

1,680 SF OFFICE SPACE AT 7804 CENTRAL PARK  
DRIVE IN WOODWAY, TEXAS 76712



**Onward**  
REAL ESTATE TEAM  
— at Keller Williams

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## PRESENTED BY:



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The Onward Real Estate Team at KW Commercial would like to present this commercial real estate property for sale.

Formerly operating as the CT Waco Credit Union, the now vacant 1,680 SF office space is conveniently located right off Central Park Drive in Hewitt, Texas. The property has  $\pm$  160' of frontage along Central Park Drive and is zoned M-2: Light Industrial, by the City of Waco. Utilities on the property include city water and city sewer. Its location off Central Park Drive allows for easy accessibility, and sees over 2,850+ vehicles per day according to a 2021 TxDOT Study.

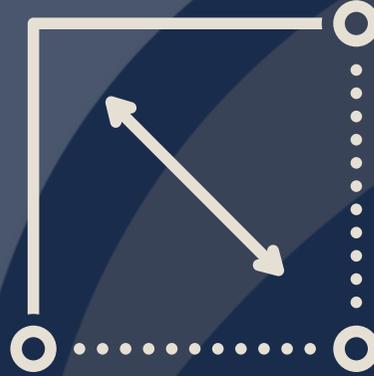
This property is located in the city limits of Woodway, Texas just outside of Waco. The Waco Metropolitan Statistical Area has a population of over 270,000 people. The City of Waco is located approximately 90 miles south of the Dallas/Fort Worth area and about 100 minutes north of Austin, Texas. For more information on this property, or any of our other properties, please contact The Onward Real Estate Team at KW Commercial!

# PROPERTY OVERVIEW

**SALES PRICE:**  
**\$595,000.00**

## Highlights:

- 0.7640 Acres (33,279.84 SF)
- Improvements: 1,680 SF
- Zoning: M-2: Light Industrial
- Central Park Drive Frontage: ± 115'
- Property Depth: ± 230'
- Easily Accessible
- Excellent Visibility
- Great Retail Opportunity
- Central Park Drive: ± 2,850+ Vehicles/Day (TxDOT 2021)
- 2021 Taxes: \$9,301.62



### LOT SIZE

0.7640 Acres (33,279.84 SF)



### FRONTAGE

Central Park Drive: ± 109'



### ZONING

M-2: Light Industrial



### DEMOGRAPHICS

1 Mile Radius: 4,059 Residents  
5 Mile Radius: 106,317 Residents  
10 Mile Radius: 201,896 Residents



### UTILITIES

City Water  
City Sewer



### TRAFFIC COUNTS

Central Park Drive: 2,850+  
Vehicles/Day (TxDOT 2021)

# PROPERTY PHOTOS

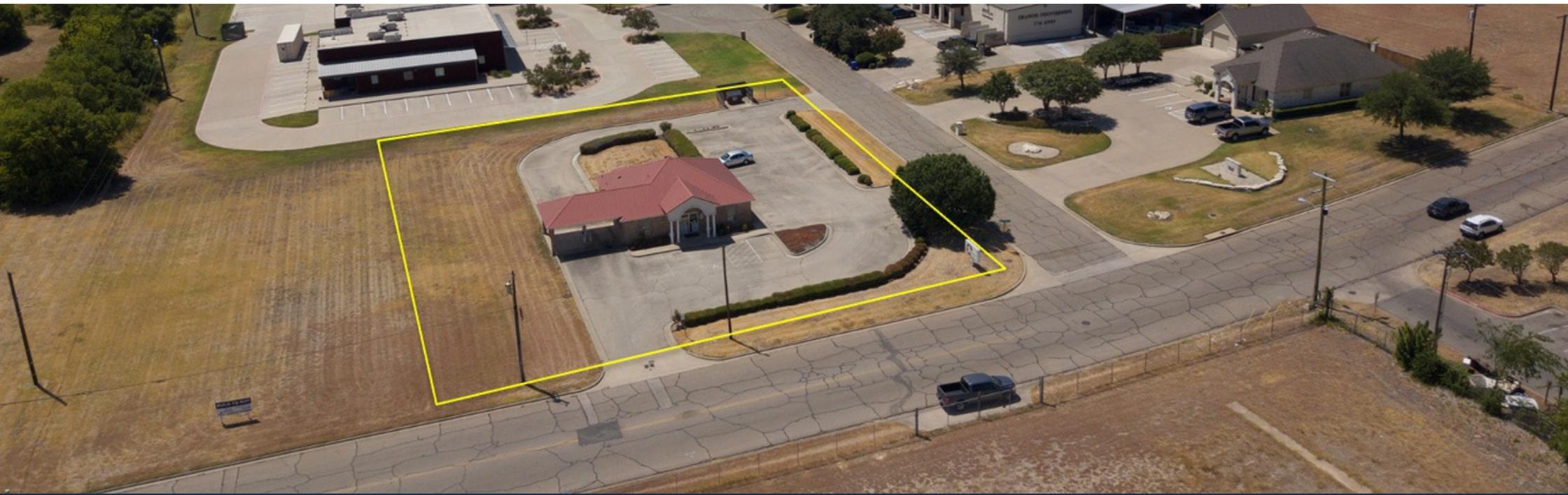
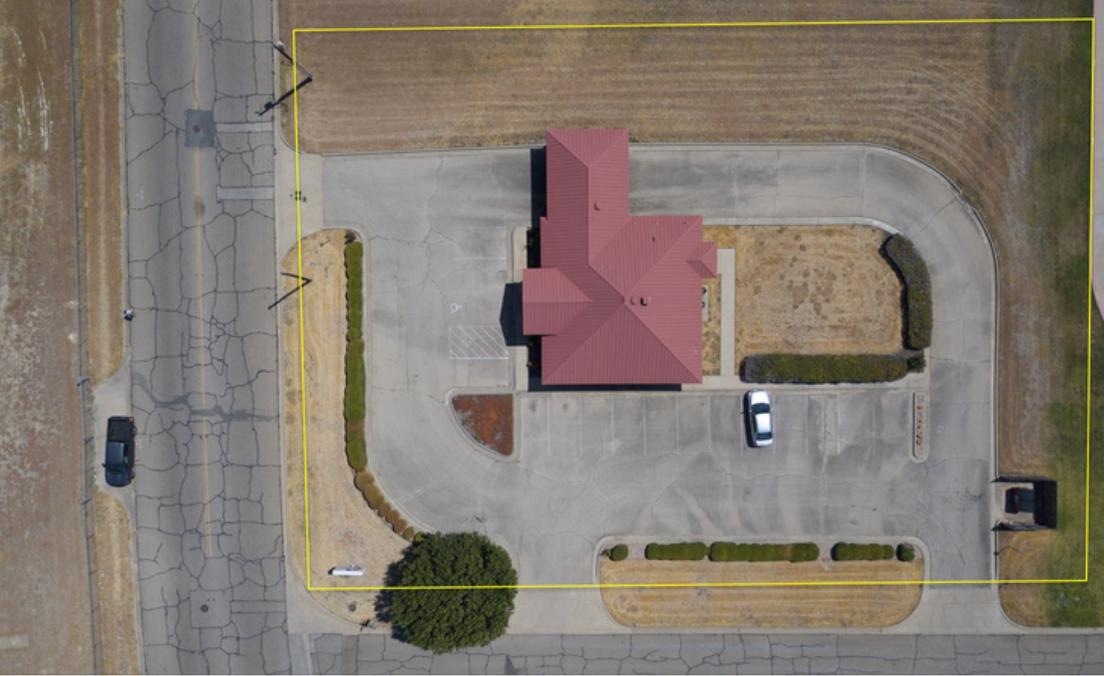


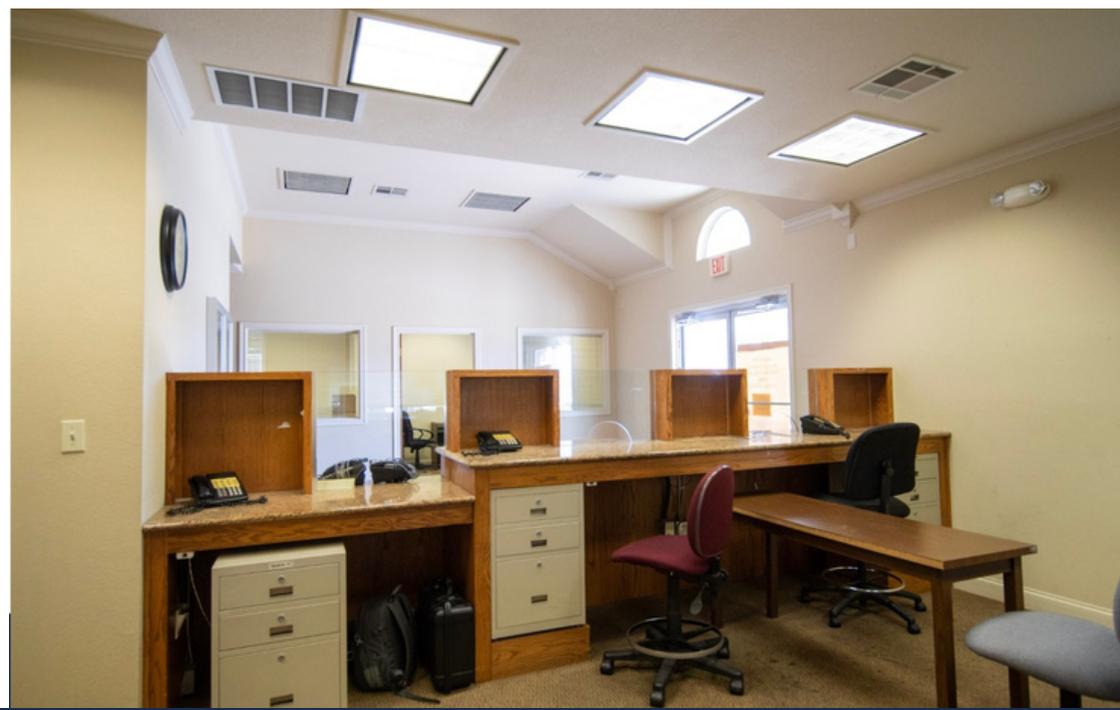
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# PROPERTY BOUNDARY

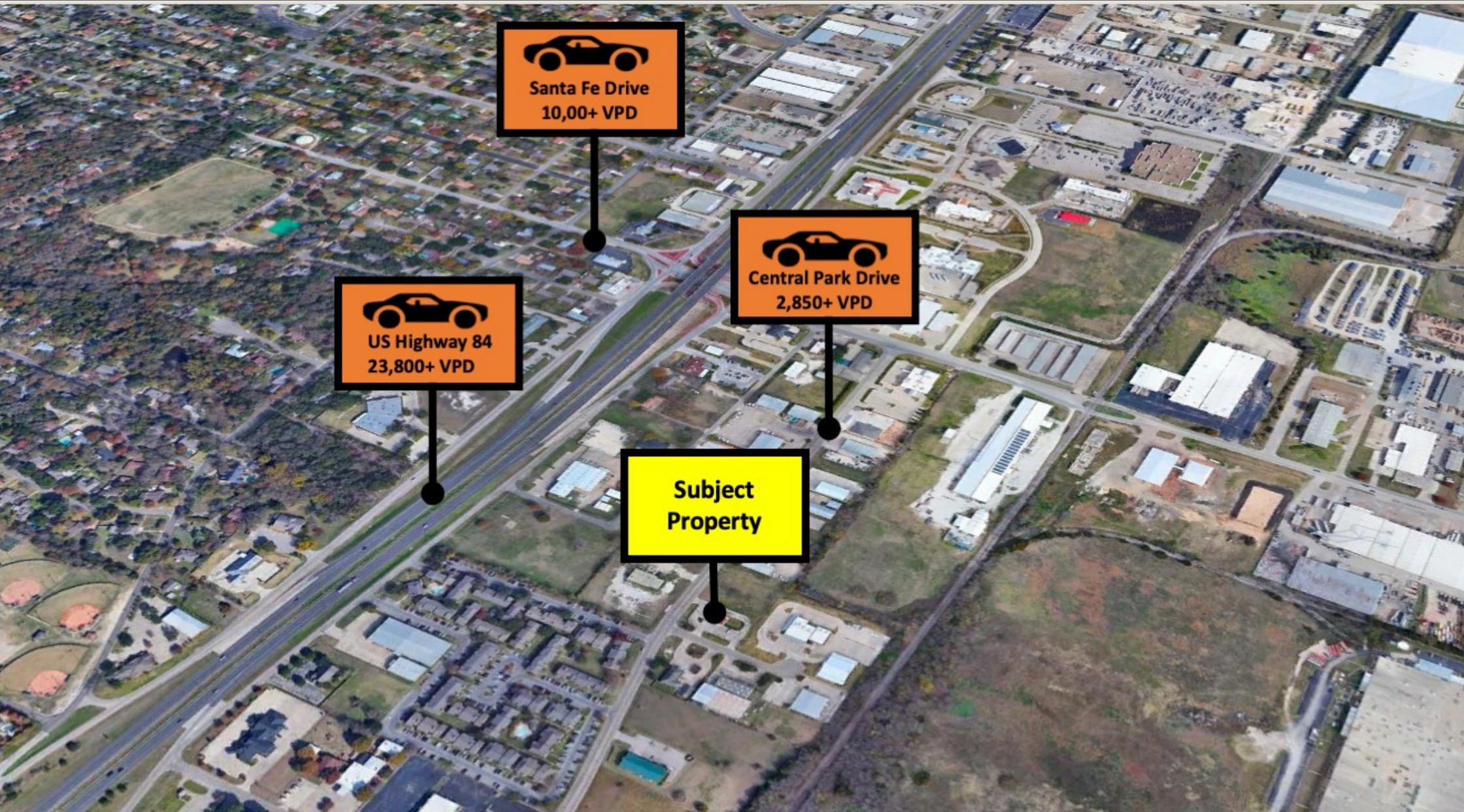


Central Park Drive

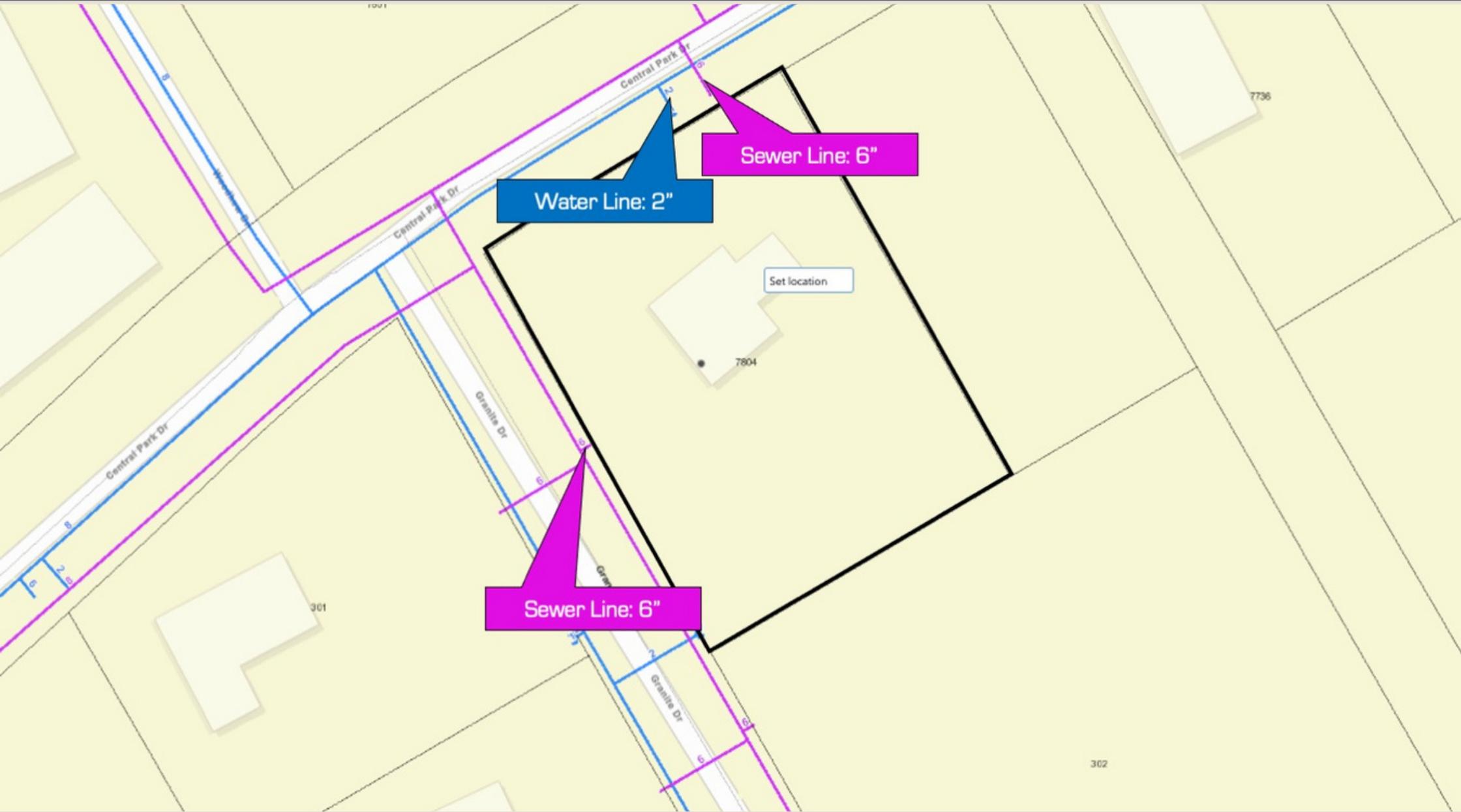
1,680 SF

0.7640 Acres  
(33,279.84 SF)

# TXDOT TRAFFIC MAP



# UTILITIES MAP



# FEMA FLOOD MAP



