

# FOR SALE

## CAMPUS SITE AT TEXAS CENTRAL PARK



### SITE DETAILS

- Hilltop site in Texas Central Park
- Divisible 96.3 acre site overlooking Lp340
- Master-planned subdivision
- Development covenants
- 12.5 KV Oncor Delivery distribution
- 138 KV Oncor Delivery transmission
- 6" Atmos Energy gas
- 16" City of Waco Water
- 8" City of Waco Sewer
- Visibility from Highway 6 and IH 35
- Distance to IH 35: 1.25 miles
- Distance to Highway 84: 2.5 miles
- Distance to Highway 6/Lp 340: <1 mi
- Dimensions (widest): 3050' x 1600'
- High Point: 594'
- Low Point: 560'
- Slope (maximum): 3.4% (East)
- Foreign Trade Zone #246
- Double Freeport Exemption

### PRICING

Lot Number	Acres	Price
All Acreage	96.3	\$2.00/sq. ft.
Small Lots	15-30	\$3.50/sq. ft.
Large Lots	31-45	\$3.00/sq. ft.

The information contained herein is derived from sources deemed reliable, but no warranty or representation is made or assumed for the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease or withdrawal without notice. In accordance with the law, this property is offered without respect to race, color, creed, sex, national origin, physical or familial status.



WacoChamber.com

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### BUSINESS ENVIRONMENT

#### LOCATION

- 90 miles south of Dallas/ Fort Worth
- 90 miles north of Austin
- 180 miles northwest of Houston and San Antonio

#### POPULATION (2014)

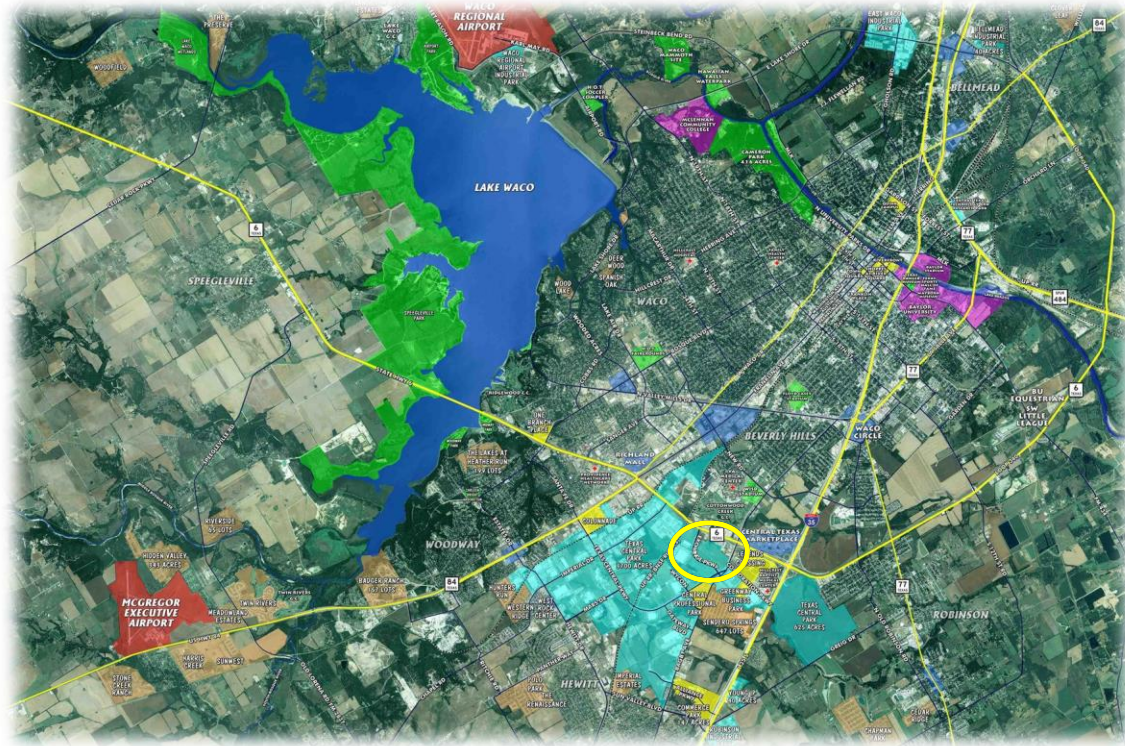
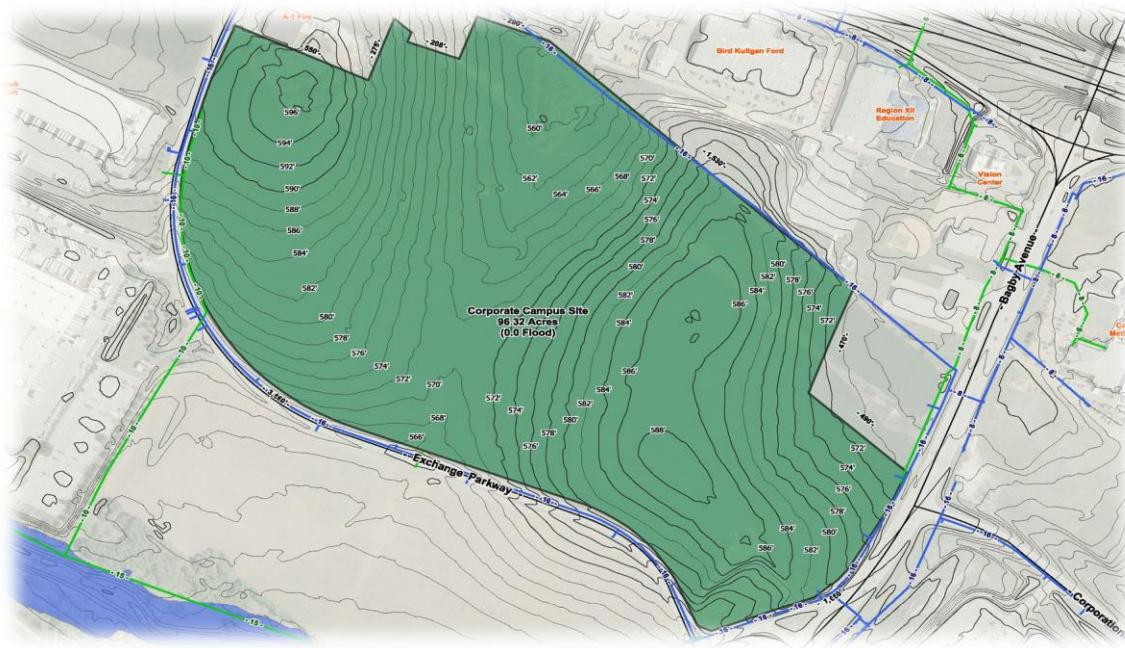
- MSA: 261,958
- Growth: 1.9% / Year
- Trend: Accelerating

#### WORKFORCE (2016)

- Labor Force: 120,382
- Employment: 115,635
- Unemployment Rate: 3.9%

#### DIVERSE ECONOMY

- Trade/ Transport: 18%
- Education/Health: 17%
- Government: 16%
- Manufacturing: 14%
- Leisure/ Hospitality: 10%
- Prof. Services: 10%
- Mining/Construct.: 6%
- Financial Activities: 5%
- Information: 1%
- Other Services: 3%



The Campus Site is a tract within the Texas Central Park, a 3700 acre master-planned park located in McLennan County. Nearby tenants include PolyGlass, AAFES, Wardlaw Claims, Coca Cola, Caterpillar, Domtar, and more. Additionally, nearby properties are targeting professional services, with this specific site best suited to (and therefore referred to as) a campus development. Internal roadways for a multi-lot option are viable, and could qualify for funding assistance from the landowner.

Texas Central Park is situated south-west of the intersection of Interstate 35 and Texas Highway 6. The Park is home to over 85 tenants, 9,500 employees and 12,000,000 square feet of construction. Today, more than

**FOR MORE INFORMATION: [WACOPROSPECTOR.COM](http://WACOPROSPECTOR.COM)**



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**BUSINESS ENVIRONMENT**

**RECENT WIF PROJECTS**

- Caterpillar Work Tools
- Caterpillar Logistics
- AHP Domtar
- Allergan
- Tractor Supply Company
- Wardlaw Claims Services
- Sanderson Farms, Inc.
- Coca Cola Enterprises
- Britco Structures
- Brazos Electric
- Sherwin-Williams

**MAJOR EMPLOYERS**

- Providence Healthcare Network
- Baylor University
- Hillcrest Baptist Medical Center
- L-3 Platform Integration
- Sanderson Farms
- Veterans Administration Medical Center
- McLennan Community College
- Texas State Technical College
- Texas Farm Bureau
- Cargill



With a large portfolio of prime development property in Waco, the Waco Industrial Foundation is firmly focused on economic growth. As a non-profit foundation, WIF seeks to acquire, develop and inventory sites that provide strategic advantages for companies seeking to excel.