



**COLDWELL
BANKER
COMMERCIAL**
JIM STEWART, REALTORS®

EXCLUSIVELY OFFERED BY:

GREGG GLIME
SIOR, CCIM

JORDAN LANE RETAIL CENTER

ADDRESS

9111 Jordan Lane
Woodway, TX 76712

AVAILABLE SPACE

11,090 sf bulidng
Spaces starting from 1,200 sf

©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL
JIM STEWART, REALTORS®
500 North Valley Mills Drive, Waco, TX 76710
254.776.0000

PROPERTY OVERVIEW

Jordan Lane is situated in the rapidly developing town of Woodway, TX. Located along Highway 84, Waco's strongest growth corridor, this property is strategically situated on one of the main commuting corridors of Greater Waco. Woodway provides exceptional quality of life and connectivity due to its geographical location acting as a conduit to many other suburban towns surrounding Waco. Suggestive by the well-performing area retailers, this site is a prime location for retail, restaurants and professional/medical office. Jordan Lane sits at the intersection of Highway 84 and Hewitt Drive, which is anchored by HEB, Walgreens and CVS.

PROPERTY HIGHLIGHTS

- Located along Highway 84 - Waco's strongest growth corridor
- Intersection anchored by one of the strongest HEB's in the county
- Located at the busiest intersection in Woodway and/or Hewitt
- Strong retail demographics with limited vacancy
- Drive-thru available
- New Construction

OFFERING SUMMARY

PROPERTY TYPE

Retail

LOCATION

Woodway, TX

ZONING

Planned Commercial

LEASE RATE

Call for Pricing

LOT SIZE

1.64 Acres



TRAFFIC FLOW



JORDAN LANE COMPLETED



EXTERIOR



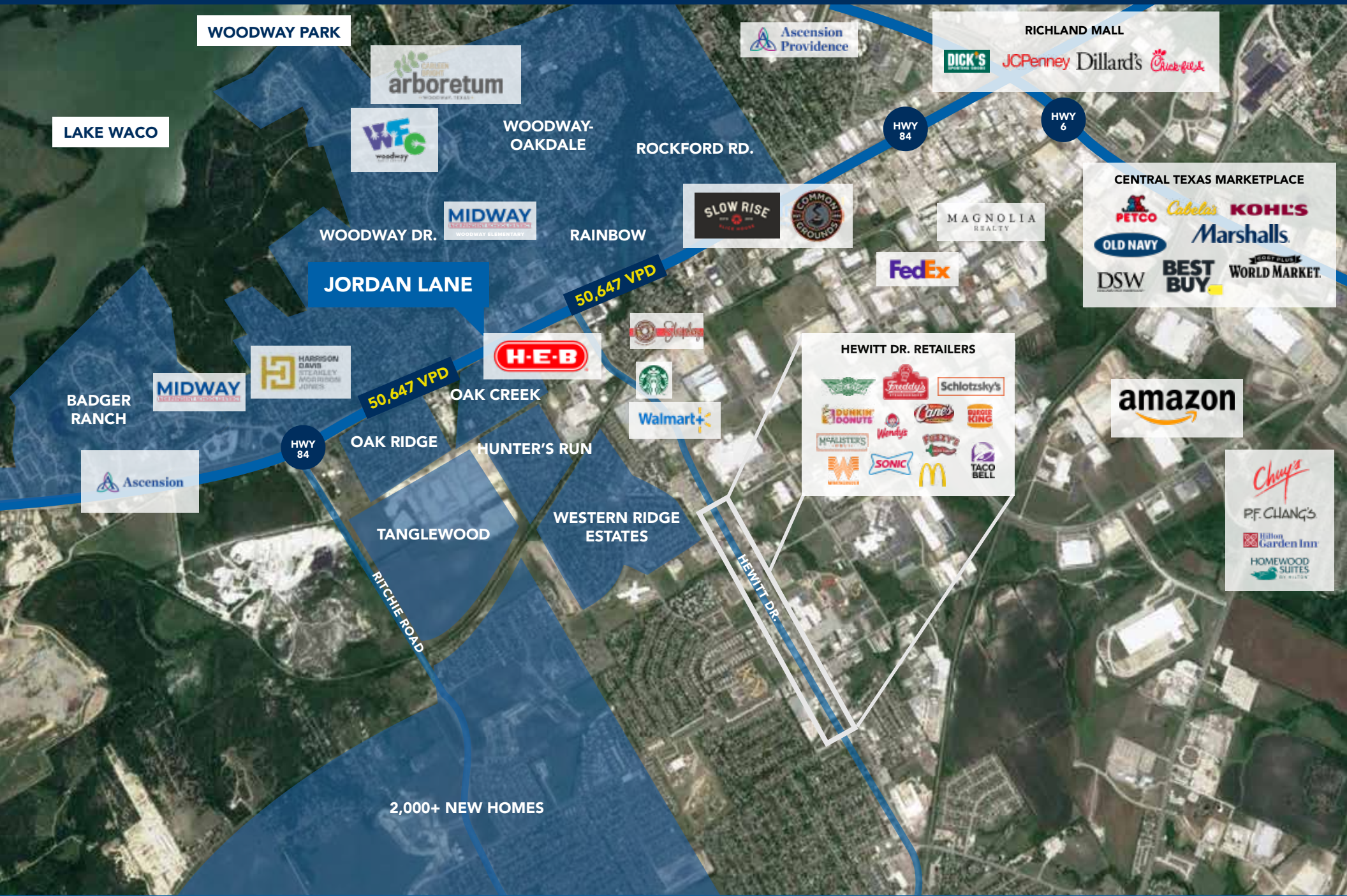
SUBJECT PROPERTY

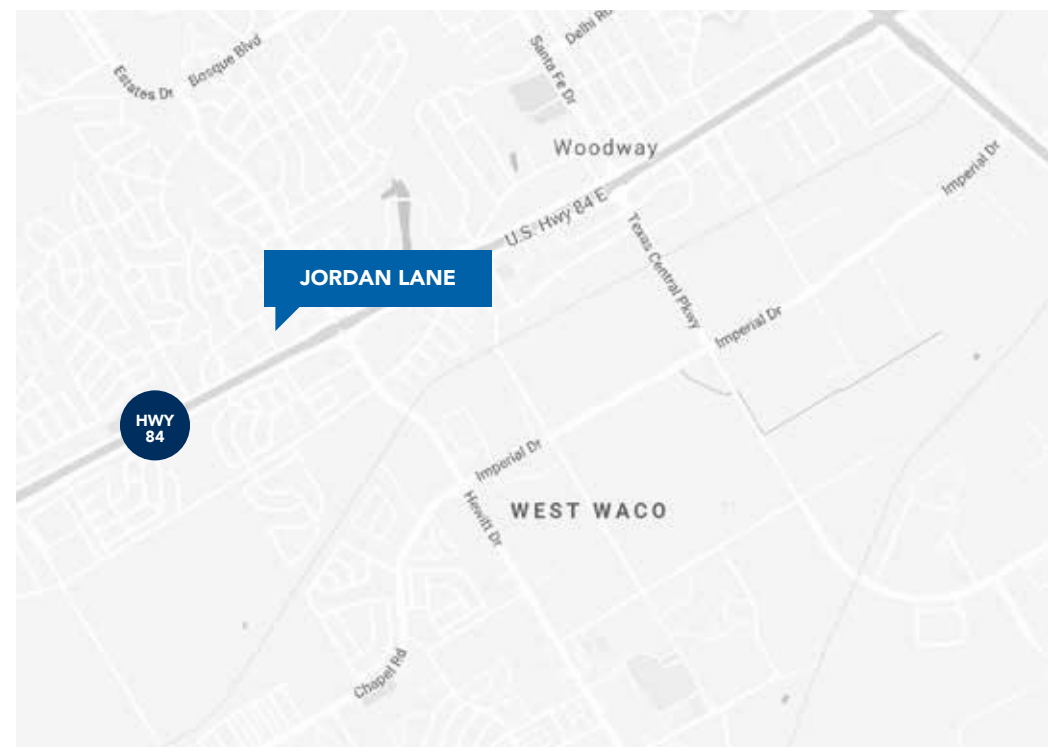
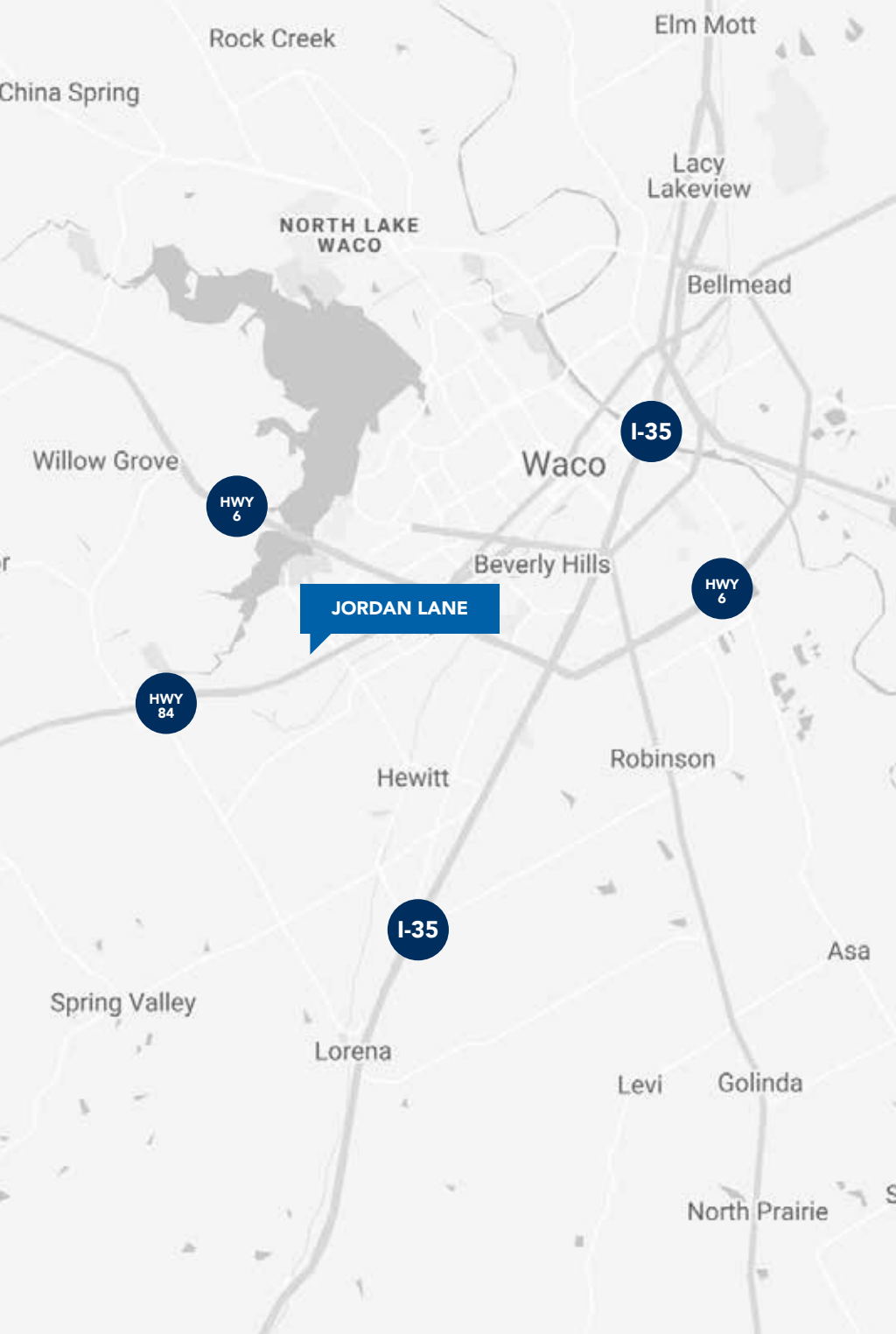


RETAILER & REGIONAL MAP



RETAILER & NEIGHBORHOOD MAP







**COLDWELL
BANKER
COMMERCIAL**

JIM STEWART, REALTORS®

PRESENTED BY:



GREGG GLIME SIOR, CCIM

254 313 0000

greggglime@greggglimecre.com

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



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.

11-2-2015
 EQUAL HOUSING OPPORTUNITY

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.

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.

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.

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.

<u>COLDWELL BANKER COMMERCIAL JIM STEWART, REALTORS</u>	<u>0590914</u>	<u>COMMERCIAL@JSRWACO.COM</u>	<u>(254) 313-0000</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>CB APEX REALTORS, LLC</u>	<u>0590914</u>		
Designated Broker of Firm	License No.	Email	Phone
<u>KATHRYN ANNE SCHROEDER</u>	<u>0269763</u>	<u>KATHY@CBAPEX.COM</u>	<u>(254) 776-0000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>GREGG GLIME, SIOR, CCIM</u>	<u>0234988</u>	<u>GREGGGLIME@GREGGGLIMECRE.COM</u>	<u>(254) 313-0000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0