



**WILL PHIPPS** CCIM

**H. BLAND CROMWELL** CCIM, SIOR

**WACO GATEWAY**  
**BAGBY AVE & GATEWAY BLVD, WACO, TX 76643**

226,800+/- SF | 34+/- Acres

**AVAILABLE**

**CROMWELL**  
COMMERCIAL GROUP

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COLDWELL BANKER APEX, REALTORS



## PROPERTY DESCRIPTION

Partners Real Estate is developing a 226,800+/- SF Class A industrial building at Waco Gateway, available for spec lease or full build-to-suit.

- Phase 1
- Class A Spec
- Target Delivery: Q1 - Q2 2027
- BTS Available: Q2-Q3
- Direct I-35 & Bagby Ave frontage - ~85,000 vehicles/day, premier Central Texas industrial corridor
- Gateway Blvd extension will connect Bagby Ave directly to I-35 underpass - new access point
- 1.5 hours to DFW/Austin | 2.5 hours to San Antonio | <3 hours to Houston - Texas Triangle access
- Adjacent to Hello Bello, Amazon, Mars Wrigley, and rapidly growing Central Texas industrial corridor

# Building Specifications

<b>BUILDING SIZE</b>	226,800+/- SF - Phase 1
<b>CLEAR HEIGHT</b>	32'
<b>DOCK DOORS</b>	4 x 9' x 10' (expandable per BTS) 48 dock doors on day one. Can add additional 8 for two or more users
<b>SPRINKLER</b>	ESFR - Included
<b>FLOOR FINISH</b>	Diamond-Hard/Caulked Joints
<b>LIGHTING</b>	Warehouse LED - Included
<b>DIVISIBLE TO</b>	50,000+/-SF   113,400+/-SF
<b>PARKING</b>	245+ Stalls (Warehouse + Office)
<b>DOCK EQUIPMENT</b>	Z-Guards & Dock Bumpers - Included
<b>OFFICE ENTRY</b>	Storefront - Included
<b>POWER</b>	4 MW/4,000 amps - Oncor study req. 2,000 amps   480/277V   3-phase Per Bay (4 x 50,000 SF): 400A each, independently metered
<b>NATURAL GAS</b>	Available nearby
<b>TRAILER STALLS</b>	64





**SITE LOCATION**

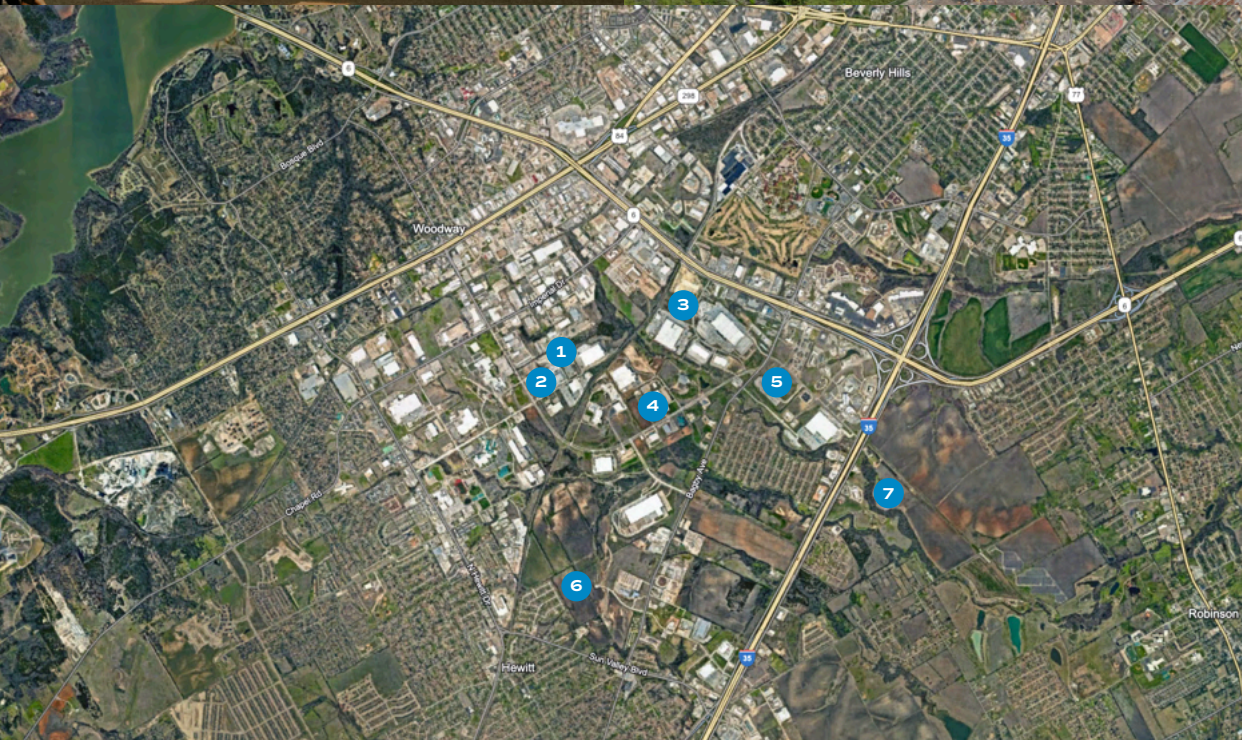
## BUILD-TO-SUIT SPECIFICATIONS

<b>BUILDING SIZE</b>	Up to 226,800+/-SF, 6,000 psi capable - for heavy manufacturing/robotics
<b>ULTRA-FLAT FLOOR</b>	Controlled joint spacing minimum 40' - accommodates robotic cell manufacturing
<b>POWER UPGRADE</b>	2,000 amps   480/277V   3-phase   Per Bay (4 x 50,000 SF): 400A each, independently metered 4 MW/4,000 amps - Oncor study req.
<b>HVAC</b>	Excluded from base spec - full HVAC build-out available as BTS option
<b>FENCED YARD/SECURITY</b>	Excluded from base - available as BTS; truck court striping flexible
<b>CEILING CLEARANCE</b>	32' standard; >20' confirmed compatible with manufacturing and logistics
<b>CUSTOM FLOOR PLAN</b>	Shell condition - interior office, lab, or production layout to tenant spec
<b>ADDITIONAL DOCKS</b>	Base 4 docks; expandable - truck court can be reconfigured per BTS needs
<b>DOCK DOORS</b>	64

## LEASE & FINANCIAL TERMS

<b>BASE RENT (SHELL NNN)</b>	\$10.00 PSF - better rate available DOE; pre-construction PTS pricing preferred
<b>TENANT IMPROVEMENT</b>	\$5.00 - \$6.00 PSF (higher TI available for pre-construction PTS lease execution)
<b>OCCUPANCY TARGET</b>	Q2-Q3 2027; Q1 2027 achievable with early lease execution & expedited permitting
<b>HVAC/FENCING/SECURITY</b>	Excluded from base - all available BTS options at negotiated terms
<b>SALE</b>	For Sale considered - contact listing broker for pricing





## INDUSTRIAL MARKET SNAPSHOT

### OVERVIEW

Waco has continued to see Capital Investment into our market and strategically positioned around Waco's Industrial Parks.

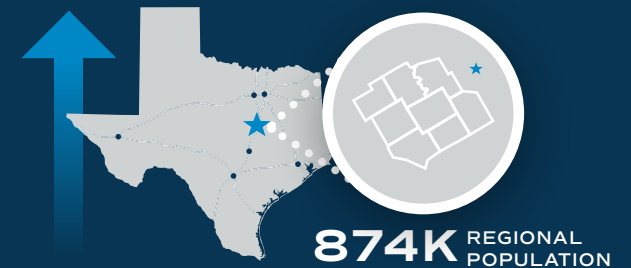
### RECENT MARKET ACTIVITY

Company	Capital Investment
1 - Stoughton Trailers	\$15,000,000
2 - Uzin Utz	\$34,000,000
3 - Polyglass USA Inc	\$31,000,000
4 - Electrolit	\$400,000,000
5 - Walmart	\$380,000,000
6 - Graphic Packaging International	\$1,026,000,000
7 - Metal Finishing Solutions	\$20,000,000

### NOTABLE CROMWELL CLIENTS

KINGSDOWN      ZINK POWER  
 HOWMET AEROSPACE      ALCOM  
 JESSUP      TRANE  
 ALLERGEN      COCA COLA  
 HELLO BELLO      VERSALIFT  
 FLEETWOOD      CLAYTON  
 CATERPILLAR      FOAMTEC  
 L-3 COMMUNICATIONS      UZIN UTZ  
 SHERWIN WILLIAMS      BRANDT  
 AMERICAN STAR MATTRESS  
 CLARK MANUFACTURING

For more Economic Growth and Investment information [CLICK HERE.](#)

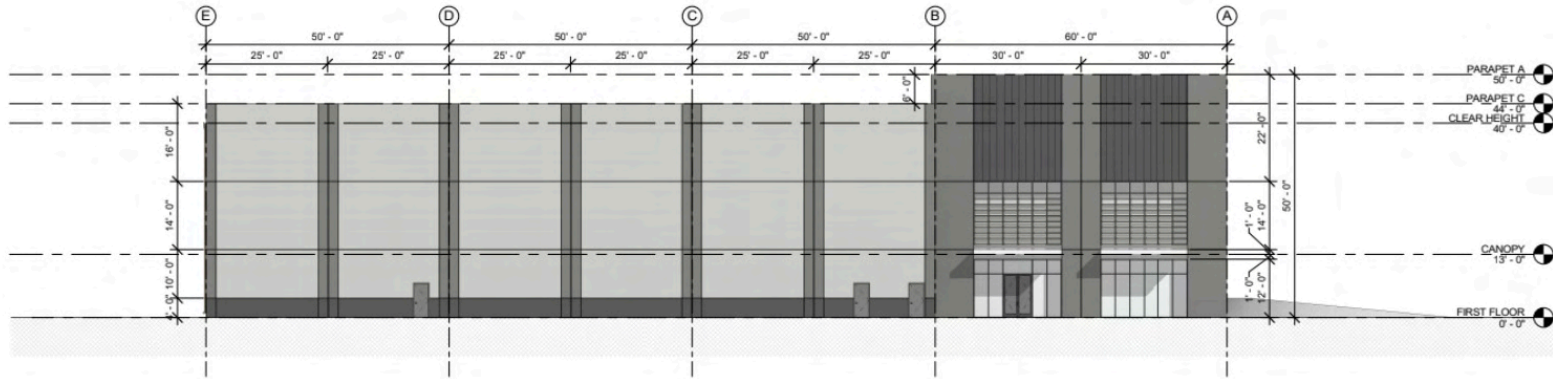


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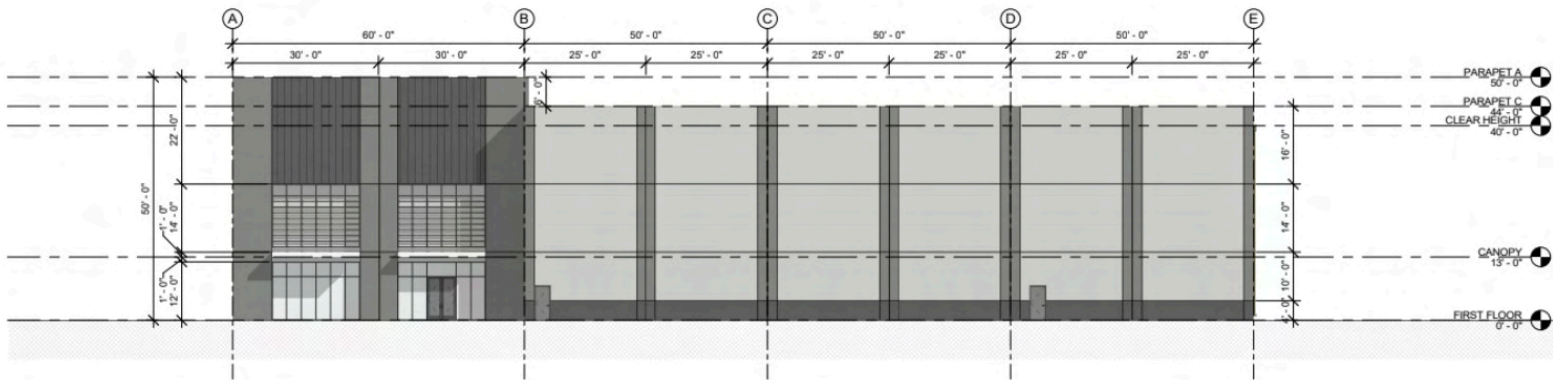
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# EXTERIOR ELEVATIONS



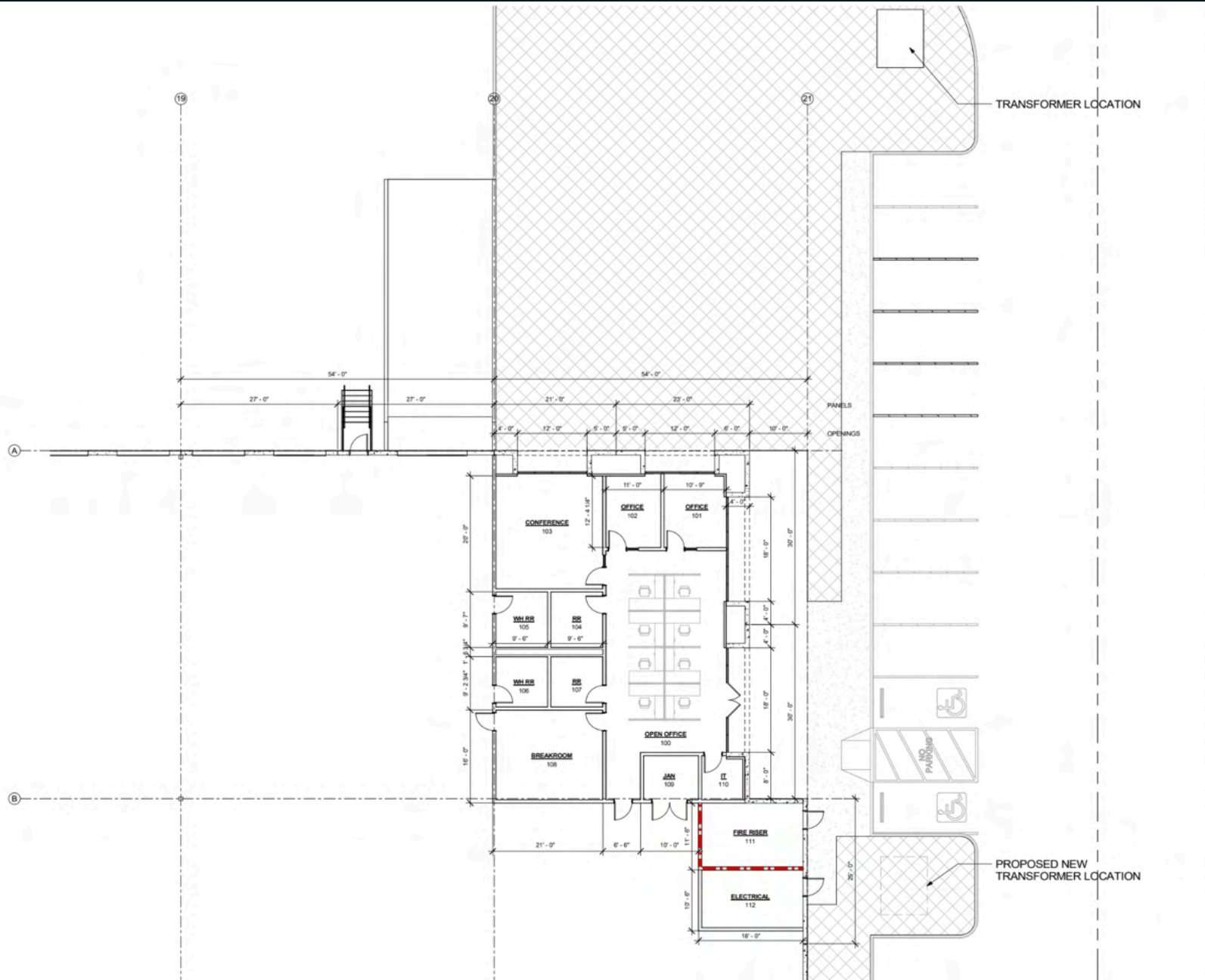
EAST ELEVATION  
1/16" = 1'-0"



WEST ELEVATION  
1/16" = 1'-0"



# CONCEPTUAL FLOOR PLAN



**PROGRAM**

ROOM	PROVIDED
BREAKROOM	1
CONFERENCE	1
ELECTRICAL	1
FIRE RISER	1
IT	1
JAN	1
OFFICE	2
OPEN OFFICE	1
RR	2
WHRR	2

**WALL LEGEND**

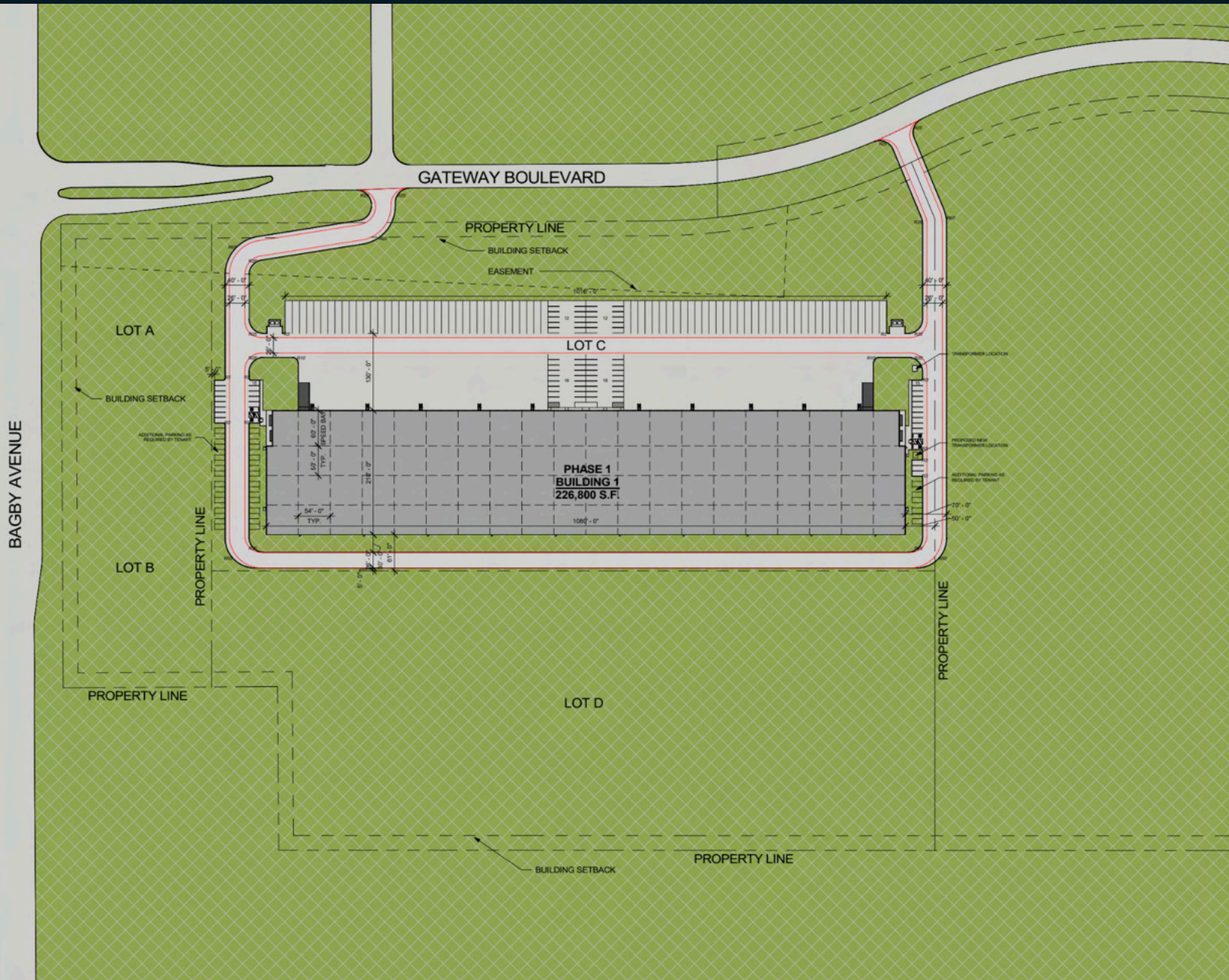
	INDICATES NON-RATED CONSTRUCTION
	INDICATES NON-RATED CONSTRUCTION W/ INSULATION
	INDICATES 1HR CONSTRUCTION



1/8" = 1'-0"



# CONCEPTUAL SITE PLAN



**DISCLAIMER**  
 THIS DRAWING IS ONLY INTENDED FOR USE AS A MASTER PLAN, PRELIMINARY DESIGN, OR A DESIGN CONCEPT DRAWING AND SHOULD NOT BE USED FOR PRICING, REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. UPON OWNER APPROVAL, CONSTRUCTION DRAWINGS WHICH DESCRIBE THE WORK IN MORE DETAIL SHOULD BE PREPARED.

**CODE COMPLIANCE**  
 THE PROPOSED PROJECT SHALL COMPLY WITH THE FOLLOWING CITY OF WACO APPLICABLE CODES, INCLUDING ALL ACCEPTED AMENDMENTS:

**JURISDICTIONAL INFORMATION**  
 2024 INTERNATIONAL BUILDING CODE (IBC)  
 2024 INTERNATIONAL FIRE CODE (IFC)  
 2024 INTERNATIONAL PLUMBING CODE (IPC)  
 2024 INTERNATIONAL MECHANICAL CODE (IMC)  
 2024 INTERNATIONAL ENERGY COMPLIANCE CODE (IECC)  
 2023 NATIONAL ELECTRICAL CODE (NEC)  
 2012 TEXAS ACCESSIBILITY STANDARDS (TAS)

**SITE INFORMATION**  
 LOT A: 99,715 S.F. = 2.29 ACRES  
 LOT B: 98,480 S.F. = 2.26 ACRES  
 LOT C: 737,021 S.F. = 16.92 ACRES  
 LOT D: 546,192 S.F. = 12.53 ACRES  
 TOTAL SITE: 1,481,408 S.F. = 34.00 ACRES

**BUILDING CALCULATIONS**  
 PROPOSED BUILDING 1: 226,800 S.F.  
 TOTAL BUILDING S.F.: 226,800 S.F. = 5.21 ACRES

**BUILDING 1 PARKING CALCULATIONS**  
 1/1,000 S.F. @ WAREHOUSE  
 215,000 S.F. / 1,000 = 215 STALLS  
 1/300 S.F. @ OFFICE  
 12,000 S.F. / 300 = 40 STALLS  
 EACH TENANT = APPROX 62 STALLS  
 TOTAL STALLS = 245 STALLS

PROPOSED PARKING (4) TENANT SCENARIO @ APPROX 50K S.F.:  
 31 WAREHOUSE / 4 = 7.75 = 8  
 30 OFFICE / 4 = 7.5 = 8  
 X 4 TENANTS = 64 STALLS

EACH TENANT = APPROX 16 STALLS  
 TOTAL STALLS = 64 STALLS

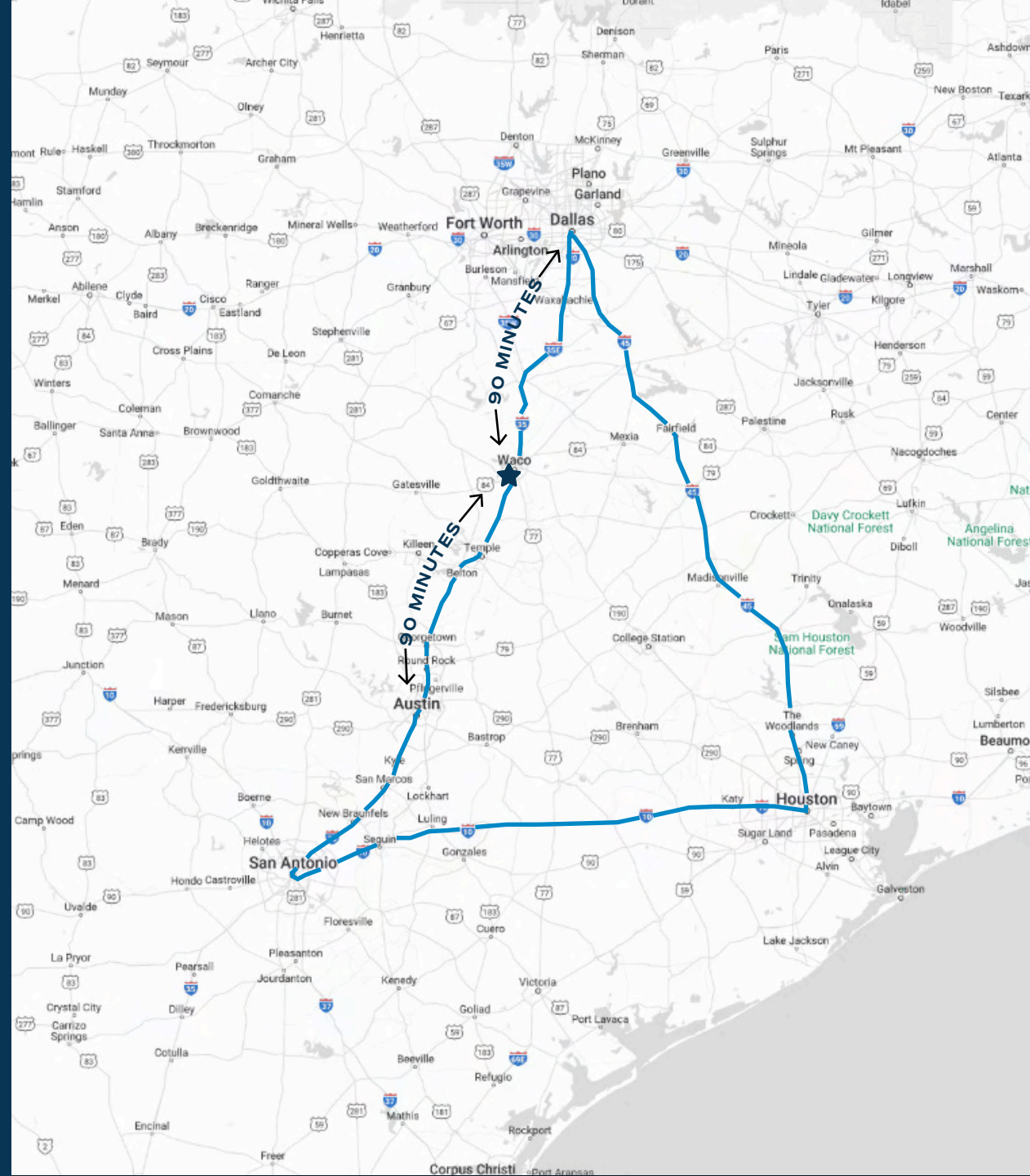
TOTAL PROVIDED PARKING: 90 @ 9' X 18'  
 RESERVE PARKING: 49 @ 9' X 18'  
 TRAILER PARKING: 74 @ 12' X 50'





# Texas Triangle Growth Corridor

- Centrally located within the Texas Triangle
  - The Texas Triangle, contains the state's five largest cities and is home to over half of the state's population. Formed by the state's four main urban centers, Austin, Dallas-Fort Worth, Houston and San Antonio, connected by Interstate 45, Interstate 10, and Interstate 35.
- Close Proximity to Interstate 35
- 90 Minutes from Austin & Dallas
- Waco MSA Population: 307,123
- Dallas-Fort Worth MSA Population: 8.34 Million
- Austin MSA Population: 2.5 Million
- San Antonio Population: 2.7 Million
- Houston MSA Population: 7.5 Million
- Waco's Economic Development and Sustainability
  - Centrally located in the Lone Star State, Waco's well-developed infrastructure is the foundation that supports a successful and effective business environment. The metro area constantly evolves to support the needs of local businesses, and has rich diversity, abundant natural resources, convenient location and numerous amenities. Waco is home to three industrial parks with thousands of acres of development potential, including Texas Central Park, Waco International Aviation Park and Waco Regional Airport Industrial Parks.



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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.

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
  - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
  - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
  - The broker does not perform any other act of real estate brokerage for the buyer/tenant.
- Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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Name of Sales Agent/Associate	License No.	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-2