

Londonderry Plaza

7005 Woodway Drive, Woodway TX 76712



Jim Peevey SIOR, CCIM

Partner

(254) 715-4592

jim@reidpeevey.com



HIGHLIGHTS

- ~ Office Warehouse
- ~ Tilt Wall Construction
- ~ Dock High Doors
- ~ Built in 1985
- ~ Suite 113 is approximately 2,730 SF
- ~ Suite 114 is approximately 3,460 SF



Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
107	Available	7730	\$7	NNN	Former Jumping Party
113-114	Available	6,370	\$7	NNN	Former Black Oak Pottery



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,340	51,236	121,569



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$70,188	\$87,484	\$82,796



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,803	20,322	46,296



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PROPERTY FEATURES

CURRENT OCCUPANCY	90.00 %
GLA (SF)	70,700
LAND SF	170,047
LAND ACRES	3.91
YEAR BUILT	1985
ZONING TYPE	C
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	Two
NUMBER OF INGRESSES	Two
NUMBER OF EGRESSES	Two

NEIGHBORING PROPERTIES

NORTH	Ascension
SOUTH	Hwy 84
EAST	Waco
WEST	McGregor

MECHANICAL

HVAC	Central
FIRE SPRINKLERS	None
ELECTRICAL / POWER	120 V



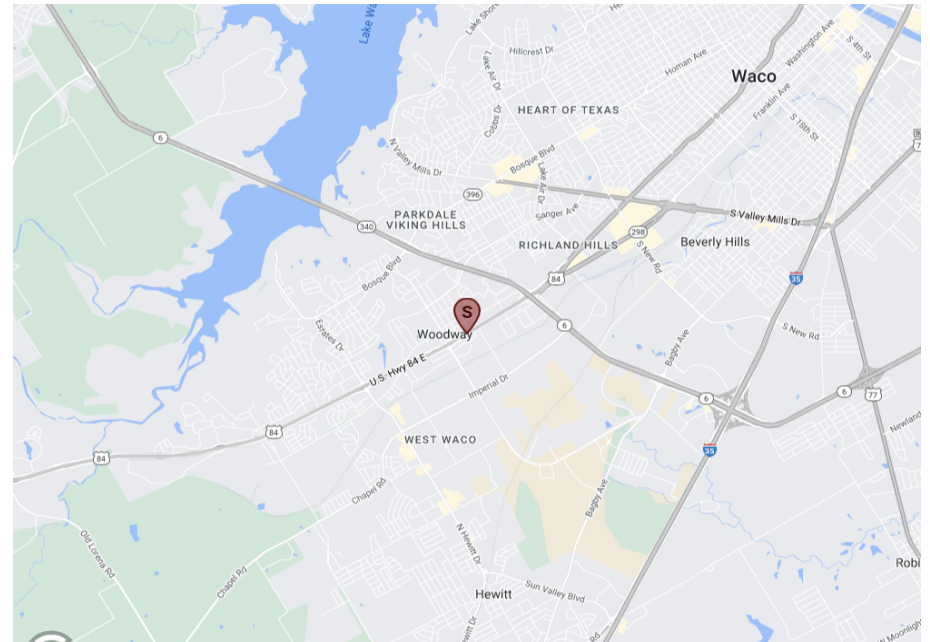
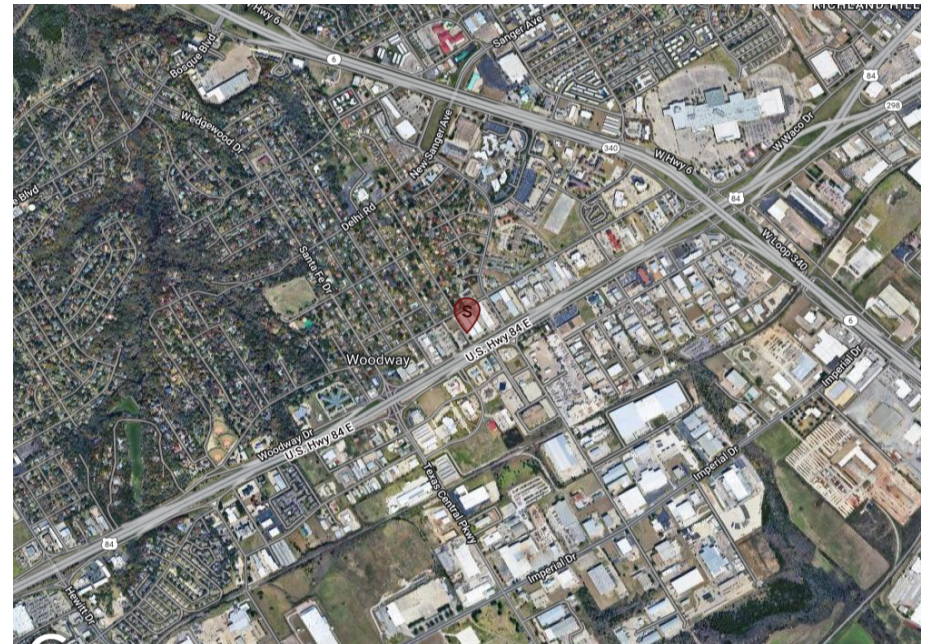
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- ~ Direct Access to US 84
- ~ Convenient Access to US 6
- ~ Convenient Access to IH 35

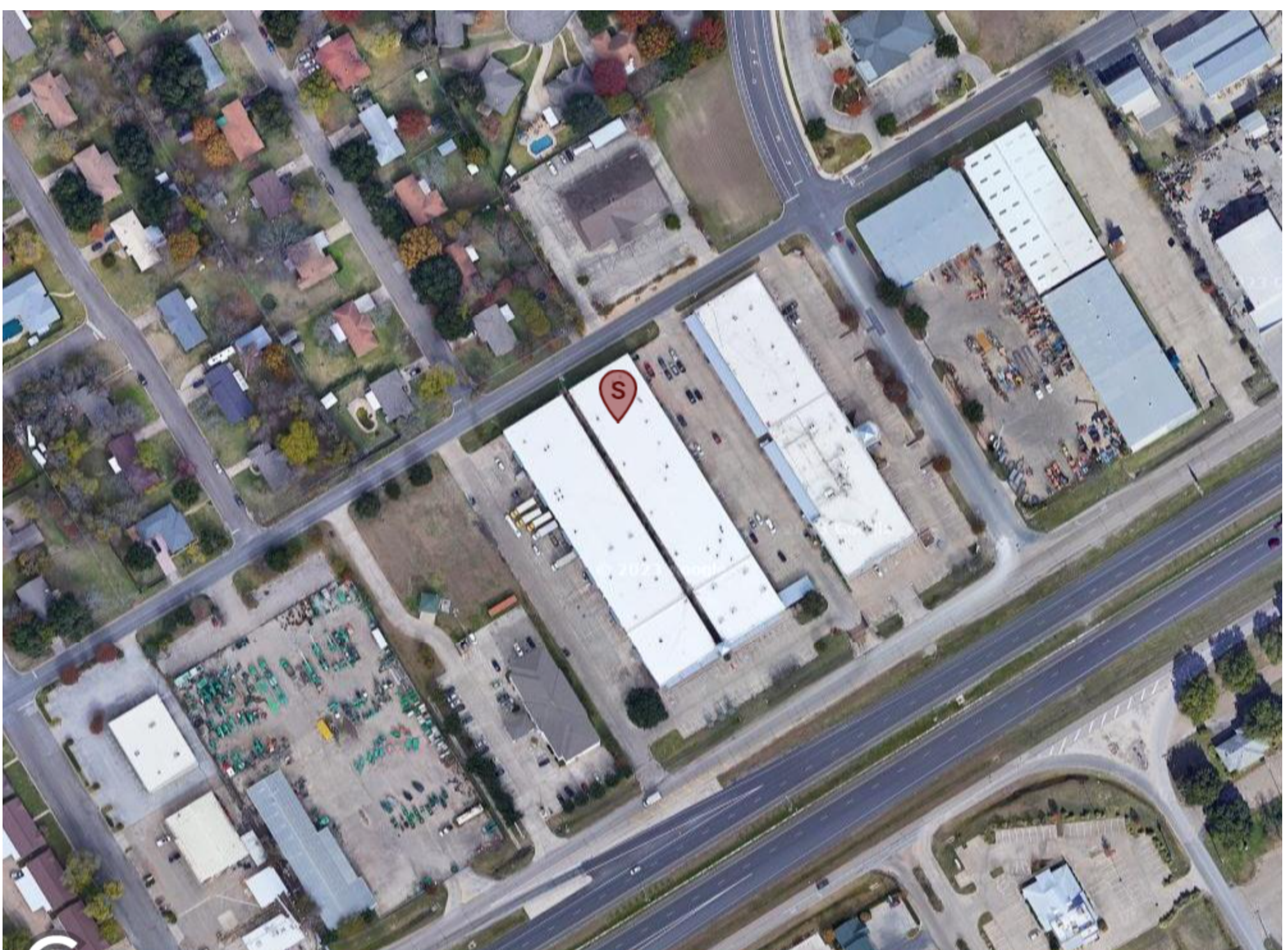
- In the Development
 - ~ Swift Uniforms
 - ~ DGI
 - ~ Palmer Davis Design
 - ~ GMJ Enterprises (Snap On)
 - ~ Family Karate
 - ~ Ignite Dance

- In the Area
 - ~ Ascension Hospital
 - ~ Sunbelt Rentals
 - ~ United Rentals
 - ~ DARR Equipment



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Exclusively Marketed by:

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Reid Peevey Company, LLC. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9005413 License No.	randy@reidpeevey.com Email	(254)752-9500 Phone
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Jim Peevey, SIOR, CCIM Sales Agent/Associate's Name	419000 License No.	jim@reidpeevey.com Email	254-752-9500 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date