



**COLDWELL  
BANKER  
COMMERCIAL**

JIM STEWART, REALTORS®

## 8225 CENTRAL PARK DR. \$18.50 - 24.00 / SF (FULL SERVICE)

8225 Central Park Dr.  
Woodway, TX 76712

### FEATURES/PROPERTY HIGHLIGHTS:

- Completely Renovated Office Building
- Spec Office Suites - Under Remodel
- Great Location in West Waco

Located off of Highway 84 on Central Park Dr.



# FOR LEASE

CBCWORLDWIDE.COM

Exclusively Offered By:

**Gregg Glime, CCIM**

Associate Broker

254 313 0000

[greggglime@greggglimecre.com](mailto:greggglime@greggglimecre.com)

©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL  
JIM STEWART, REALTORS®**

500 North Valley Mills Drive, Waco, TX 76710  
254.776.0000



## 8225 CENTRAL PARK DR.

8225 Central Park Dr., Woodway, TX 76712



### OFFERING SUMMARY

Available SF: 1,061 - 2,996 SF

Lease Rate: \$18.50 - 24.00 SF/yr  
(Full Service)

Building Size: 12,938 SF

Zoning: C-2

### PROPERTY OVERVIEW

Updated Professional Office Building located off of Highway 84 on Central Park Dr. Convenient Corner Location with Good Visibility and Ample Parking. Under renovation to accommodate all professional office sizes and executive suites.

### PROPERTY HIGHLIGHTS

- Perimeter Executive Offices & Bullpen Areas
- Large Break Room & Storage Area
- Close Proximity to Area Dining, Hospitals, Shopping, and Residential

CBCWORLDWIDE.COM

Gregg Glime, CCIM  
Associate Broker  
254 313 0000  
greggglime@greggglimecre.com



**COLDWELL  
BANKER  
COMMERCIAL**

**JIM STEWART, REALTORS®**



# 8225 CENTRAL PARK DR.

8225 Central Park Dr., Woodway, TX 76712

LEASE



8225 Central Park Drive, Woodway, Texas

(\*) Every attempt has been made to ensure the accuracy of this drawing, however it is to be used for presentation purposes only. Not attempting to verify exact square footage or to be construed as a survey.

(\*) With Wing Walls: 12,938.80 Sq. Ft.  
 (\*) Excluding Wing Wall: 12,849.90 Sq. Ft.

CBCWORLDWIDE.COM

Gregg Glime, CCIM  
 Associate Broker  
 254 313 0000  
 gregglime@gregglimecre.com

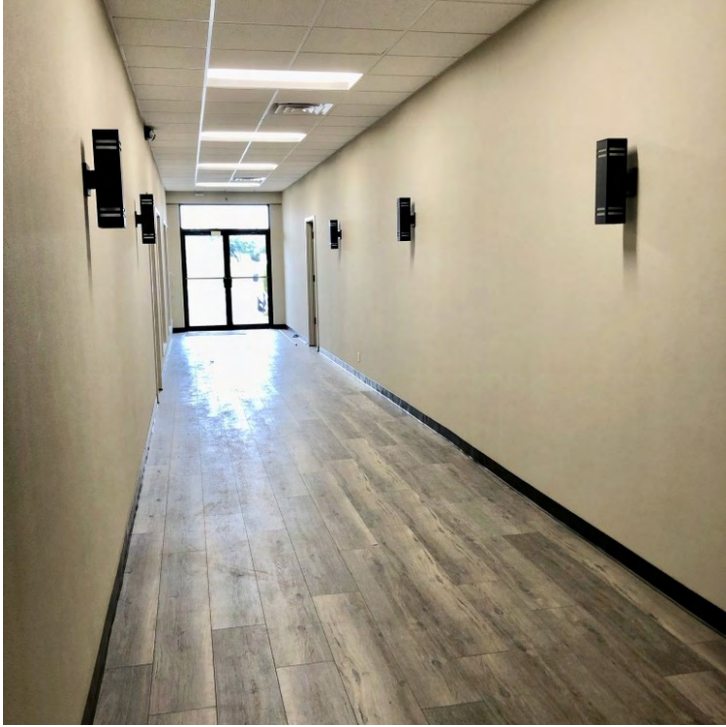


JIM STEWART, REALTORS®



**8225 CENTRAL PARK DR.**  
8225 Central Park Dr., Woodway, TX 76712

**LEASE**



[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

**Gregg Glime, CCIM**  
Associate Broker  
254 313 0000  
[greggglime@greggglimecre.com](mailto:greggglime@greggglimecre.com)



**JIM STEWART, REALTORS®**



**8225 CENTRAL PARK DR.**  
8225 Central Park Dr., Woodway, TX 76712

**LEASE**



[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

**Gregg Glime, CCIM**  
Associate Broker  
254 313 0000  
[greggglime@greggglimecre.com](mailto:greggglime@greggglimecre.com)



**JIM STEWART, REALTORS®**



# 8225 CENTRAL PARK DR.

8225 Central Park Dr., Woodway, TX 76712

LEASE



CBCWORLDWIDE.COM

Gregg Glime, CCIM  
 Associate Broker  
 254 313 0000  
 gregglime@gregglimecre.com



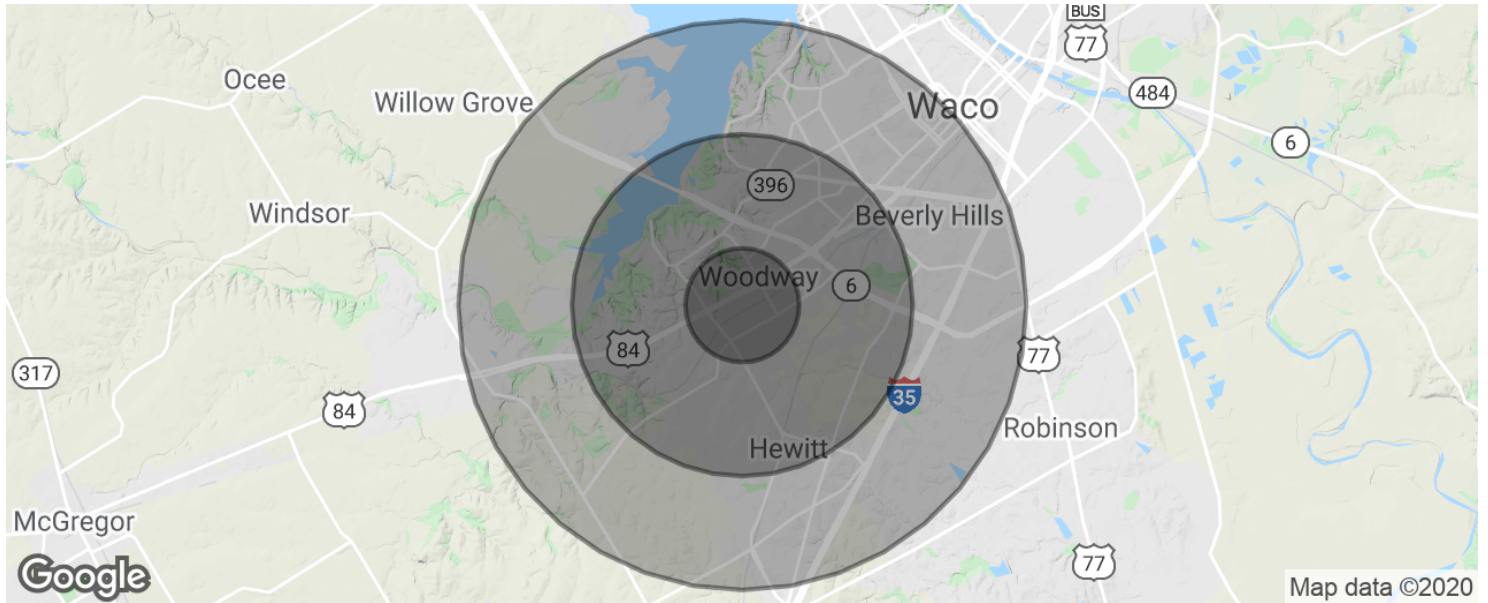
JIM STEWART, REALTORS®



## 8225 CENTRAL PARK DR.

8225 Central Park Dr., Woodway, TX 76712

LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,739	37,086	90,842
Median age	44.5	38.3	36.4
Median age (Male)	42.9	37.2	35.6
Median age (Female)	45.7	39.9	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,439	14,545	34,841
# of persons per HH	2.6	2.5	2.6
Average HH income	\$68,319	\$64,665	\$60,608
Average house value	\$178,464	\$177,710	\$161,925

\* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

Gregg Glime, CCIM  
 Associate Broker  
 254 313 0000  
 gregglime@gregglimecre.com



JIM STEWART, REALTORS®



# 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 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

COLWELL BANKER COMM JIM STEWART, REALTORS	0590914	COMMERCIAL@JSRWACO.COM	(254)313-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
CB APEX REALTORS, LLC	0590914		
Designated Broker of Firm	License No.	Email	Phone
KATHRYN ANNE SCHROEDER	0269763	REALTORS@JSRWACO.COM	(254)776-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
GREGG GLIME, CCIM	0620081	GREGGGLIME@GREGGGLIMECRE.COM	(254)313-0000
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date