

209 Otis Drive

Woodway, TX 76712

Exclusive Investment/Owner User Opportunity

Marcus & Millichap

WILLIAMS INDUSTRIAL GROUP



Investment Overview

Marcus & Millichap is pleased to exclusively present the opportunity to acquire **209 Otis Drive**, a cold storage facility in Woodway, Texas. Located in the Waco MSA, The Subject Property consists of two buildings, totaling $\pm 16,984$ SF of rentable area. The main building features poured-in-place-concrete construction with cold storage space and an office buildout, totaling $\pm 15,200$ SF. The rear building is an ambient temperature storage warehouse of $\pm 2,300$ SF. The Subject Property is certified SQF and FDA food grade, suitable for food and beverage operators. The current owner user is a regional beverage bottling and distribution company, which will vacate the Property upon close of escrow.

Woodway, Texas is part of the Waco Metropolitan Statistical Area, which has a population of $\pm 307,000$. The Subject Property is a quarter mile from the Route 84, 3.5 miles from I-35, and 5 miles south of Downtown Waco. Woodway's economic profile is defined by stability, high-income households, strong educational attainment, and a robust local business base.

\$1,750,000

PURCHASE PRICE

\$103.04/SF

PRICE PER SF

16,984 $\pm$ SF

TOTAL RENTABLE AREA

Food Grade

SQF AND FDA CERTIFIED



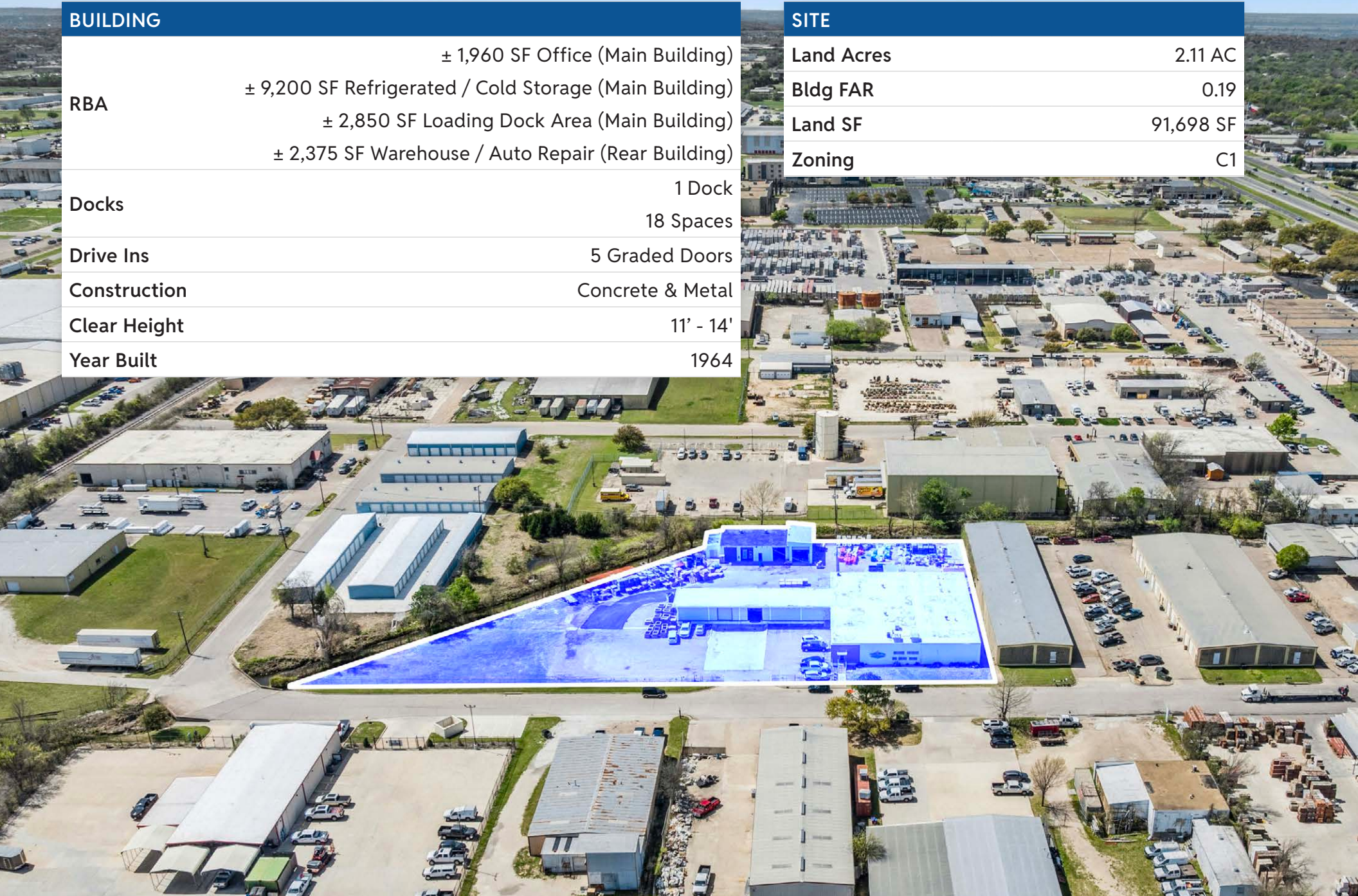
Property Overview

BUILDING

RBA	± 1,960 SF Office (Main Building)
	± 9,200 SF Refrigerated / Cold Storage (Main Building)
	± 2,850 SF Loading Dock Area (Main Building)
	± 2,375 SF Warehouse / Auto Repair (Rear Building)
Docks	1 Dock 18 Spaces
Drive Ins	5 Graded Doors
Construction	Concrete & Metal
Clear Height	11' - 14'
Year Built	1964

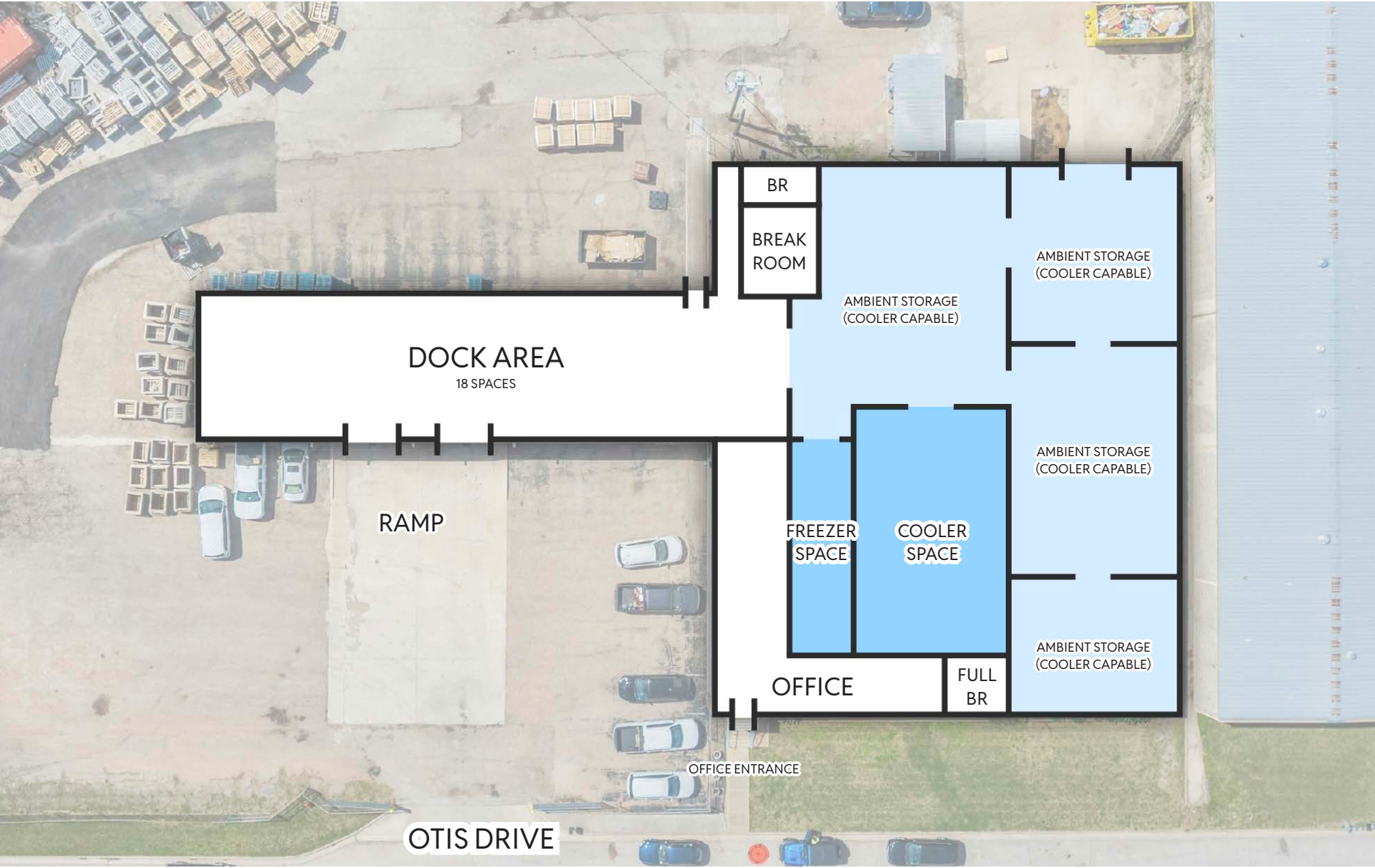
SITE

Land Acres	2.11 AC
Bldg FAR	0.19
Land SF	91,698 SF
Zoning	C1

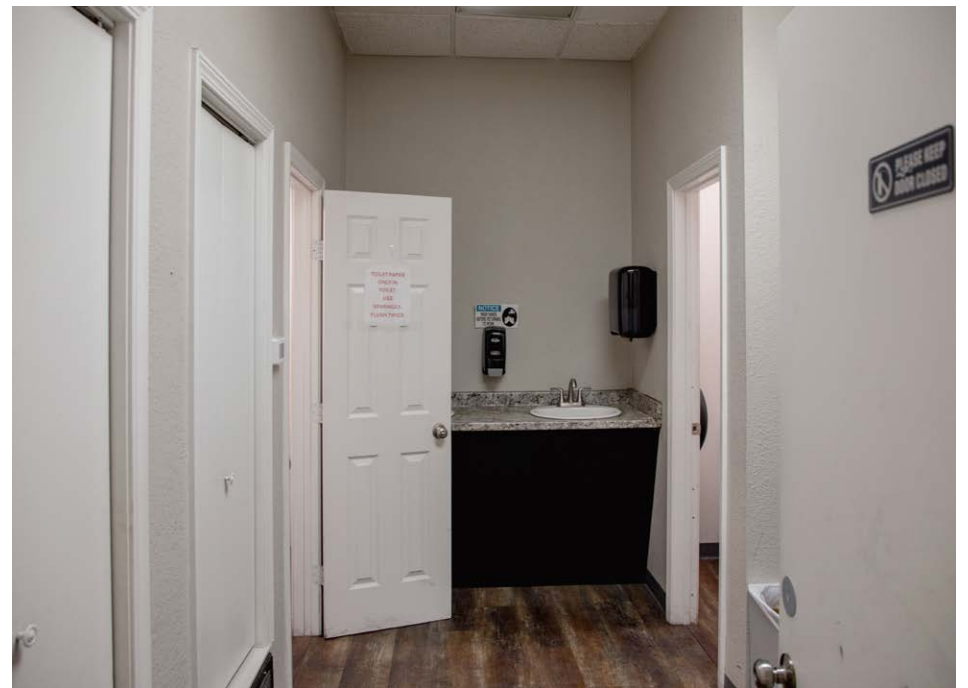


Property Overview

Main Building Plan









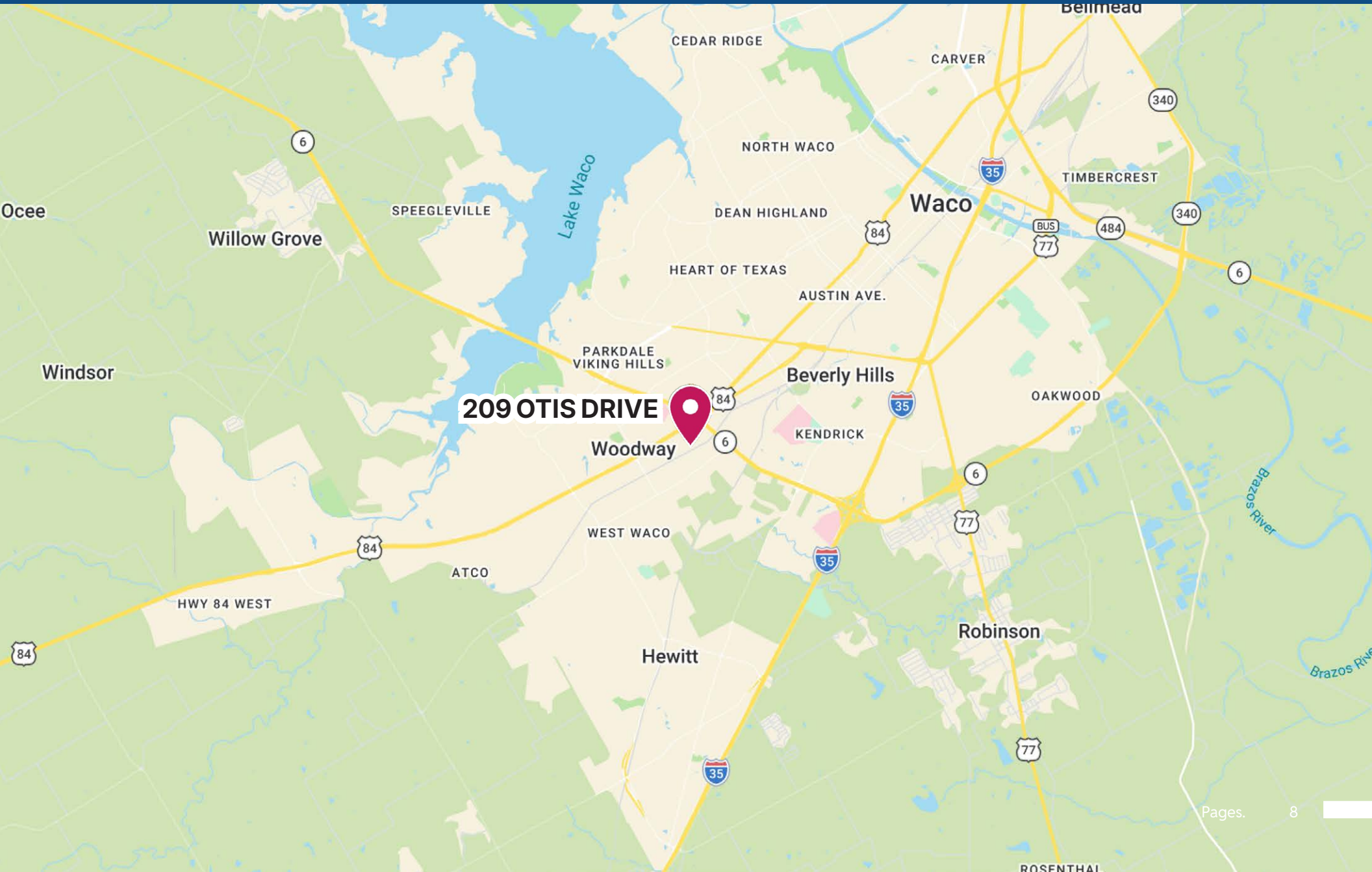
Metro Distances & Travel Times

3mi/6min
I-35

5mi/15min
DOWNTOWN WACO

100mi/2hrs
DALLAS

100mi/2hrs
AUSTIN



Economic Profile

Woodway, Texas

Woodway, Texas maintains a stable, affluent, and steadily expanding local economy supported by high household incomes, strong homeownership, and a well-educated population. The city's population—ranging from roughly 9,686 to 9,819—has grown modestly in recent years, and its median household income of about \$115,108 is significantly higher than regional and state averages, reflecting strong purchasing power and a low poverty rate of around 3.8%. Housing values remain robust, with median home values in the \$370,500–\$372,965 range, supported by a predominantly owner-occupied market in which over 90% of households own their homes. Educational attainment is another economic strength, as more than 65% of residents hold a bachelor's degree or higher, contributing to a professional, high-skill workforce that underpins Woodway's economic stability.

Commercial activity in Woodway is diversified, with the local economy anchored by retail, healthcare, education, and service-oriented businesses. The city supports more than 527 businesses employing over 5,300 people, indicating a strong local employment base despite many residents also commuting to nearby Waco for work opportunities. Short commute times—averaging around 18.5 minutes—and high rates of residents driving alone or working from home reflect both accessibility and quality of life advantages. Woodway's combination of high income levels, a skilled workforce, stable housing values, and a balanced commercial environment positions it as one of the more economically resilient and prosperous communities in the Greater Waco area.



Regional Data

Waco, Texas Industrial Market

AVAILABILITY	
Market Asking Rent/SF	\$7.48
Vacancy Rate	4.60%
Vacant SF	1.5M
Availability Rate	4.00%
Available SF Direct	1.3M
Available SF Sublet	66.4K
Available SF Total	1.3M
Months on Market	9.4
DEMAND	
12 Mo Net Absorption SF	460K
12 Mo Leased SF	1.1M
6 Mo Leasing Probability	45.10%
INVENTORY	
Existing Buildings	878
Inventory SF	32.5M
Average Building SF	37K
Under Construction SF	313K
12 Mo Delivered SF	740K

Demographic Within Property Radius

RADIUS FROM PROPERTY	2 mile	5 mile	10 mile
2024 Population	145,419	436,430	1,042,244
2029 Population Projection	145,648	437,085	1,040,751
Annual Growth 2020-2024	0.90%	0.90%	0.50%
Annual Growth 2024-2029	0.00%	0.00%	0.00%
2024 Households	64,168	202,516	408,541
2029 Household Projection	64,290	202,922	408,332
Annual Growth 2020-2024	1.40%	1.20%	1.00%
Annual Growth 2024-2029	0.00%	0.00%	0.00%
Avg Household Income	\$116,745	\$116,191	\$109,833
Median Household Income	\$92,788	\$91,489	\$84,030
Median Home Value	\$851,540	\$863,699	\$798,281

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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.

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:
 - 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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date