

# 0.963 ACRES NEAR LOOP 340 & HIGHWAY 84 IN WOODWAY, TEXAS 76712



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# Onward

REAL ESTATE TEAM  
— at Keller Williams

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## Prime Industrial Development Opportunity!

Welcome to an exceptional property with endless potential. Situated on a sprawling lot size of 0.963 acres (41,948.28 SF), this remarkable parcel is zoned M-2: Light Industrial District, offering a world of possibilities for your visionary project. Boasting  $\pm 100'$  of Depot Drive frontage and  $\pm 322'$  of property depth, this expansive piece of land provides ample space to bring your dreams to life. With city water and sewer connections readily available, the groundwork has already been laid for seamless development.

Located in an area teeming with growth and opportunity, this property presents itself as an excellent investment prospect. State Highway 6 sees over 47,100 vehicles passing by daily (TxDOT 2022), ensuring high visibility and accessibility for future businesses or ventures. Furthermore, within a convenient ten-mile radius lies a thriving community boasting over 213,291 residents—a built-in customer base ready to embrace new offerings from the moment they arrive.

Don't miss out on this extraordinary chance to shape the landscape with your innovative vision! Seize the opportunity now and make your mark in this bustling industrial hub.

# ABOUT WOODWAY, TEXAS

## City Overview

Woodway, Texas, in McLennan county, is 4 miles southwest of Waco, Texas (center to center) and 84 miles south of Fort Worth, Texas. It is part of the surrounding Waco metro area. The city of Woodway is served by both the Midway Independent School District and the Waco Independent School District.

Woodway has a 2023 population of 9,554 and is currently growing at a rate of 0.42% annually and its population has increased by 1.27% since the most recent census, which recorded a population of 9,434 in 2020. This city is the 275th most populated city in the state of Texas out of 1,799 cities.

The city of Woodway is situated within a relatively short drive of most of the major cities of Texas: 97 mi north to Fort Worth, 102 mi north-northeast to Dallas, 98 mi southwest to Austin, and 189 mi southeast to Houston.



## HISTORY AT A GLANCE:

Woodway, or Woodway Village, is adjacent to the southwestern city limits of Waco between U.S. Highway 84 and State Highway 6, in west-central McLennan County. It began as a small community on U.S. Highway 84 in the late 1940s and early 1950s but grew so rapidly that in 1955 residents voted to incorporate as Woodway Village in order to keep up with the demand for street building and other public improvements. The community became the city of Woodway in 1973.

## ARTS & CULTURE

The Carleen Bright Arboretum is a 15-acre (61,000 m<sup>2</sup>) arboretum containing 6 acres of gardens, an amphitheater with a covered gazebo, a chapel, and a rental facility. Cardinals, the official bird of Woodway, are sometimes seen in the arboretum.

## FUN & RECREATIONAL:

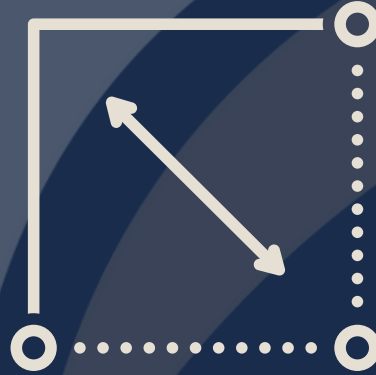
Places of historic interest located nearest to Woodway are Earle-Harrison House & Gardens and Acton State Historic Site. Fishing, camping, boating, swimming, biking, and hiking are among the activities that may be enjoyed at Lake Whitney State Park, Fort Parker State Park, and Mother Neff State Park. There are several museums near Woodway including Taylor Museum of Waco History, Mayborn Museum, and 1st Cavalry Division Museum.

# PROPERTY OVERVIEW

**SALES PRICE**  
**\$6.50/SF**

## Highlights:

- Lot Size: 0.963 Acres (41,948.28 SF)
- Zoned: M-2: Light Industrial District
- Depot Drive Frontage: ± 100'
- Property Depth: ± 322'
- City Water
- City Sewer
- Excellent Development Opportunity
- Easily Accessible
- State Highway 6: 47,100+ Vehicles/Day (TxDOT 2022)
- 2022 Taxes: \$4,530.45 (Buyer To Verify)



### LOT SIZE

0.963 Acres (41,948.28 SF)



### FRONTAGE

Depot Drive: ± 100'



### ZONING

M-2: Light Industrial District



### DEMOGRAPHICS

1 Mile Radius: 3,241 Residents  
5 Mile Radius: 140,038 Residents  
10 Mile Radius: 213,291 Residents



### UTILITIES

City Water  
City Sewer



### TRAFFIC COUNTS

State Highway 6: 47,100+ Vehicles/Day (TxDOT 2022)

# PROPERTY PHOTOS



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# PROPERTY BOUNDARY



Depot Drive

Frontage: ± 100'

Depth: ± 322'

0.963 Acres  
(41,948.28  
SF)

**NOTE: This is not a survey. Boundary lines and measurements are approximate.**



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# ZONING MAP



- R-1A Single-Family Residence 3.63 u/a
- R-1B Single-Family Residence 6.22 u/a
- R-1C Single-Family Residence 10.89 u/a
- R-2 Two-Family & Attached Single Family 14.52 u/a
- R-3A Multiple Family Residence 7.26 u/a
- R-3B Multiple Family Residence 12.96 u/a
- R-3C Multiple Family Residence 25.03 u/a
- R-3D Multiple Family Residence 32.03 u/a
- R-3E Multiple Family Residence 40 u/a
- O-1 Office
- O-2 Office-Residence 40 u/a
- O-3 Office-Limited Commercial 7.26 u/a
- C-1 Community Commercial-No Alcohol 25.03 u/a
- C-2 Community Commercial 25.03 u/a
- C-3 General Commercial
- C-4 Central Commercial No Limits u/a
- C-5 Service Commercial
- M-1 Office & Restricted Industrial
- M-2 Light Industrial
- M-3 General Industrial
- PUD Planned Urban Development-Multi-Zone

**M-2: Light Industrial District**



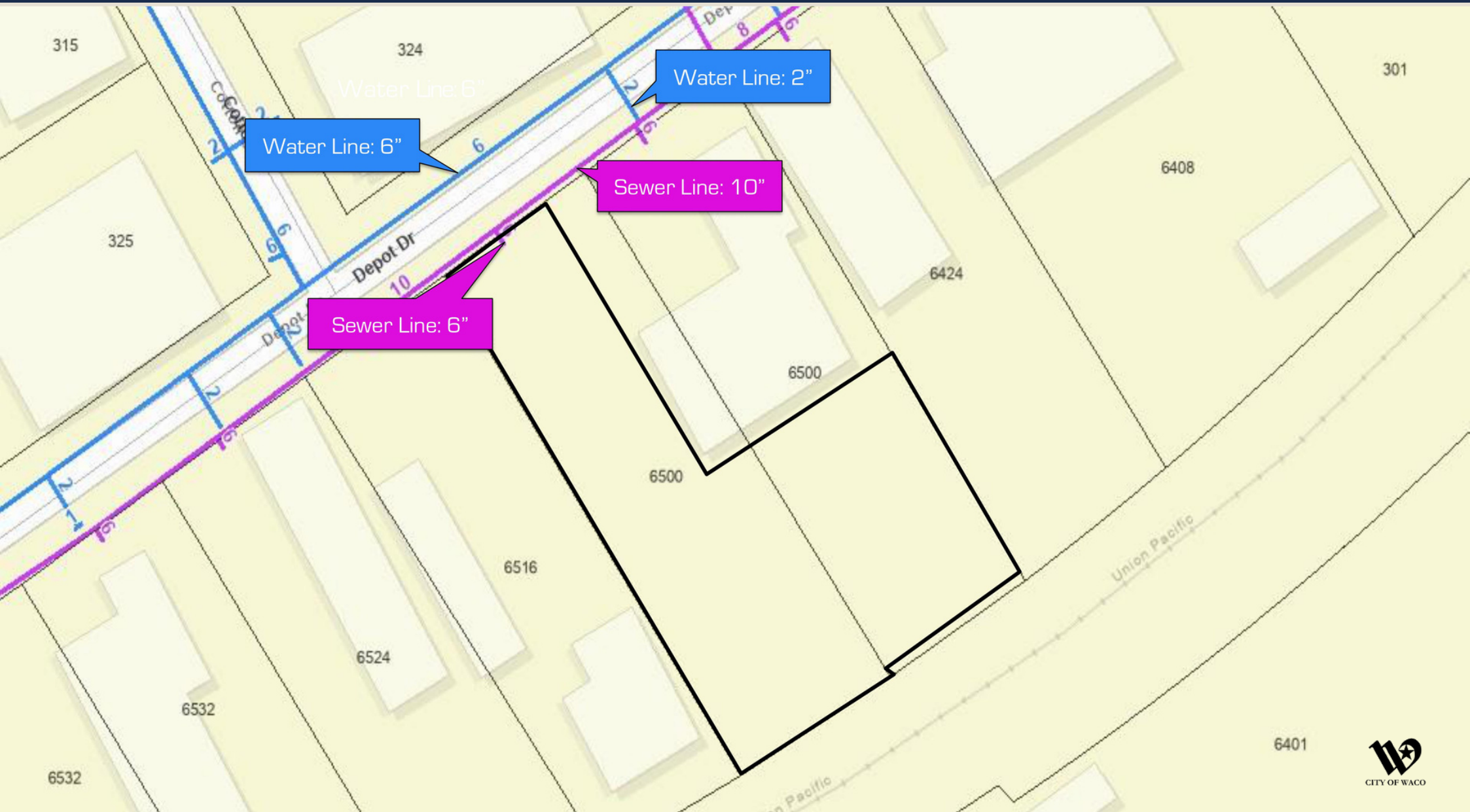
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# UTILITIES MAP



# TXDOT TRAFFIC COUNTS



  
Loop 340  
47,100+ VPD



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# FEMA FLOOD MAP



Not in  
FEMA Flood Zone



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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.

**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 on 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 on 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 on 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 on 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 specially 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 con den al information or any other information on 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 on 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 on 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