

# FOR SALE

## PROFESSIONAL PARK AT TEXAS CENTRAL



### SITE DETAILS

- Master Planned for Professional Developments
- 30 acre subdivision at the entrance to Texas Central Park
- Development covenants ensure quality
- (3) 8-12 acre wooded-lots available
- 12.5 KV Oncor Delivery distribution
- 6" Atmos Gas on Bagby Avenue
- 16" City of Waco Water
- 12" City of Waco Sewer
- Adjacent to Central Professional Park, and near Legend's Crossing and Baylor Scott & White
- Distance to IH 35: 1.75 miles
- Distance to Highway 84: 3.15 miles
- Distance to Highway 6/Loop 340: 1.60 miles
- Dimensions (widest): 3500' by 2000'
- High Point: 574'
- Low Point: 546'
- Slope (steepest): 2.4% (South)
- Double Freeport Exemption
- Existing Tenants: Wardlaw Claims, Coca Cola Enterprises, various professional offices

### PRICING

Lot Number	Acres	Price
Lot 3	11.84	\$ 2.00 psf
Lot 4	9.99	\$ 2.00 psf
Lot 5	8.64	\$ 2.50 psf

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

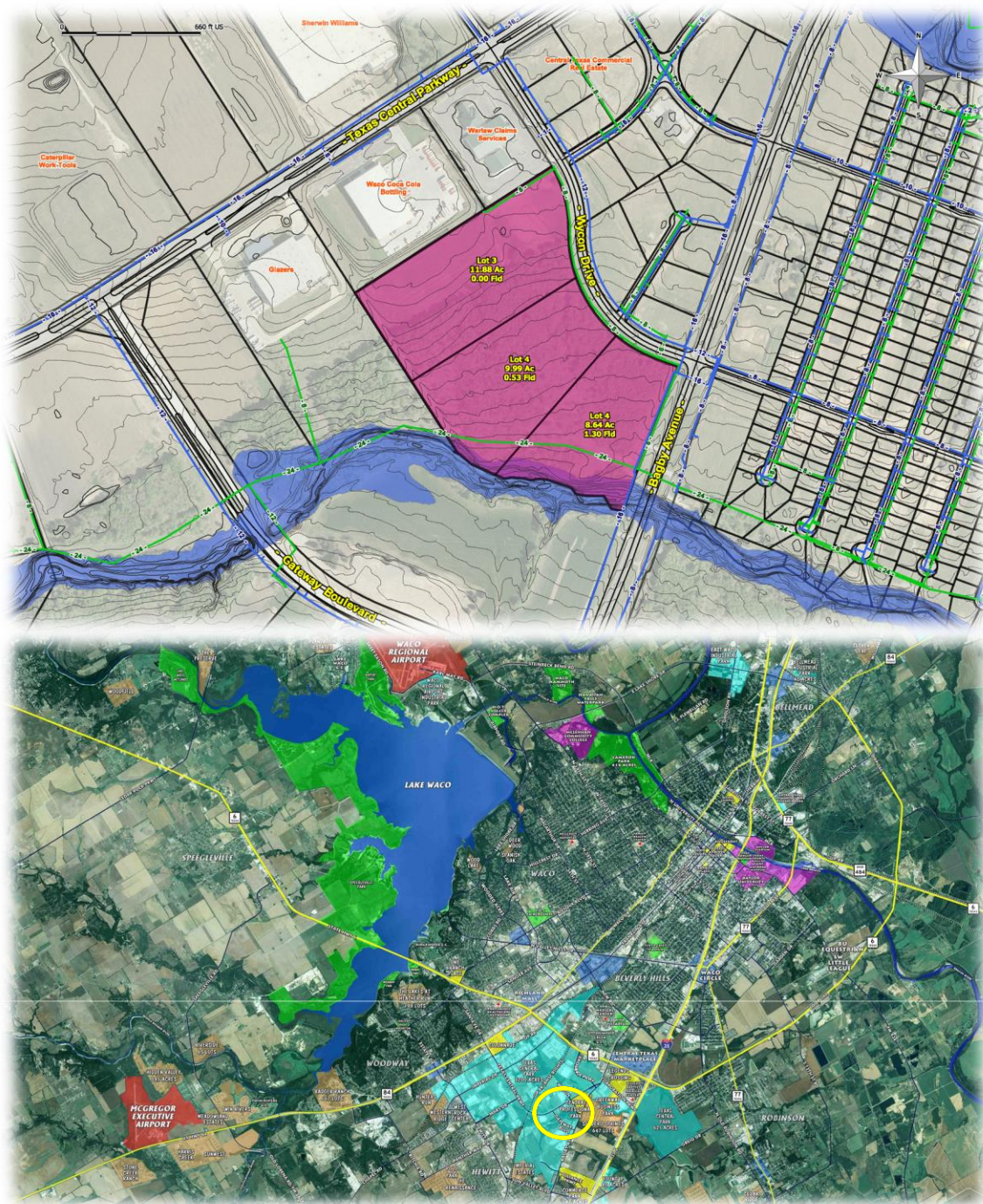
#### WORKFORCE (2016)

- 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 Professional Park is a development within the Texas Central Park, a 3700 acre master-planned park located in McLennan County. Nearby tenants include Wardlaw Claims, multiple Central Professional Park tenants, and related professional uses. Additionally, this property provides a wooded site overlooking Flat Rock Creek and is best suited for Class A, vertical construction of professional offices and service-related industries.

Texas Central Park is situated south-west of the intersection of Interstate 35 and Texas Highway 6. The Park is home to over 88 tenants, 9,700 employees and 12,050,000 square feet of construction. Today, more than 800 acres are available for sale to meet the diverse needs of companies.

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



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.



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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