	$1,026,000,000
7 - Metal Finishing Solutions	$20,000,000
8 - Electrolit	$400,000,000
9 - Envases International	$100,000,000

WACO'S INDUSTRIAL PARK

KINGSDOWN
HOWMET AEROSPACE
JESSUP
ALLERGAN
HELLO BELLO
FLEETWOOD
CATERPILLAR
L-3 COMMUNICATIONS
SHERWIN-WILLIAMS
AMERICAN STAR MATTRESS
CLARK MANUFACTURING
ZINKPOWER
ALCOM
TRANE
COCA-COLA
VERSALIFT
CLAYTON
FOAMTEC
UZIN UTZ
BRANDT

For more Economic Growth and Investment information CLICK HERE.

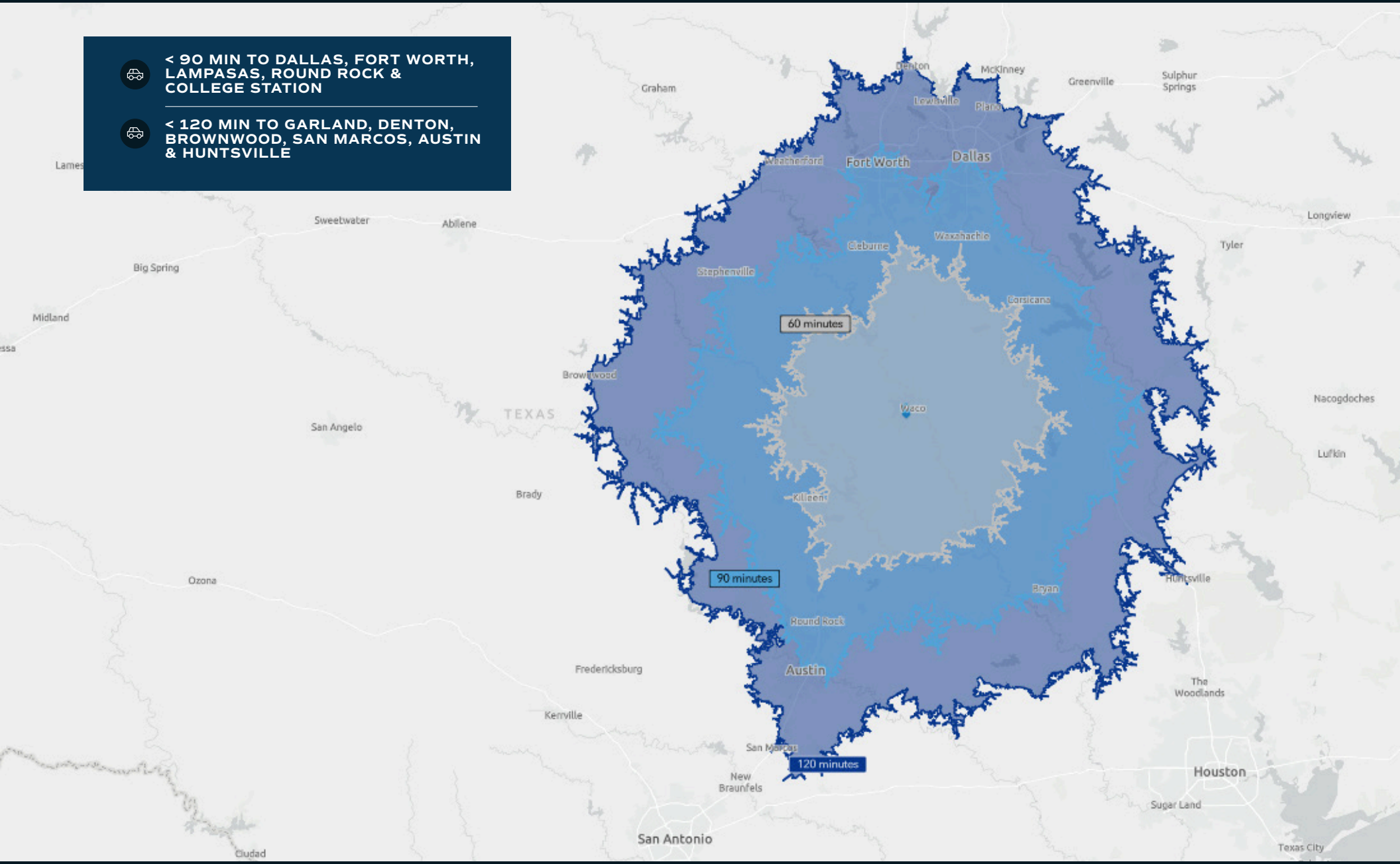
WACO INDUSTRIAL PARK AREA MAP



DRIVE TIMES

< 90 MIN TO DALLAS, FORT WORTH, LAMPASAS, ROUND ROCK & COLLEGE STATION

< 120 MIN TO GARLAND, DENTON, BROWNWOOD, SAN MARCOS, AUSTIN & HUNTSVILLE



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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 _____