



BRANDON DAVIS

BRAD DAVIS CCIM

101 BURNETT CT, STE A, WOODWAY, TX 76712

2,300 SF

FOR LEASE

CROMWELL
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



PROPERTY OVERVIEW

Cromwell Commercial Group is pleased to exclusively offer this 2,300 SF of retail/showroom/office space in Woodway, Texas. The site has great visibility and access from the HWY 84 and is in the middle of recent retail and medical developments.

- Great access and visibility
- Surrounded by new development
- Available September 1, 2024

PROPERTY HIGHLIGHTS

PROPERTY

101 Burnett Ct Ste A, Woodway, Tx 76712

PROPERTY TYPE

Retail | Showroom | Office

MARKET

Waco

SUBMARKET

Woodway | Hewitt | Hwy 84

AVAILABLE SPACE

2,300 SF

LOT SIZE

0.437 Acres

LEASE RATE

\$28.00 SF + NNN

NNN PRICE

\$9.63 SF/year



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PHOTO GALLERY





CARLEEN BRIGHT
ARBORETUM

WOODWAY FAMILY
CENTER



AVAILABLE
2,300 SF

HIGHWAY
84

HWY 84 FRONTAGE ROAD



Click to view property



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WOODWAY
ELEMENTARY

ESTATES DRIVE

HIGHWAY
84

HWY 84 | 22,000 VPD

AVAILABLE
2,300 SF



Click to view property

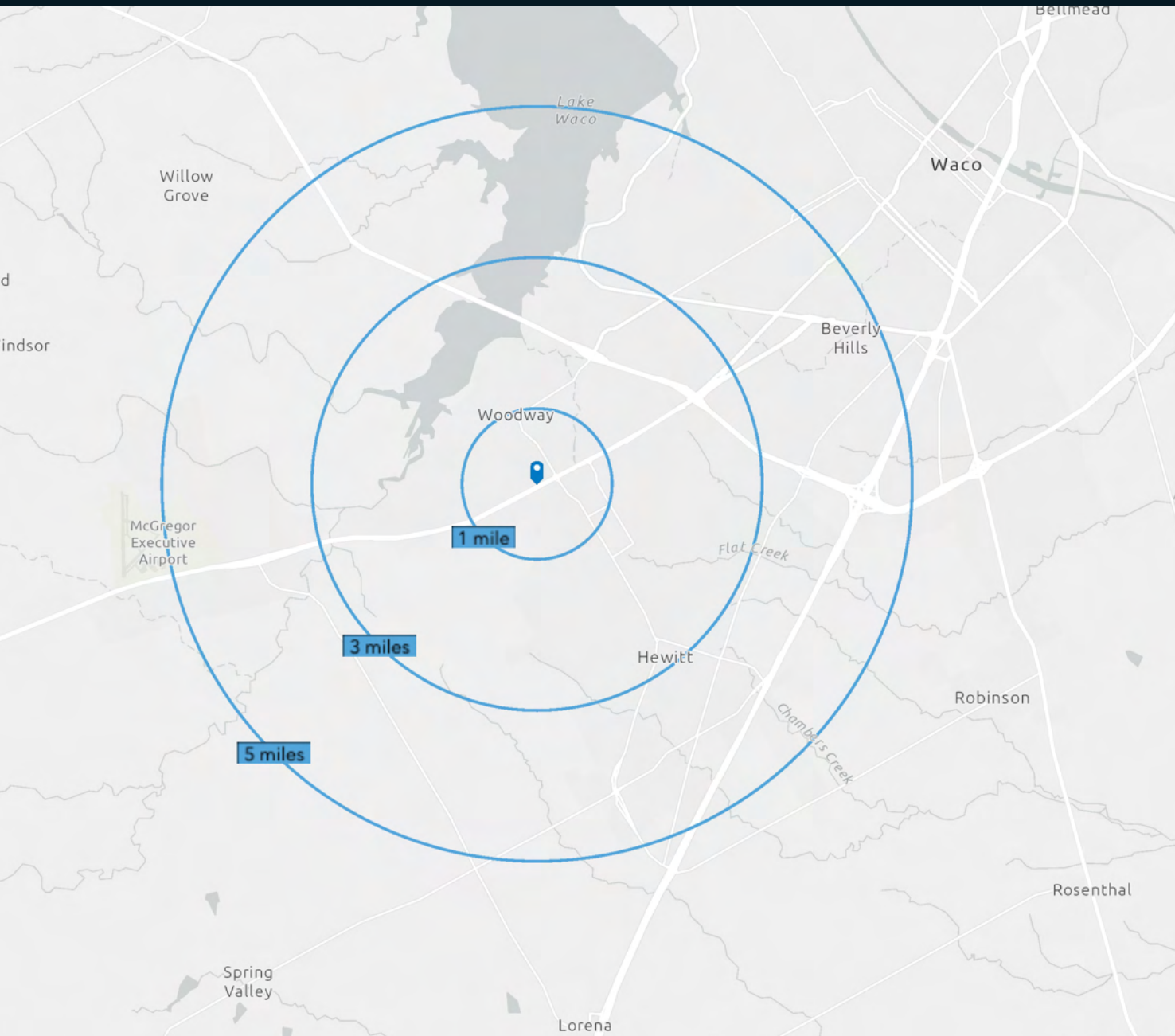


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DEMOGRAPHICS



POPULATION

	-1mi	-3mi	-5mi
2010 Population	6,981	30,624	73,931
2020 Population	7,724	35,547	87,162
2023 Population	7,839	37,183	89,345



Median Age

40

HOUSEHOLDS

	-1mi	-3mi	-5mi
2010 Households	2,928	12,388	29,606
2020 Households	3,051	13,588	34,152
2023 Households	3,096	14,220	35,206

MEDIAN HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	\$96,818	\$73,471	\$69,662

AVERAGE HOUSEHOLD INCOME

	-1mi	-3mi	-5mi
2023 Income	\$135,349	\$104,937	\$101,109



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PRESENTED BY:



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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.

11-2-2015



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:
 - 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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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

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