

6,700+ SF OFFICE/WAREHOUSE FOR LEASE 6908 OLD MCGREGOR RD WOODWAY, TEXAS 76712



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PROPERTY OVERVIEW

- Minutes away from U.S. Highway 84 and State Highway 6
- Yard Space for Additional Storage
- Roll Up Doors: One 12' x 12' and Two 8' x 10'
- Center Height: 18' and Side Walls: 14'
- Three-Phase Power Available

LOCATION

6908 Old McGregor Rd Woodway, Texas 76712

RSF

6,776 SF

LOT SIZE

0.6462 Acres (28,148.472 SF)

ZONING

PC: Planned Commercial (City of Woodway)

TRAFFIC COUNTS (2022)

Old McGregor Rd: 2,000+ VPD

Highway 84: 52,600+ VPD

LEASE RATE

\$12.00/SF/YR NNN

NNN ESTIMATE

\$1.62/SF/YR



DEMOGRAPHIC SUMMARY

6908 Old McGregor Rd, Woodway, Texas, 76712

Drive time of 15 minutes



KEY FACTS

177,031

Population



66,333

Households

34.0

Median Age

\$48,551

Median Disposable Income

EDUCATION

12.1%

No High School Diploma



25.8%

High School Graduate



29.6%

Some College/ Associate's Degree



32.5%

Bachelor's/Grad/ Prof Degree

INCOME



\$55,757

Median Household Income



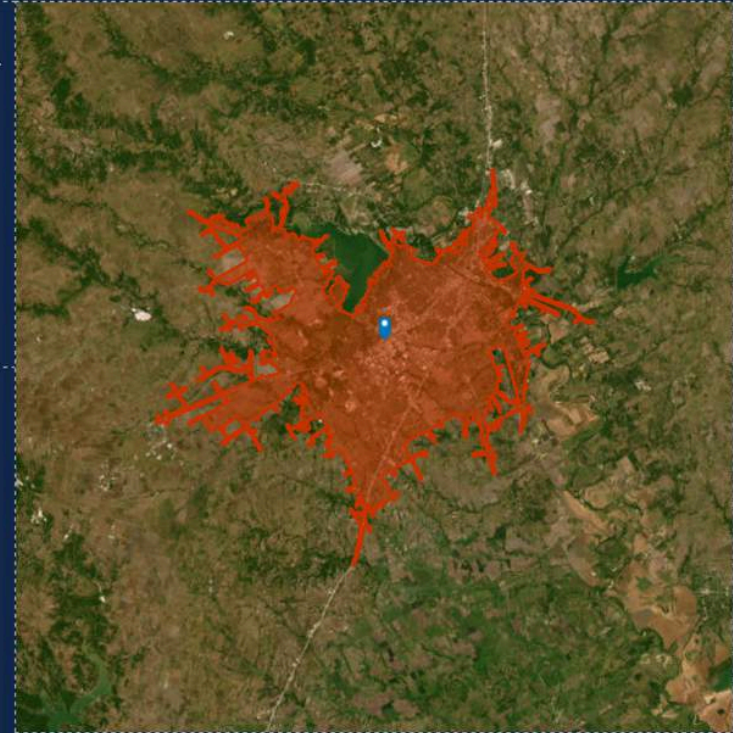
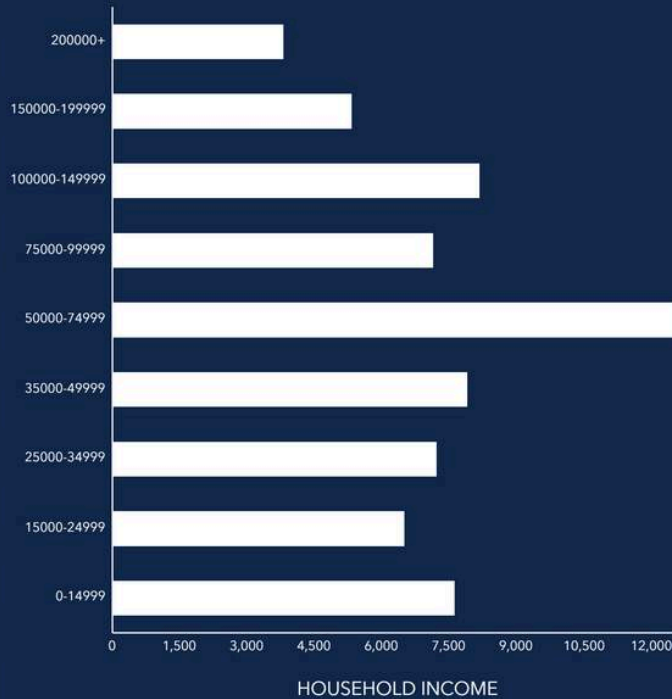
\$31,821

Per Capita Income



\$88,432

Median Net Worth



EMPLOYMENT

60.6%

White Collar

24.1%

Blue Collar

18.6%

Services

4.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri



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PROPERTY BOUNDARY



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SURROUNDING RETAIL & TRAFFIC COUNTS



State Highway 6
32,900+ VPD



Bluebonnet
Health Services



Waco
Gastroenterology
Associates, PA



ALLERGY
& ASTHMA
CARE OF WACO



Luigi's
ITALIAN
RESTAURANT



LAQUINTA
INNS & SUITES



HORNET SIGNS



extended
STAY
AMERICA



Old McGregor Rd
2,000+ VPD




Highway 84
52,600+ VPD



LOCKBOX
SELF STORAGE



daltile



SRT



HEALTHLINE
Better. Smarter. Health Care @ Home.



PRESENTED BY:



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