



H. BLAND CROMWELL CCIM, SIOR

WADE SIVESS

624 TEXAS CENTRAL PARKWAY, WOODWAY, TX 76712

40,000+/- SF

FOR LEASE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



BOUNDARY LINES ARE APPROXIMATE

PROPERTY OVERVIEW

Industrial space for lease in Woodway, Texas, offers approximately 40,000 square feet of fully heated and partially cooled areas. The building is fully sprinklered and features six (6) dock high doors along with two (2) grade-level doors, making it ideal for various industrial and logistical needs. There is ample parking available both in front and back and of the property. Its central location near US-84 on Texas Central Parkway provides convenient access and visibility, perfect for businesses seeking a sizable industrial facility in a strategic location.

- 6 Dock High Doors
- 2 Grade Level Doors
- 15'6" Clear Height
- 3 Phase Power
- Fully Sprinklered

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

LOT SIZE

40,000+/- SF

LEASE RATE

\$7 PSF



PHOTO GALLERY



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bland@cromwellcommercialgroup.com

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INTERSTATE
35

merrick

KINGSDOWN

HOLT
MANUFACTURING

hello
ojibwa

VERSALIFT

Baker
Distributing Co.

SUBJECT
PROPERTY

Ventran
TRANSFORMERS

MARS
WRIGLEY

PCA
INCLUDING CORPORATION OF AMERICA

abbvie

Refresco

SSG

TEXAS CENTRAL PKWY | 10,065 VPD

SpareBox
STORAGE

Click to view property

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HIGHWAY 84 | 27,150 VPD



HIGHWAY 6 | 36,664 VPD



SUBJECT PROPERTY



TEXAS CENTRAL PKWY | 10,065 VPD



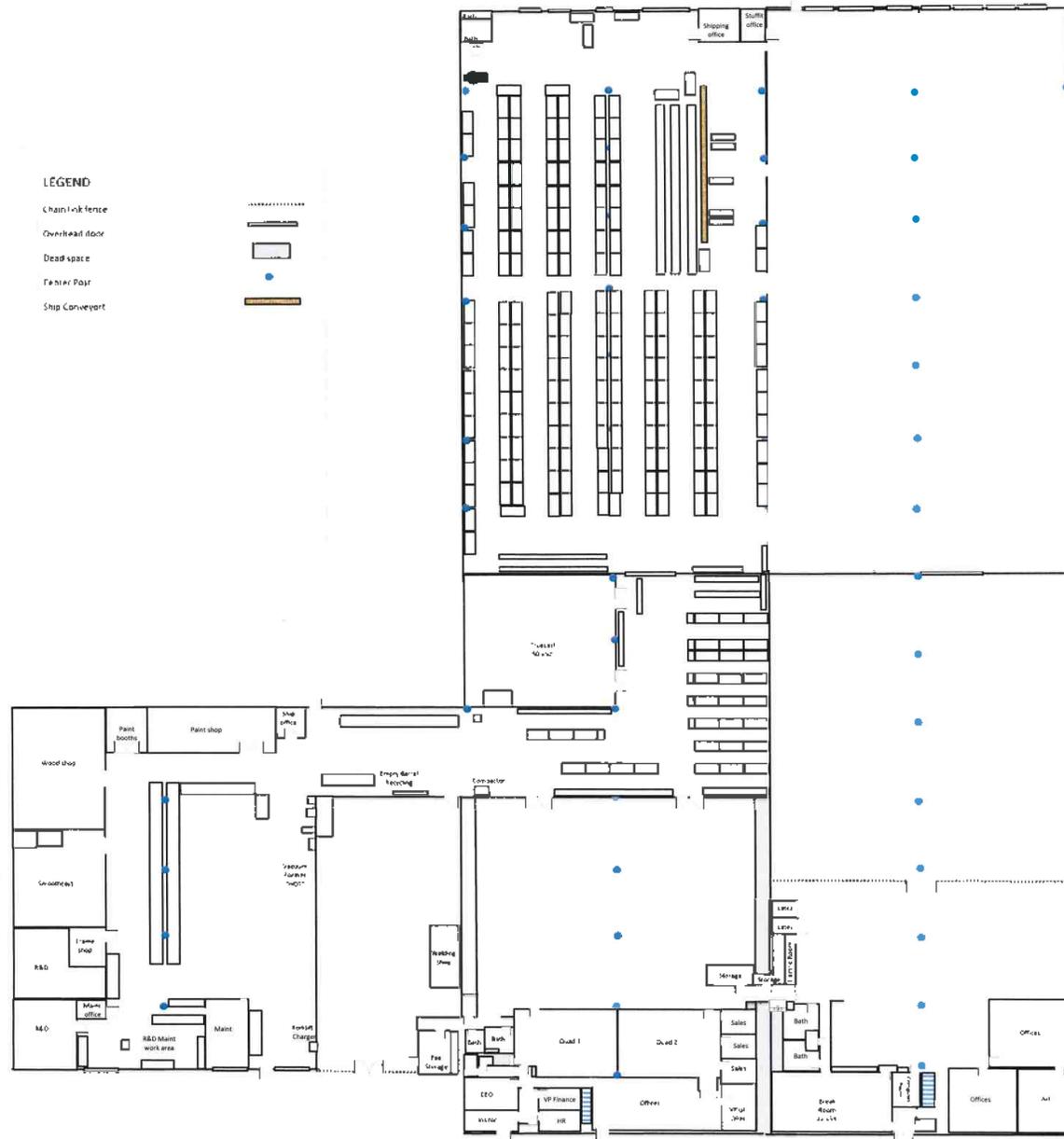
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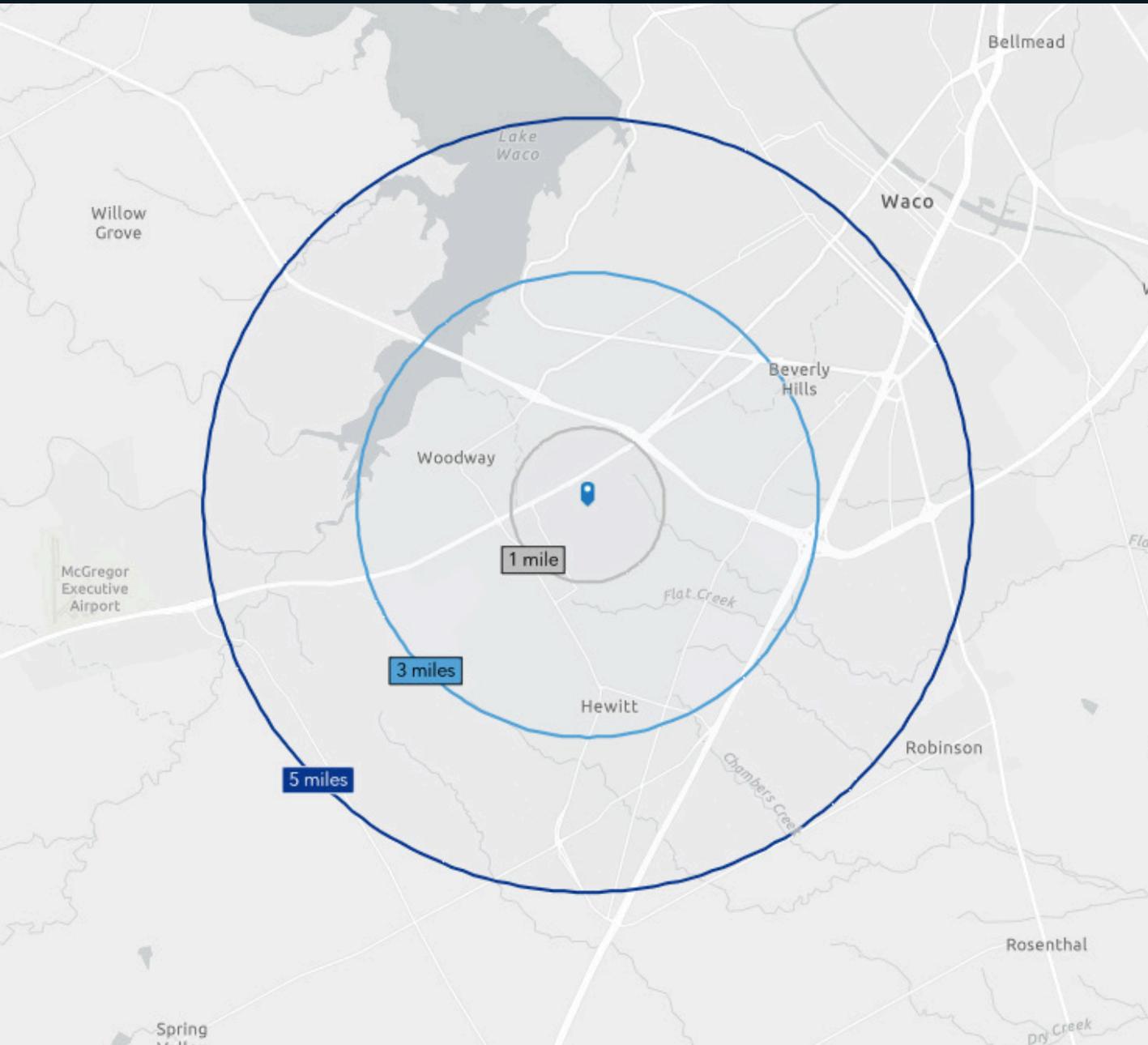


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FLOOR PLAN





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



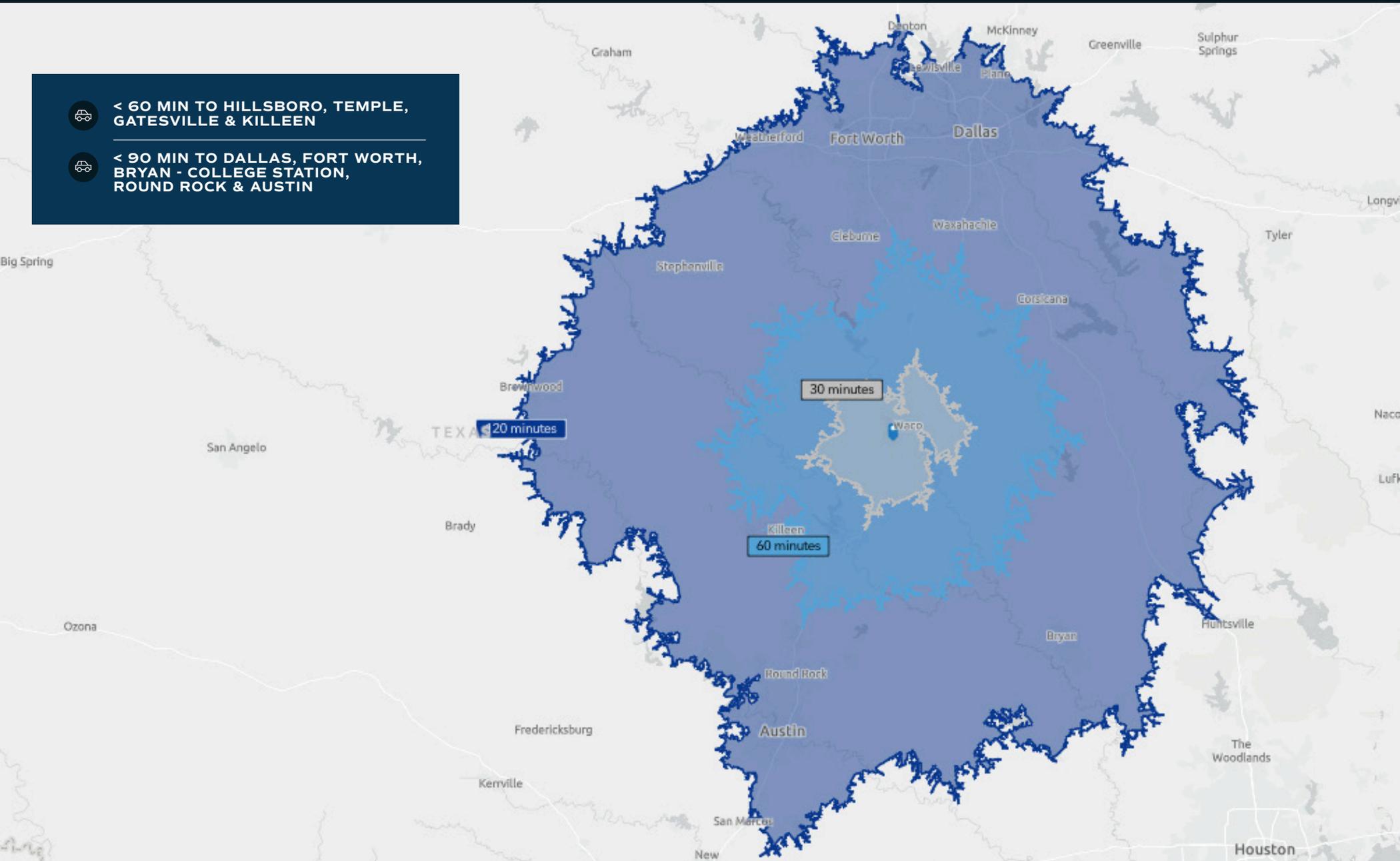
DRIVE TIMES

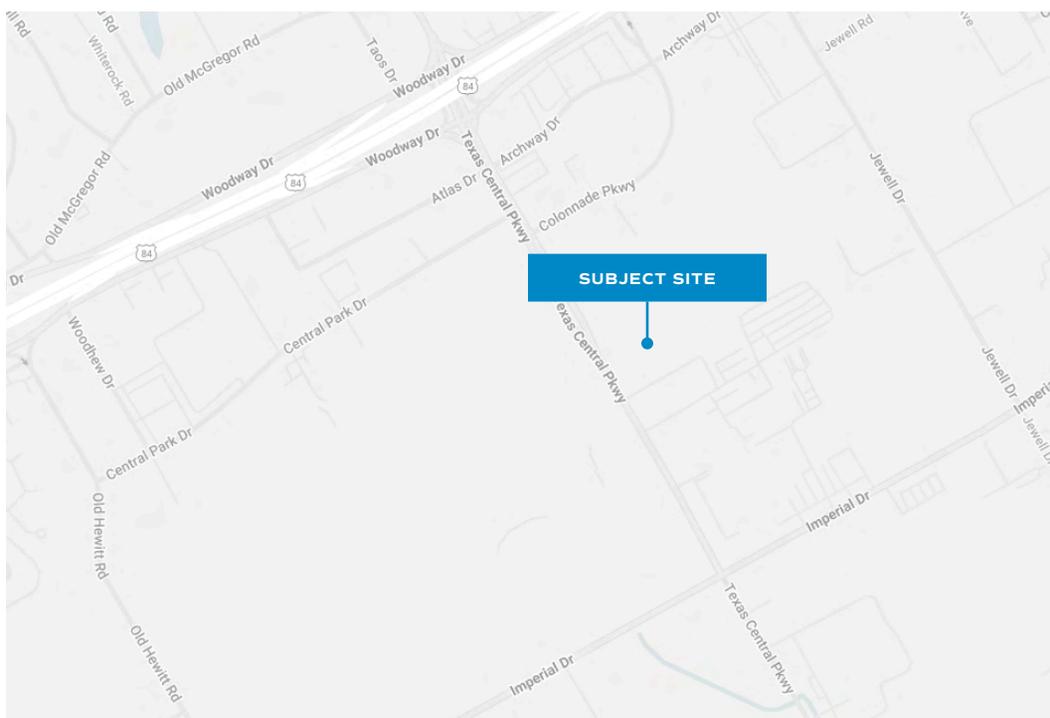
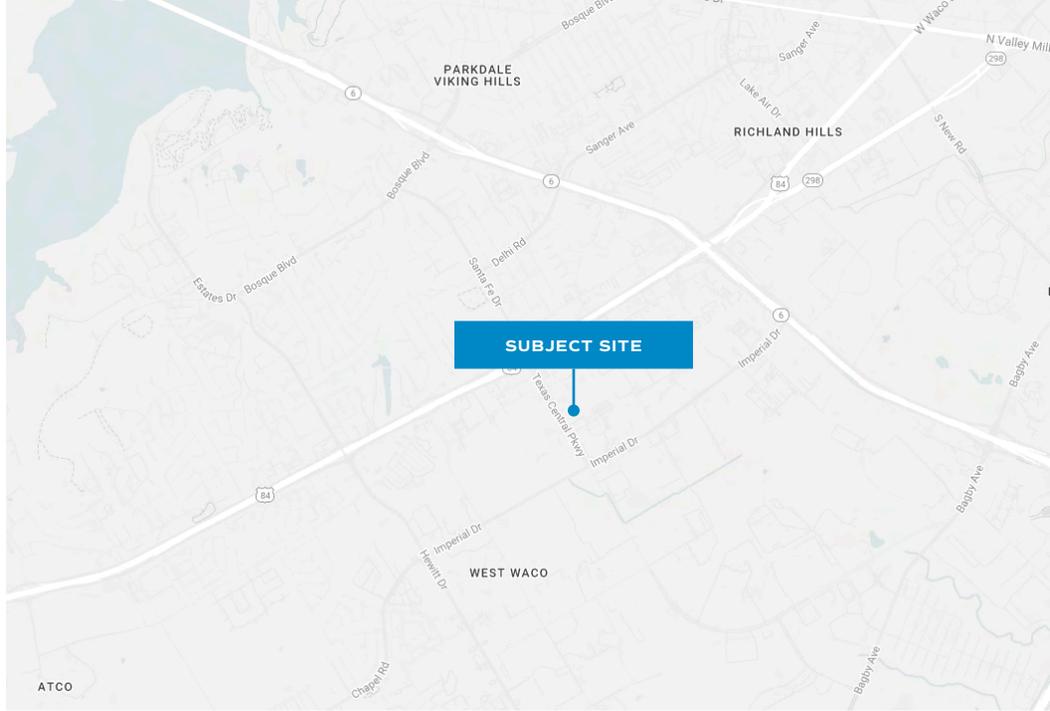
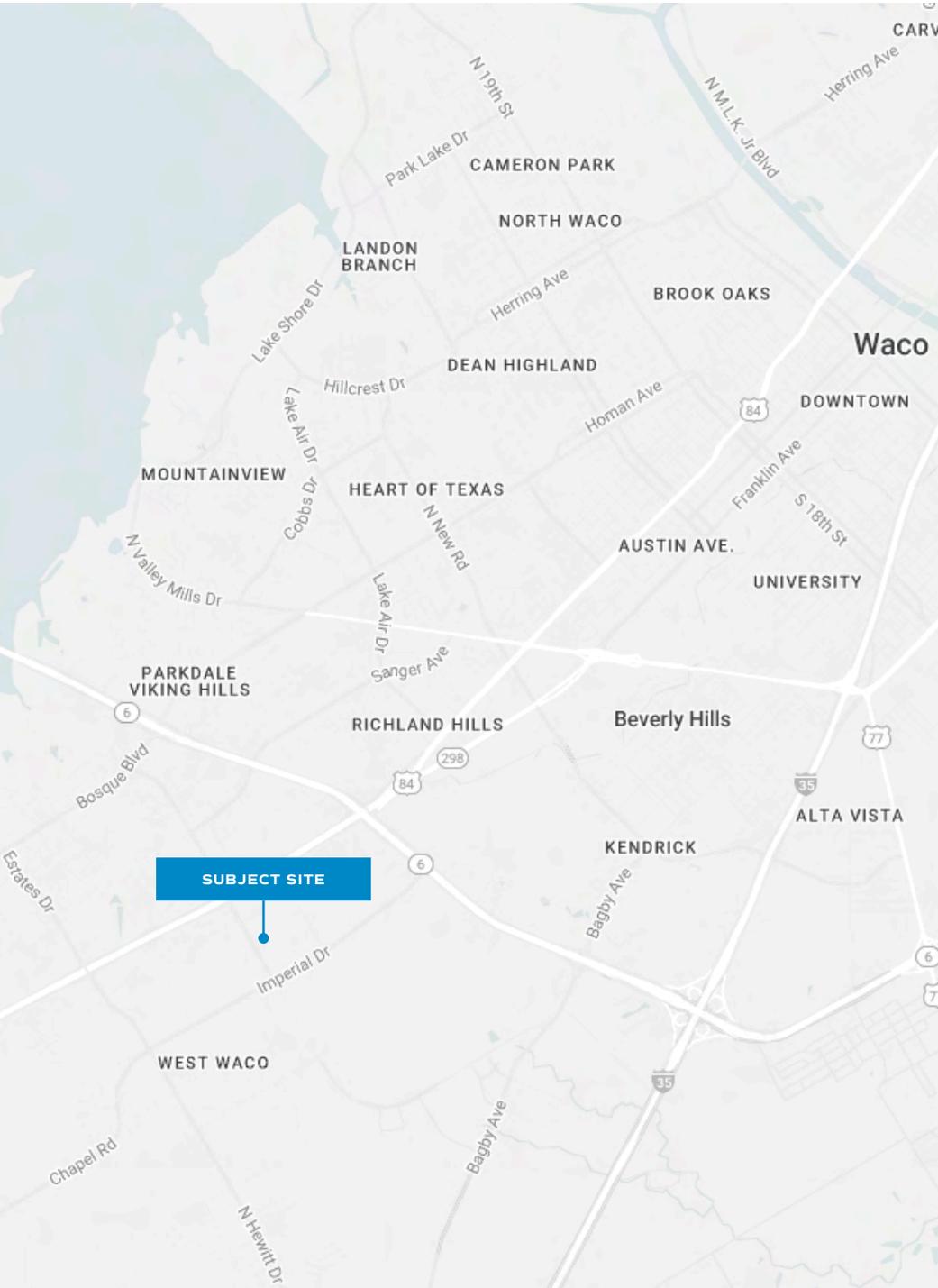


< 60 MIN TO HILLSBORO, TEMPLE, GATESVILLE & KILLEEN



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





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PRESENTED BY:



H. BLAND CROMWELL CCIM, SIOR

O: 254.313.0000

E: bland@cromwellcommercialgroup.com

W: cromwellcommercialgroup.com



WADE SIVESS

C: 254.537.2011

O: 254.313.0000

E: wade@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.

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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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	0590914	lori@cbapex.com	254-313-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	0590914	lori@cbapex.com	254-313-0000
Designated Broker of Firm	License No.	Email	Phone
Kathy Schroeder	269763	kathy@cbapex.com	254-776-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
H. Bland Cromwell, CCIM, SIOR	206780		254-313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date