

WAREHOUSE SPACE FOR LEASE AT 1223 ARMADILLO DRIVE IN WOODWAY, TEXAS 76712



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Onward

REAL ESTATE TEAM
— at Keller Williams

PRESENTED BY:



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Seeking an ideal location for your warehouse operations? Look no further than this exceptional opportunity to lease warehouse space within a sprawling 2.51-acre (109,335.60 square feet) lot, situated in the coveted Waco ETJ zone.

Spanning approximately 1,560 square feet, this available warehouse space offers ample room to accommodate your storage and distribution needs. With convenient access to Armadillo Drive and \pm 201 feet of frontage, your business will benefit from prominent visibility and easy accessibility for deliveries and shipments.

The property depth of \pm 548 feet ensures plenty of room for maneuvering large vehicles and equipment, while city water access adds convenience to your operational requirements. Zoned for commercial use, this property provides the flexibility to customize the space to suit your specific warehouse needs. Whether you're in logistics, manufacturing, or wholesale distribution, this prime location offers the perfect foundation for your business to thrive.

Located in an easily accessible area with proximity to major transportation routes, this warehouse space is strategically positioned to streamline your supply chain operations and enhance efficiency. Take advantage of this lease opportunity and elevate your warehouse operations to new heights. Don't miss out on securing this prime warehouse space for your business.

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 m²) 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

FOR LEASE

\$1,500/MO GROSS

Highlights:

- Lot Size: 2.51 Acres (109,335.60 SF)
- Easily Accessible
- 2023 Taxes: \$1,406.03 (Please Verify)



WAREHOUSE SPACE

1,560 SF



FRONTAGE

Armadillo Drive: ± 201'



ZONING

Waco ETJ



DEMOGRAPHICS

1 Mile Radius: 354 Residents
5 Mile Radius: 43,647 Residents
10 Mile Radius: 146,148 Residents



UTILITIES

City Water
Septic
Electricity



YEAR BUILT

1996

PROPERTY PHOTOS



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PROPERTY BOUNDARY



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



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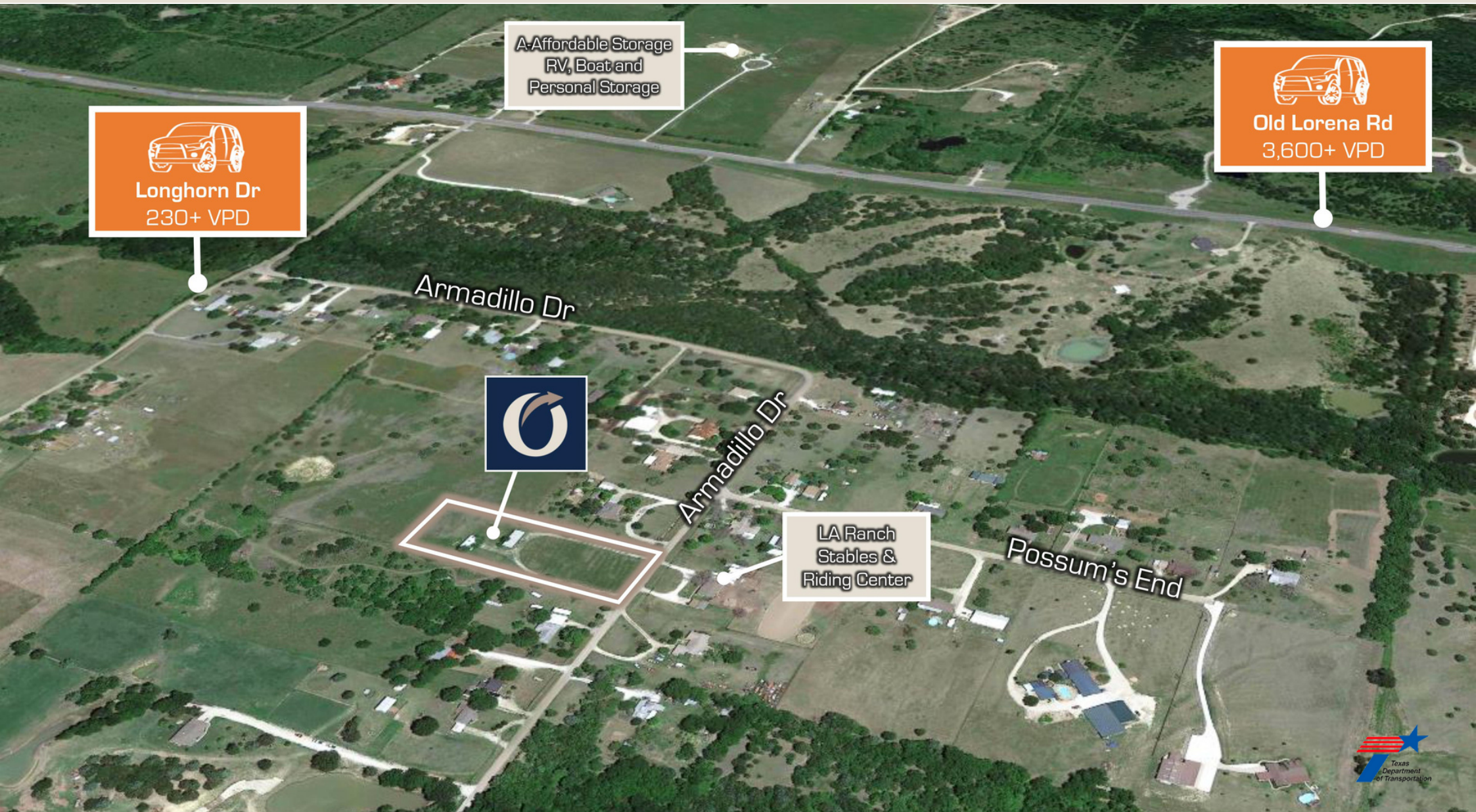
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UTILITIES MAP



TXDOT TRAFFIC COUNTS



FEMA FLOOD MAP



Not In
FEMA Flood Zone



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