



LOWREY'S FLOORING

6604 N HWY 6

6604 N HIGHWAY 6, WOODWAY TX 76712

THE SPACE

Location	6604 N Highway 6 Woodway, TX 76712
Square Feet	5500
Annual Rent PSF	\$14.19

HIGHLIGHTS

- Prime Commercial Space on State Highway 6
- Ideal for office, retail, or warehouse!
- Customizable space
- Great visibility



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
1,291	3,159	17,299

AVERAGE HOUSEHOLD INCOME

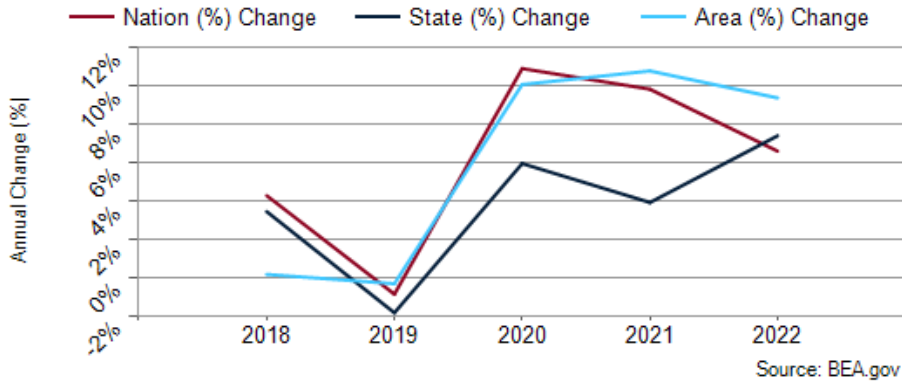
1.00 MILE	3.00 MILE	5.00 MILE
\$97,930	\$114,749	\$134,948

NUMBER OF HOUSEHOLDS

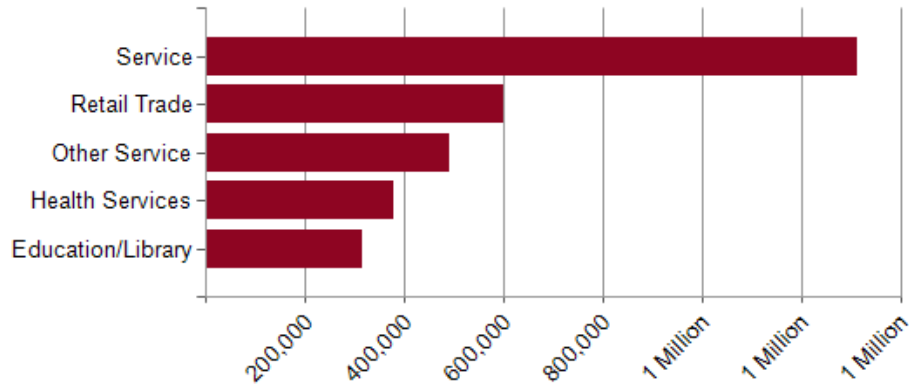
1.00 MILE	3.00 MILE	5.00 MILE
455	1,239	6,424

- Space is in excellent condition
- Convenient location with easy access to HWY 6
- Office and showroom spaces
- 2 Restrooms and breakroom
- Great warehouse space

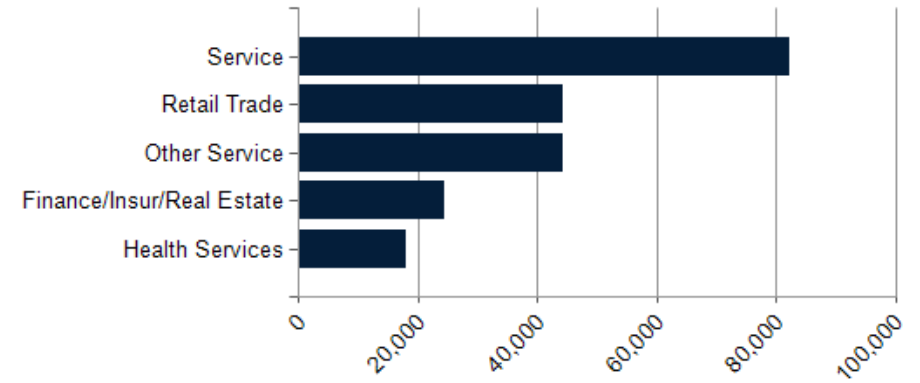
McLennan County GDP Trend



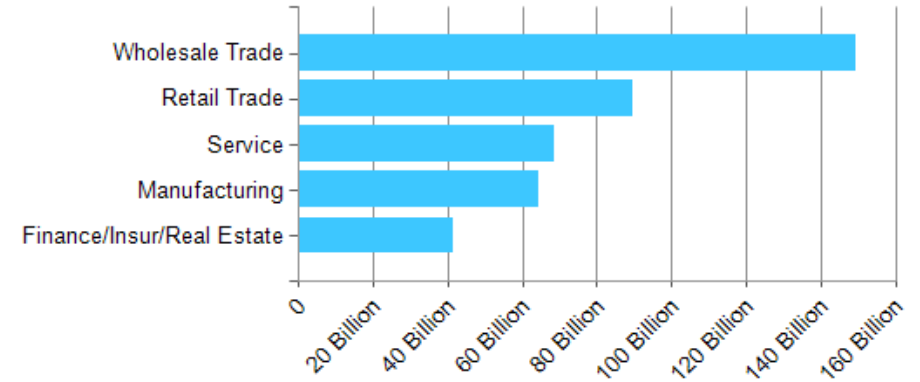
Major Industries by Employee Count



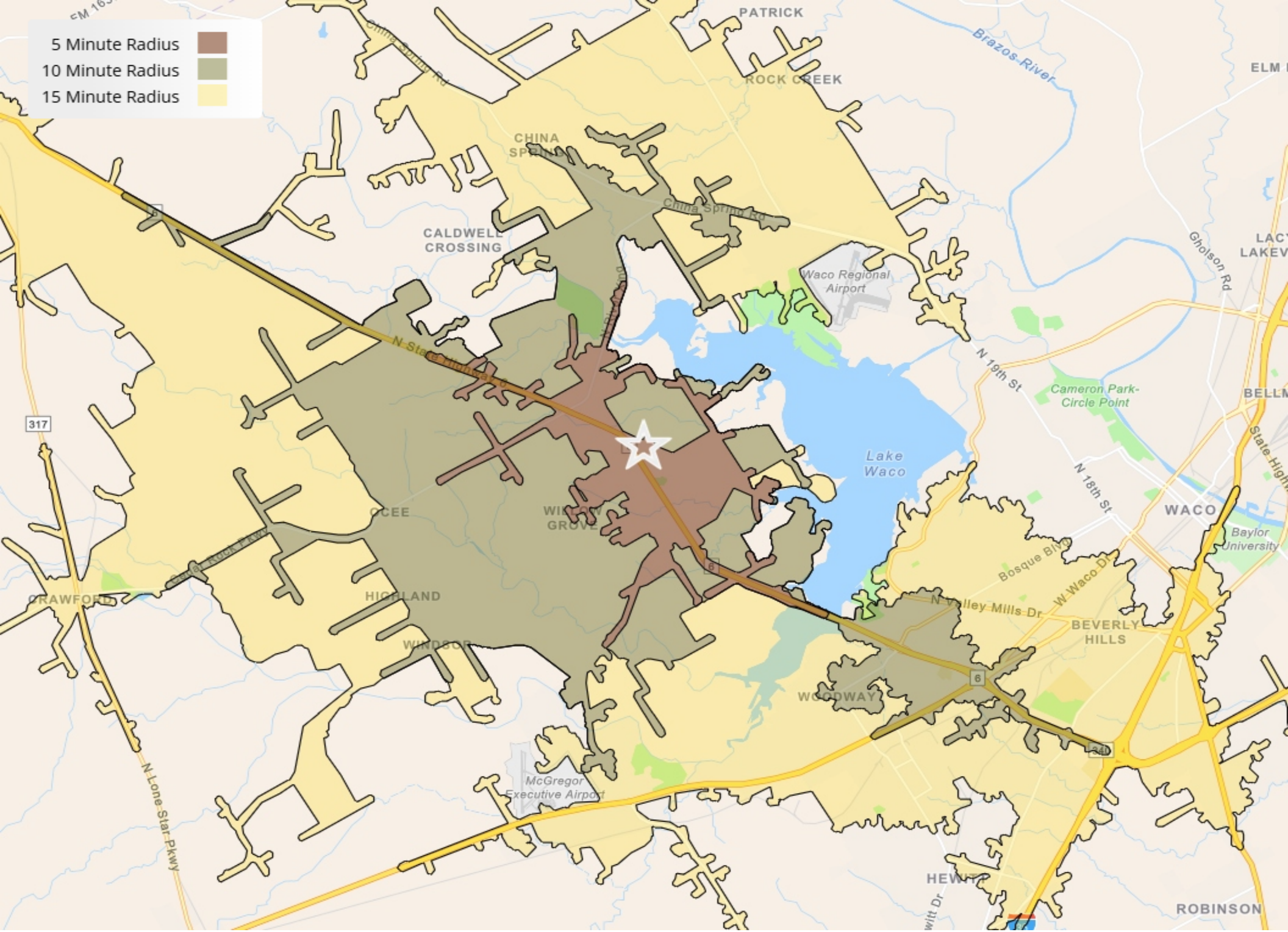
Major Industries by Business Count

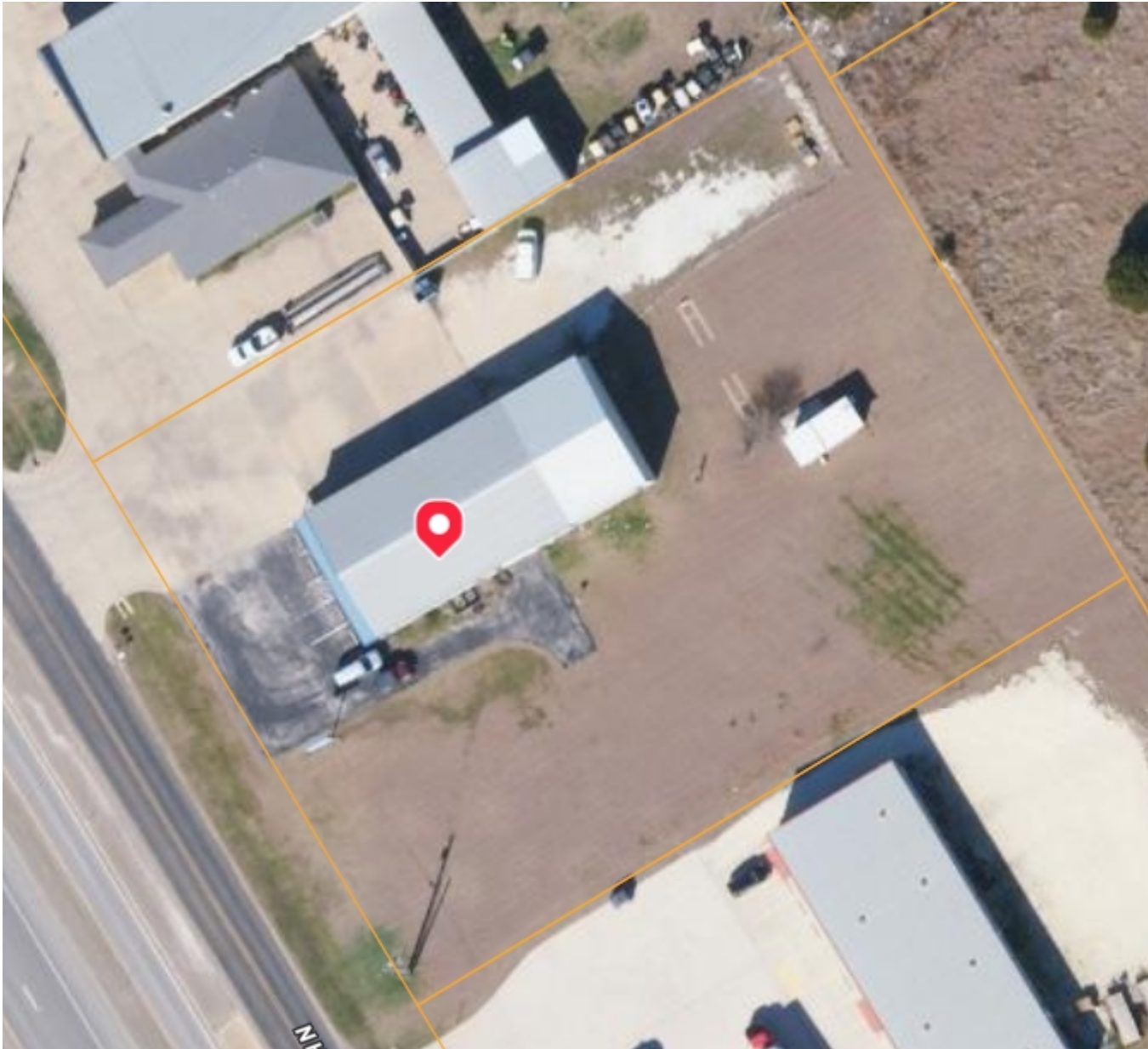


Major Industries by Sales Amount













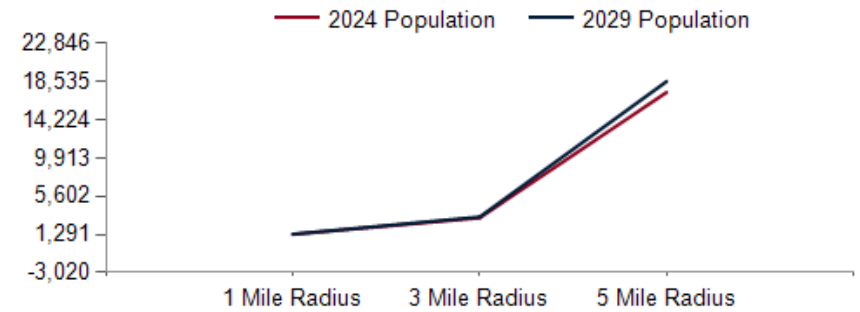




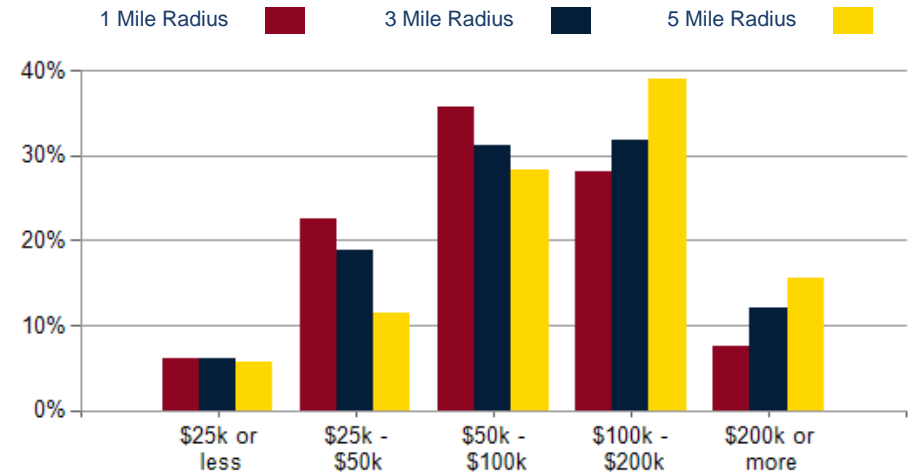
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,065	2,488	9,487
2010 Population	1,159	2,740	12,746
2024 Population	1,291	3,159	17,299
2029 Population	1,324	3,256	18,535
2024-2029: Population: Growth Rate	2.55%	3.05%	6.95%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	9	32	204
\$15,000-\$24,999	19	45	168
\$25,000-\$34,999	39	90	248
\$35,000-\$49,999	64	143	483
\$50,000-\$74,999	76	179	771
\$75,000-\$99,999	87	207	1,042
\$100,000-\$149,999	116	311	1,798
\$150,000-\$199,999	12	84	709
\$200,000 or greater	34	149	1,000
Median HH Income	\$79,555	\$88,988	\$105,090
Average HH Income	\$97,930	\$114,749	\$134,948

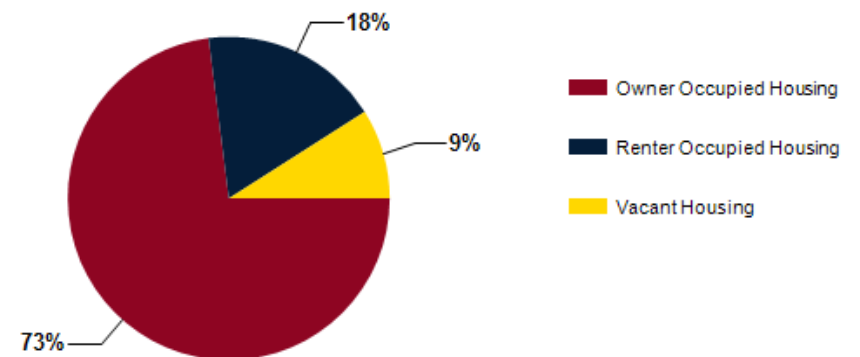
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	358	944	3,770
2010 Total Households	404	1,083	4,960
2024 Total Households	455	1,239	6,424
2029 Total Households	471	1,291	6,910
2024 Average Household Size	2.84	2.55	2.68
2024-2029: Households: Growth Rate	3.45%	4.15%	7.35%



2024 Household Income



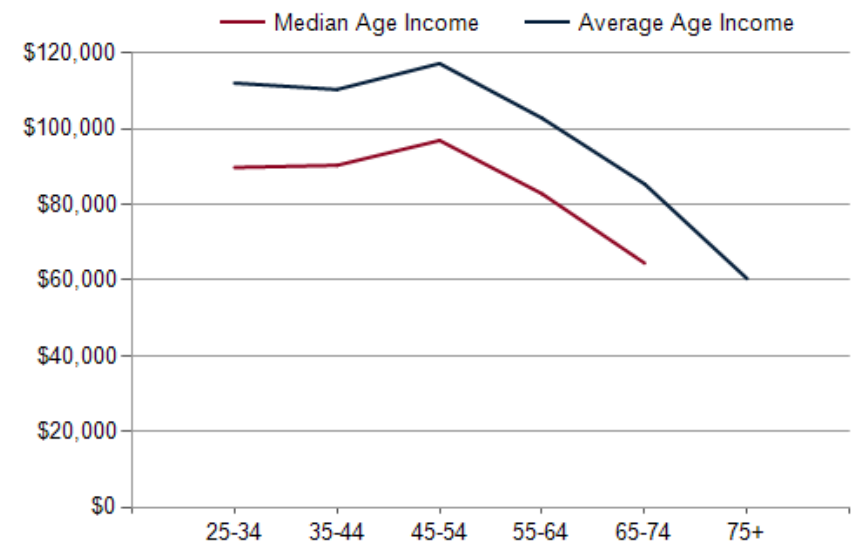
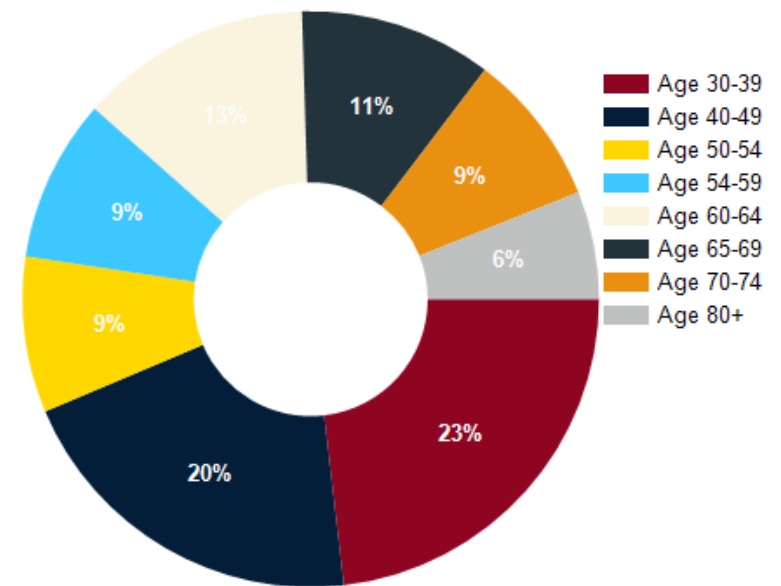
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	89	194	955
2024 Population Age 35-39	91	213	1,177
2024 Population Age 40-44	86	209	1,210
2024 Population Age 45-49	73	185	1,064
2024 Population Age 50-54	68	179	1,031
2024 Population Age 55-59	71	176	966
2024 Population Age 60-64	101	246	1,079
2024 Population Age 65-69	84	215	1,050
2024 Population Age 70-74	67	175	914
2024 Population Age 75-79	47	122	679
2024 Population Age 80-84	29	77	501
2024 Population Age 85+	21	55	440
2024 Population Age 18+	997	2,449	13,166
2024 Median Age	40	41	41
2029 Median Age	41	42	42

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,769	\$99,286	\$104,053
Average Household Income 25-34	\$112,090	\$124,777	\$127,620
Median Household Income 35-44	\$90,346	\$101,991	\$116,724
Average Household Income 35-44	\$110,388	\$126,302	\$150,707
Median Household Income 45-54	\$96,921	\$107,000	\$119,744
Average Household Income 45-54	\$117,255	\$139,759	\$155,933
Median Household Income 55-64	\$82,838	\$91,126	\$110,104
Average Household Income 55-64	\$102,816	\$124,438	\$149,207
Median Household Income 65-74	\$64,511	\$81,056	\$101,445
Average Household Income 65-74	\$85,422	\$102,121	\$125,147
Average Household Income 75+	\$60,418	\$71,110	\$99,303



6604 N HWY 6



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(432) 967-3279

robertbarnes@gwrhomes.com



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