



LUKE HOLLER | STEFAN LEROW | CLAY FULLER

CROSSROADS WEST SHOPPING CENTER

5,956+/- SF

AVAILABLE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

Located at the busy, signalized intersection of HWY 84 and Hewitt Drive, Crossroads West offers unbeatable visibility, high traffic counts, and convenient access. Current tenants include Subway and Shipley's Donuts, capitalizing on strong morning traffic from the surrounding community. Directly across from H-E-B Plus! and near Woodway Elementary, with Wells Fargo as an outparcel, the center sits among established national and local retailers, ensuring consistent customer flow.

- 38,000+/- SF retail center
- Spaces from 937+/- SF to 2,956+/- SF
- Prime corner location with monument signage
- Abundant parking for customers and staff
- Excellent frontage and visibility along HWY 84
- Surrounded by strong co-tenancy and neighborhood traffic generators
- Join a thriving retail hub in one of Woodway's most prominent locations!

PROPERTY HIGHLIGHTS

PROPERTY

Crossroads West Shopping Center

LOCATION

8810 W HWY 84, Woodway, TX 76712

PROPERTY TYPE

Retail

MARKET

Woodway

ZONING

C-2 | Community Commercial District

AVAILABLE SPACE

Suite 101: 1,000+/- SF
Suite 305: 937+/- SF
Suite 306: 1,006+/- SF
Suite 307: 1,012+/- SF
Suite 401: 2,000+/- SF

LEASE RATE

\$22.00/SF + NNN

NNN PRICE

\$7.50



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PHOTO GALLERY



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PHOTO GALLERY



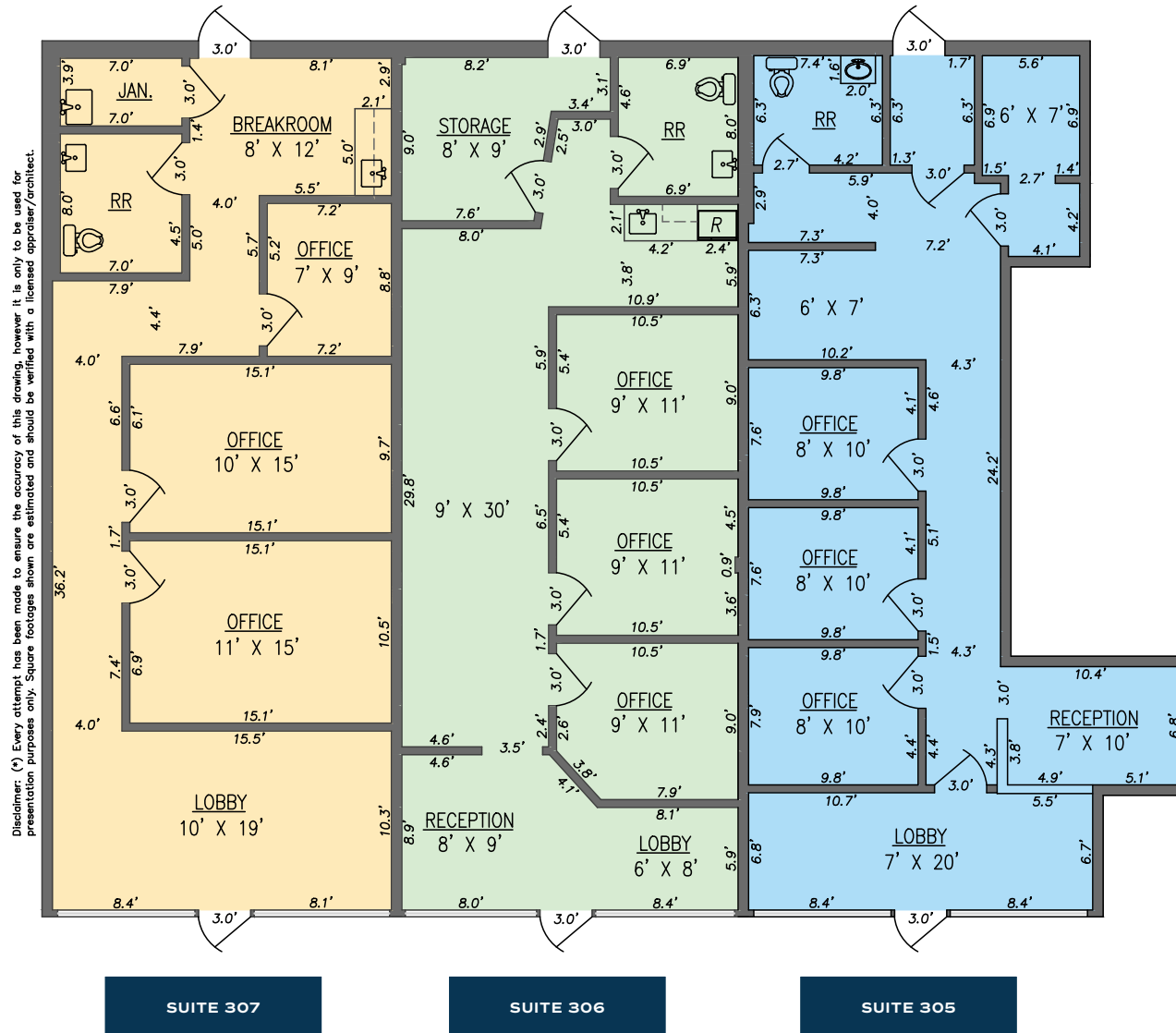
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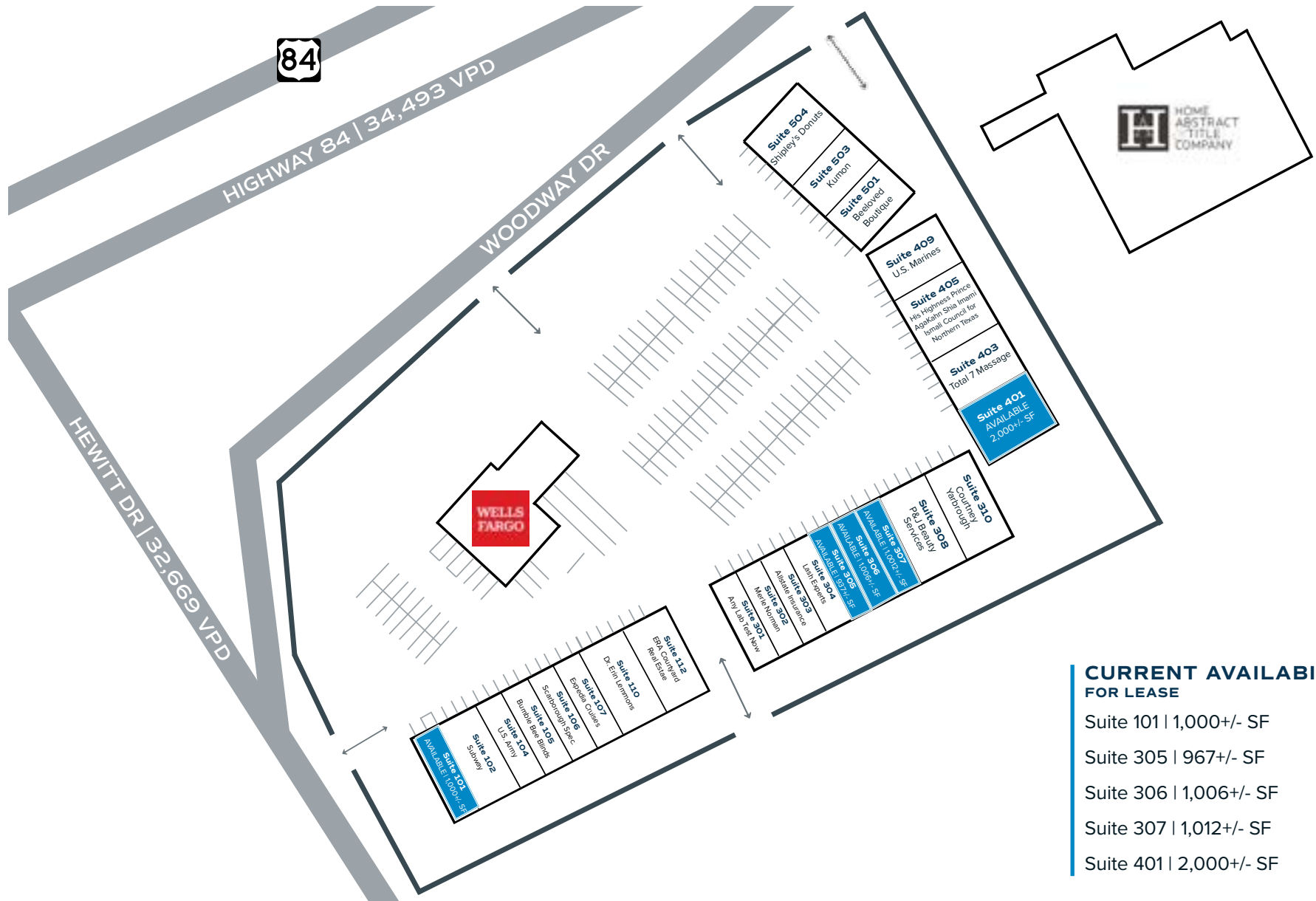
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SUITE 305, 306 & 307 FLOOR PLAN

(*) 2,956.34 Sq. Ft.



SITE PLAN



CURRENT AVAILABILITY FOR LEASE

- Suite 101 | 1,000+/- SF
- Suite 305 | 967+/- SF
- Suite 306 | 1,006+/- SF
- Suite 307 | 1,102+/- SF
- Suite 401 | 2,000+/- SF



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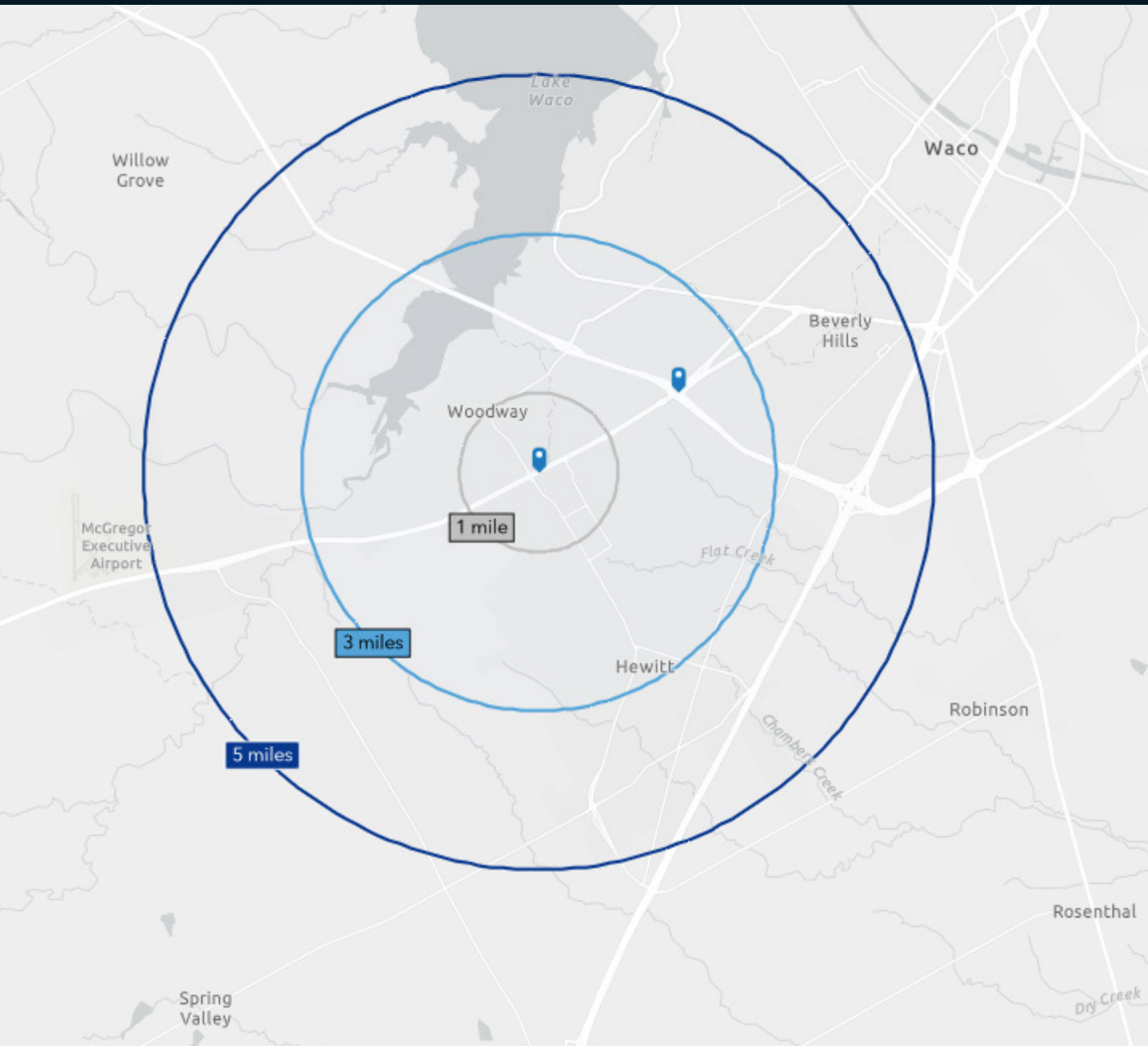
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DEMOGRAPHIC OVERVIEW



POPULATION

	-1mi	-3mi	-5mi
2010 Population	6,013	34,253	79,907
2020 Population	6,644	39,751	92,691
2025 Population	6,678	40,927	95,664



Median Age
40.5

HOUSEHOLDS

	-1mi	-3mi	-5mi
2020 Households	2,609	15,565	36,193
2025 Households	2,670	16,423	38,480
2030 Households	2,725	17,125	40,138

MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$98,036	\$77,416	\$75,374

AVERAGE HOUSEHOLD INCOME

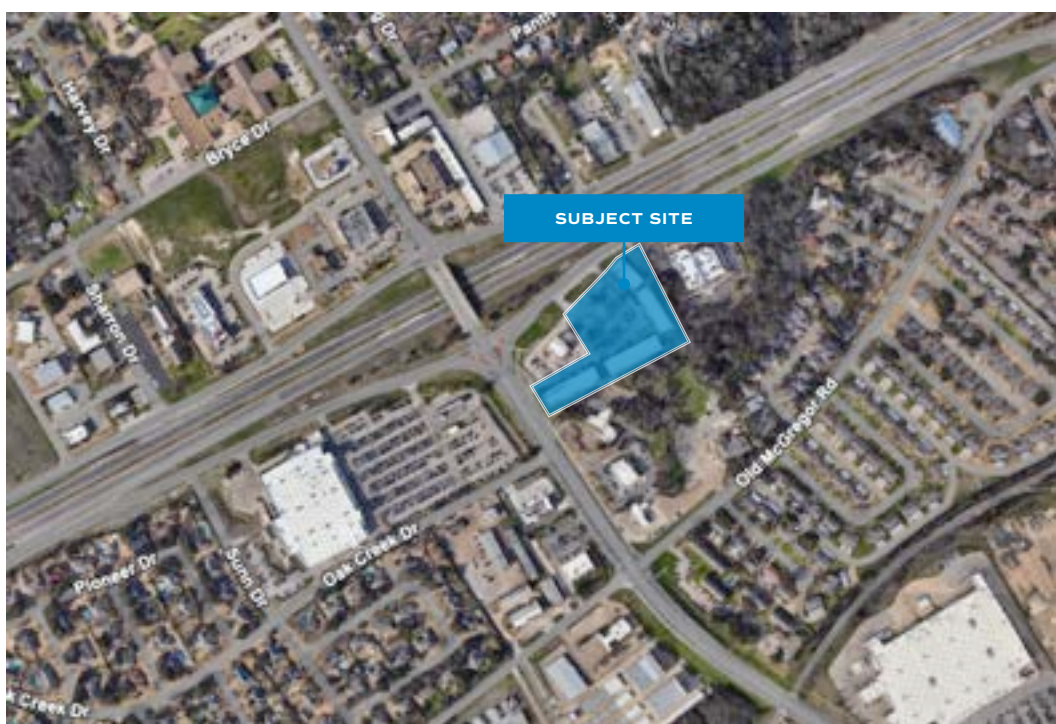
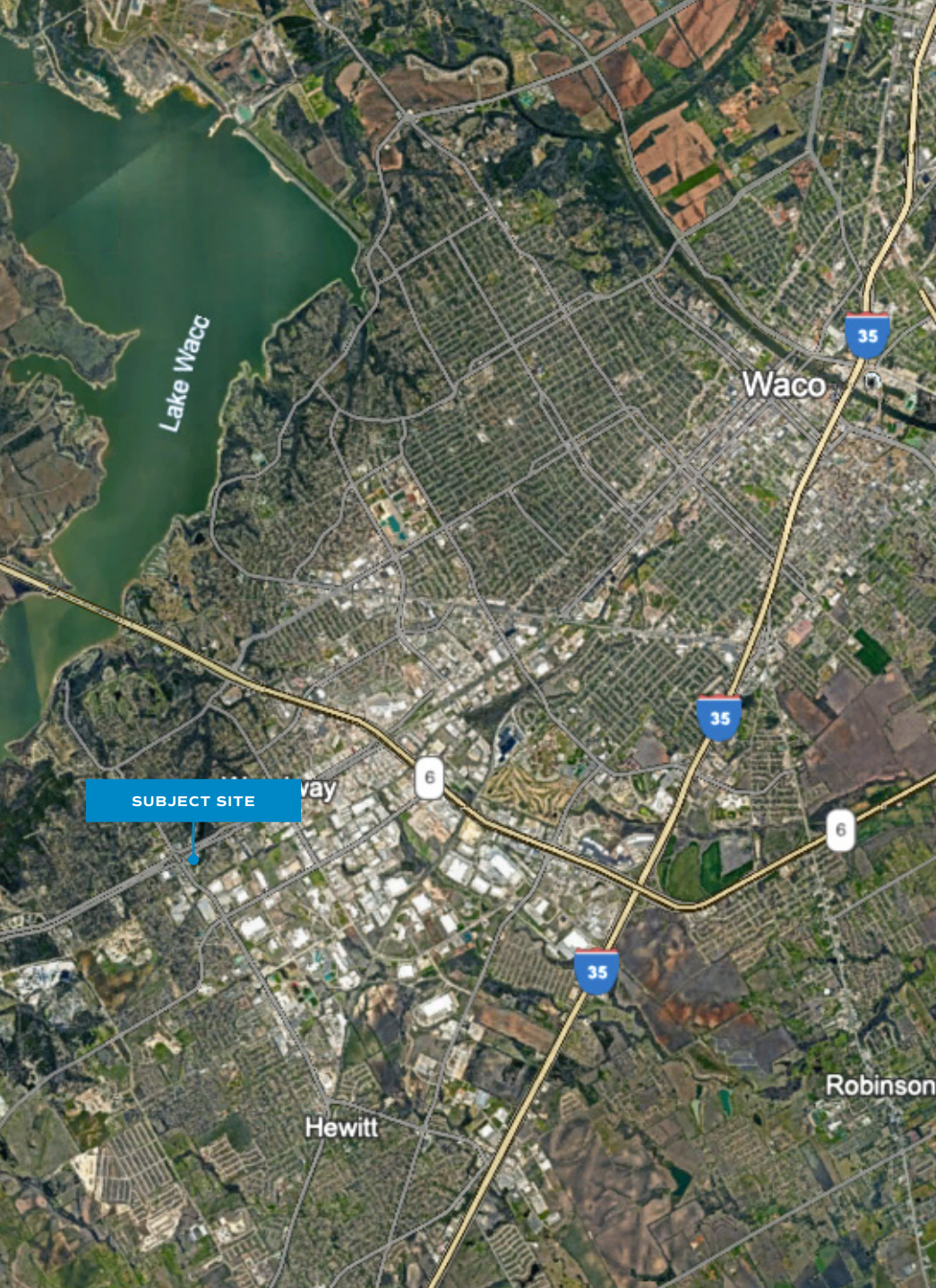
	-1mi	-3mi	-5mi
2025 Income	\$131,809	\$105,406	\$100,526



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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.

2-10-2025



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.

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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____