



**WILL PHIPPS** CCIM

**H. BLAND CROMWELL** SIOR, CCIM

**TBD BAGBY, WACO, TX 76643**

1-150+/- Acres

# FOR SALE

**CONSTRUCTION COMMENCING - DIRECT ACCESS TO I-35 & HWY 6**

**CROMWELL**  
COMMERCIAL GROUP

Information contained herein is believed to be true and correct and was obtained from sources believed to be reliable. Coldwell Banker, its agents or sub-agents, makes no warranties, expressly or implied, pertaining to the information contained herein. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice.

COLDWELL BANKER APEX, REALTORS



BOUNDARY LINES ARE APPROXIMATE

# Gateway Boulevard

## LOCATION

TBD Bagby, Waco, TX 76643

## PROPERTY TYPE

Land | Industrial

## MARKET

I-35 Corridor

## ZONING

Industrial | Commercial | Multifamily

## LOT SIZE

1-150+/- Acres

## ASKING PRICE

Call for Pricing

## UTILITIES ON SITE

Oncor Electric 12.5 KV Distribution (Multiple)

6 - 10" Atmos Energy Gas

16" City of Waco Water

Sanitary Sewer

## ADJACENT TENANTS & USERS

CATERPILLAR

AMAZON

REFRESCO

ELECTROLIT

GRAPHIC PKG.

COCA-COLA

WALMART

FEDEX GROUND

HOLT MFG.

HELLO BELLO

AVERITT

TRACTOR SUPPLY

## PROPERTY OVERVIEW

This 150-acre land offering in Waco, TX presents the opportunity for sale, design-build, build-to-suit, or land lease development in a high-visibility location with approximately 1,800 feet of frontage along Interstate 35, just south of Highway 6. Strategically positioned for industrial, commercial, or mixed-use development, the property benefits from the planned extension of Gateway Boulevard, which will connect Bagby Avenue directly to I-35, enhancing access and creating a direct corridor to Waco Industrial Park. The site is shovel-ready, with city utilities already in place, minimizing development lead time. Land is divisible and offers multiple zoning designations to accommodate various use requirements, providing flexibility for users, developers, or investors seeking scale and long-term value in the heart of Central Texas.

## PROPERTY HIGHLIGHTS

- 75+/- Acres (divisible) available for sale
- Build-to-suit or design-build
- Gateway Blvd completion Q4 2026
- City of Waco utilities



Will Phipps CCIM  
will@cromwellcommercialgroup.com

H. Bland Cromwell CCIM, SIOR  
bland@cromwellcommercialgroup.com

# ZONING DESIGNATIONS



## LEGEND

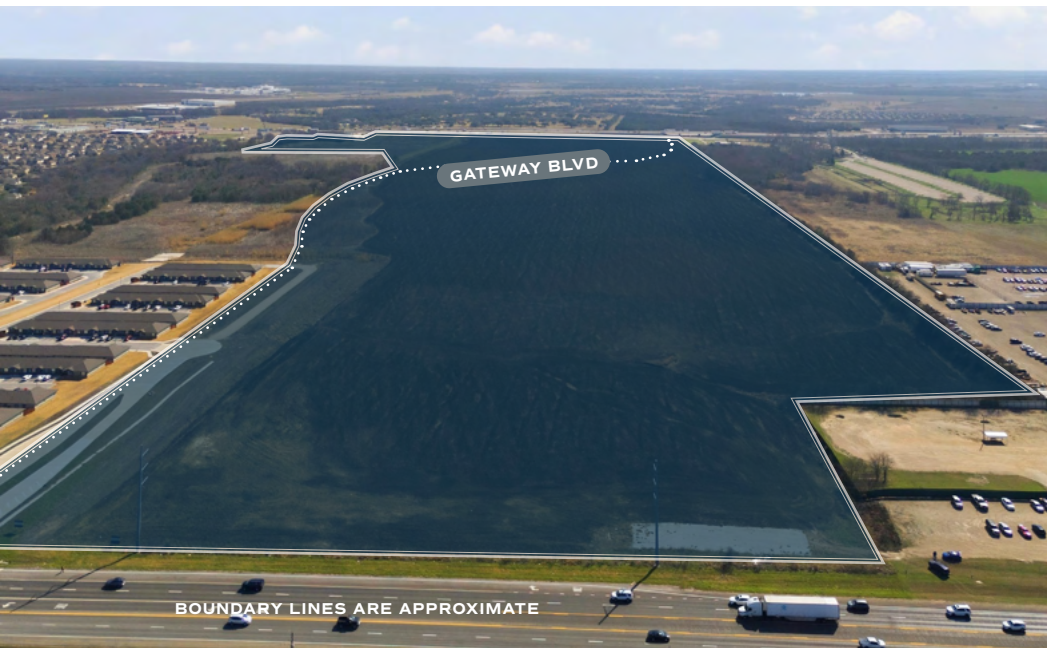
- Industrial (M-2) Zoning
- Commercial (C-2) Zoning
- Multi-Family Residential (O-2) Zoning



Will Phipps CCIM  
will@cromwellcommercialgroup.com

H. Bland Cromwell CCIM, SIOR  
bland@cromwellcommercialgroup.com

# PHOTO GALLERY



**Will Phipps** CCIM  
will@cromwellcommercialgroup.com

**H. Bland Cromwell** CCIM, SIOR  
bland@cromwellcommercialgroup.com



SUBJECT PROPERTY

BAGBY AVE | 12,846 VPD

GATEWAY BLVD

INTERSTATE 35 | 91,447 VPD



 Click to view property

BOUNDARY LINES ARE APPROXIMATE



Will Phipps CCIM  
will@cromwellcommercialgroup.com

H. Bland Cromwell CCIM, SIOR  
bland@cromwellcommercialgroup.com

## TRANSPORTATION

- 0 Miles - Interstate 35
- 0.56 Miles to Texas Central Pkwy
- 1.26 Miles to Sun Valley Blvd
- 1.46 Miles - US Highway 6
- 2.82 Miles - US Highway 84
- 8.2 Miles- McGregor Executive Airport
- 9.89 Miles - Waco Regional Airport

## WORKFORCE

- McLennan County Labor Force: 400,000+
- 1.5% + Population growth per year
- 75,000 College Students within 60 minutes

0.56 MI TO TEXAS CENTRAL PKWY

1.46 MI TO HWY 6

1.26 MI TO SUN VALLEY BLVD

SUBJECT PROPERTY

0 MI TO I-35

6 TEXAS

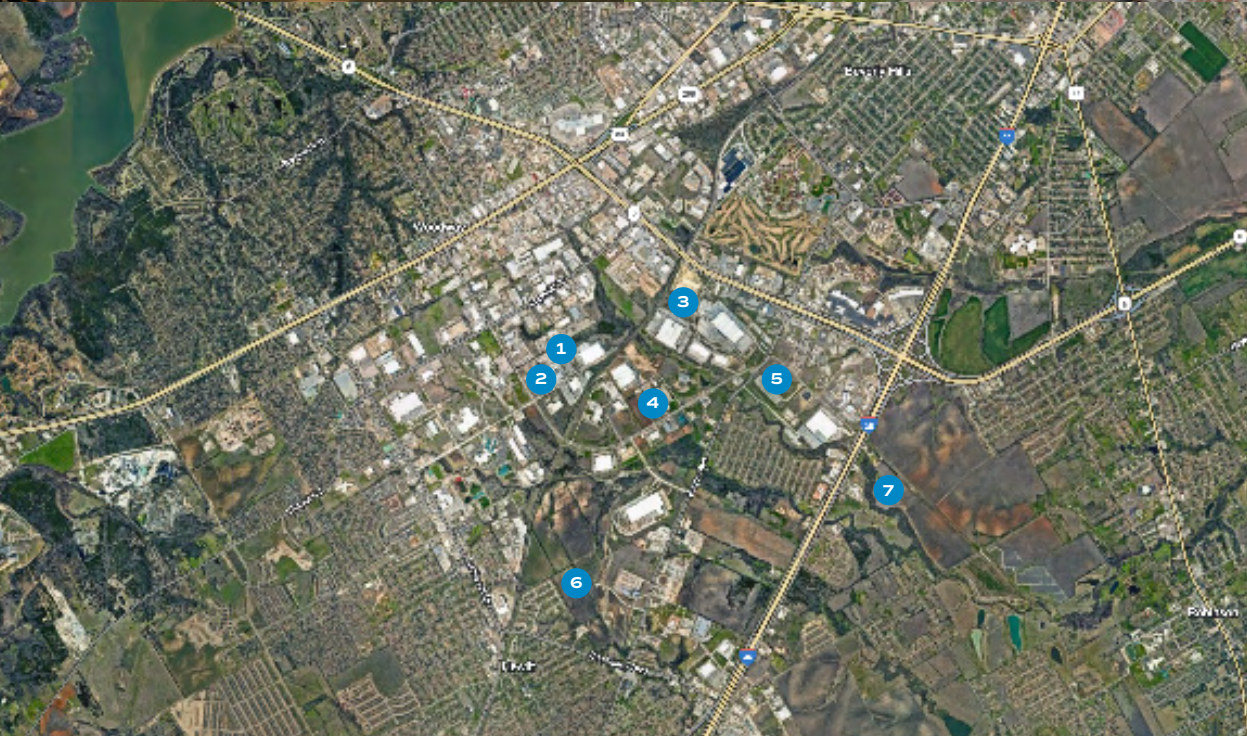


## TEXAS CENTRAL PARK INDUSTRIAL USERS



Will Phipps CCIM  
will@cromwellcommercialgroup.com

H. Bland Cromwell CCIM, SIOR  
bland@cromwellcommercialgroup.com



**INDUSTRIAL MARKET SNAPSHOT**

**OVERVIEW**

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

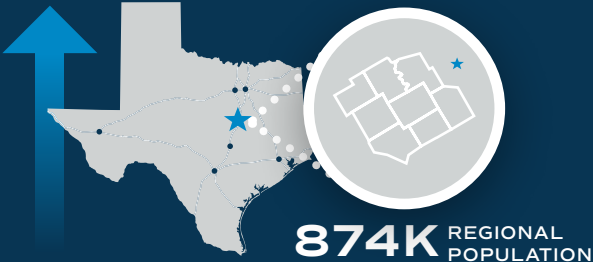
**RECENT MARKET ACTIVITY**

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 - Metal Finishing Solutions	\$20,000,000
6 - Graphic Packaging International	\$1,026,000,000
7 - Metal Finishing Solutions	\$20,000,000

**NOTABLE CROMWELL CLIENTS**

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

For more Economic Growth and Investment information [CLICK HERE.](#)

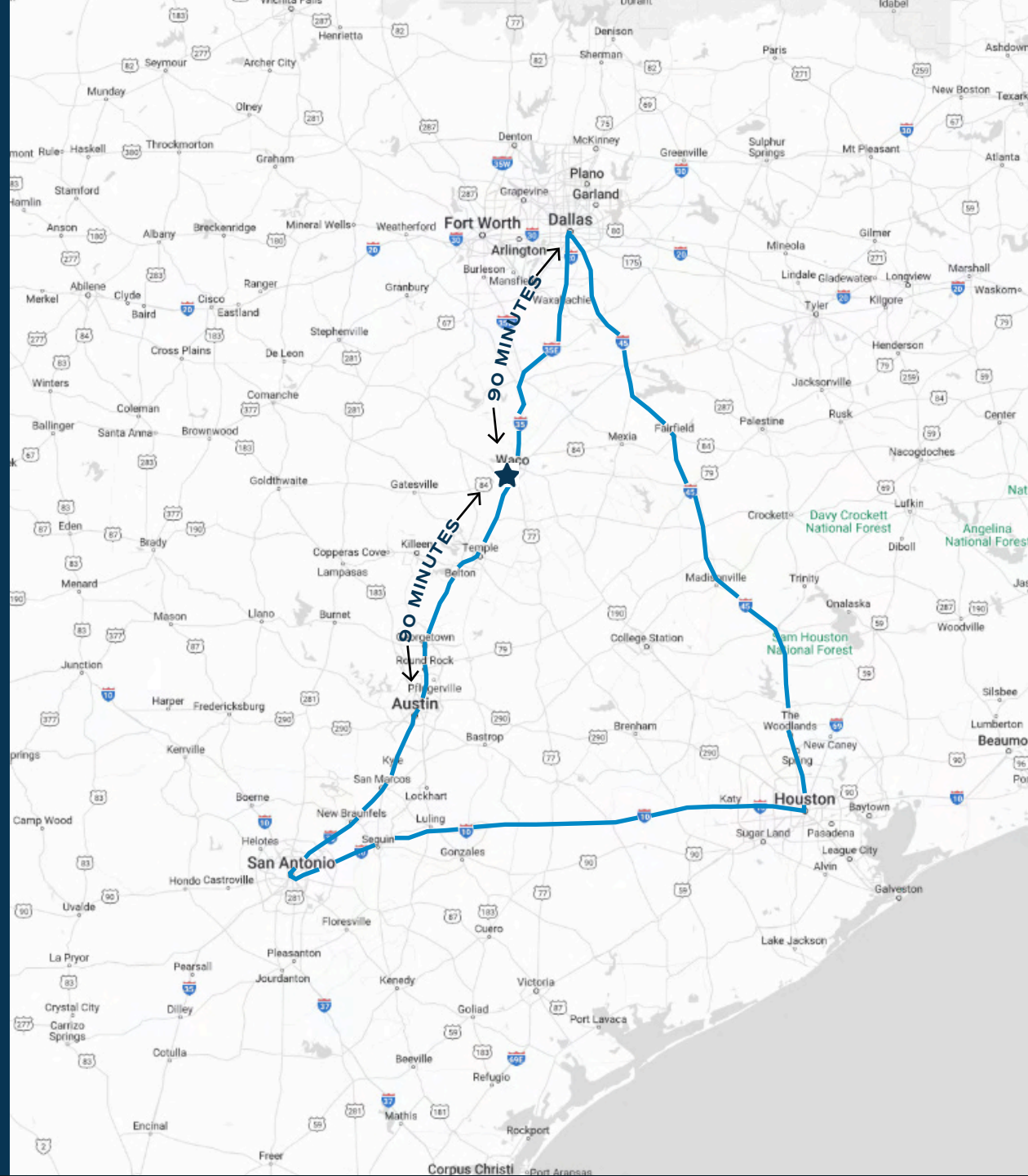




# Central Texas Growth Corridor

- 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.
- Texas Triangle MSA ~21.02 Million
  - Dallas-Fort Worth MSA ~8.34 Million
  - Houston MSA ~7.51 Million
  - San Antonio MSA ~2.7 Million
  - Austin MSA ~2.47 Million
  - Waco MSA ~ 307,123



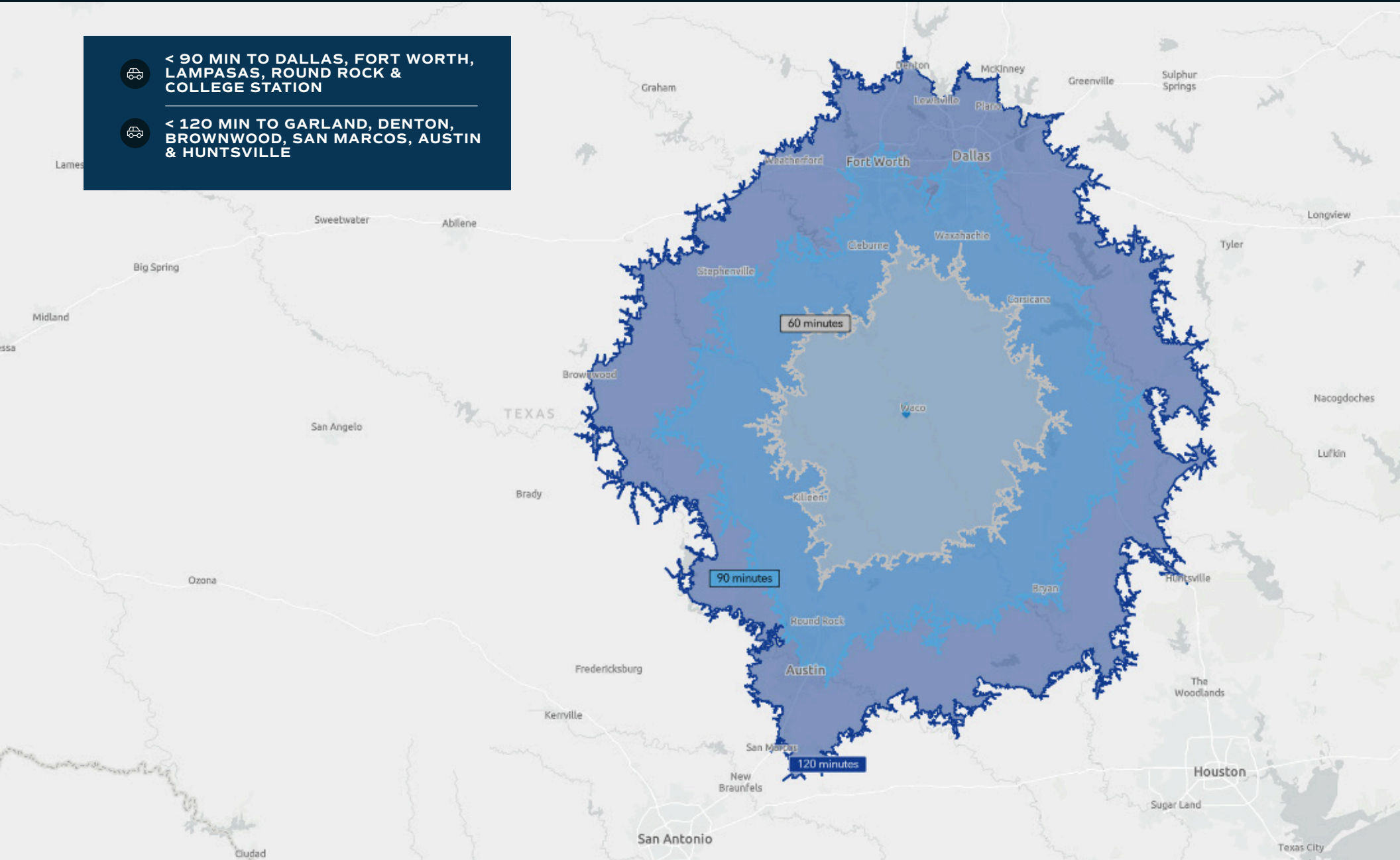
# DRIVE TIMES

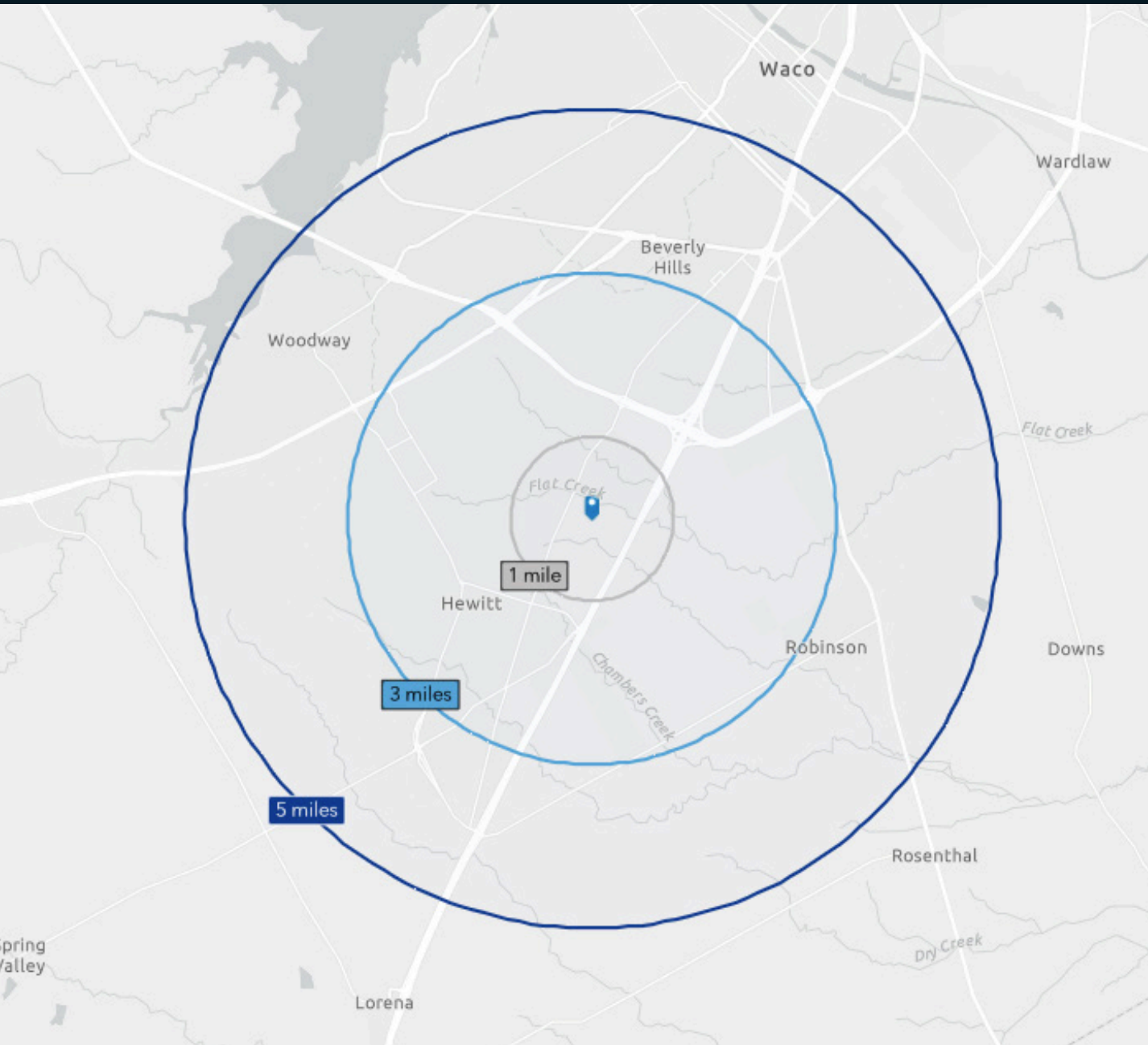


**< 90 MIN TO DALLAS, FORT WORTH, LAMPASAS, ROUND ROCK & COLLEGE STATION**



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





## DEMOGRAPHIC OVERVIEW



### POPULATION

	-1mi	-3mi	-5mi
2010 Population	818	26,870	87,197
2020 Population	2,228	33,635	99,874
2025 Population	2,110	34,278	103,511



**Median Age**  
38.7

### HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	226	10,051	33,420
2020 Households	680	12,651	38,046
2025 Households	682	13,364	40,592

### MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$75,000	\$80,344	\$71,932

### AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2025 Income	\$82,466	\$99,977	\$94,220



# CROMWELL

COMMERCIAL GROUP

## PRESENTED BY:



**WILL PHIPPS** CCIM

**C:** 806.790.6996

**O:** 254.313.0000

**E:** [will@cromwellcommercialgroup.com](mailto:will@cromwellcommercialgroup.com)

**W:** [cromwellcommercialgroup.com](http://cromwellcommercialgroup.com)



**H. BLAND CROMWELL** CCIM, SIOR

**O:** 254.313.0000

**E:** [bland@cromwellcommercialgroup.com](mailto:bland@cromwellcommercialgroup.com)

**W:** [cromwellcommercialgroup.com](http://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.

11-03-2025



## 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.

**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.

Coldwell Banker Apex, Realtors	590914-BB	590914-BB	lori@cbapex.com	254-313-0000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	License No.	Email	Phone
Lori Arnold	323729-B	323729-B	lori@cbapex.com	254-313-0000
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	License No.	Email	Phone
Kathy Schroeder	269763-B	269763-B	kathy@cbapex.com	254-776-0000
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	License No.	Email	Phone
Will Phipps, CCIM	744913-SA	744913-SA	will@cromwellcommercialgroup.com	254-313-0000
Name of Sales Agent/Associate	License No.	License No.	Email	Phone