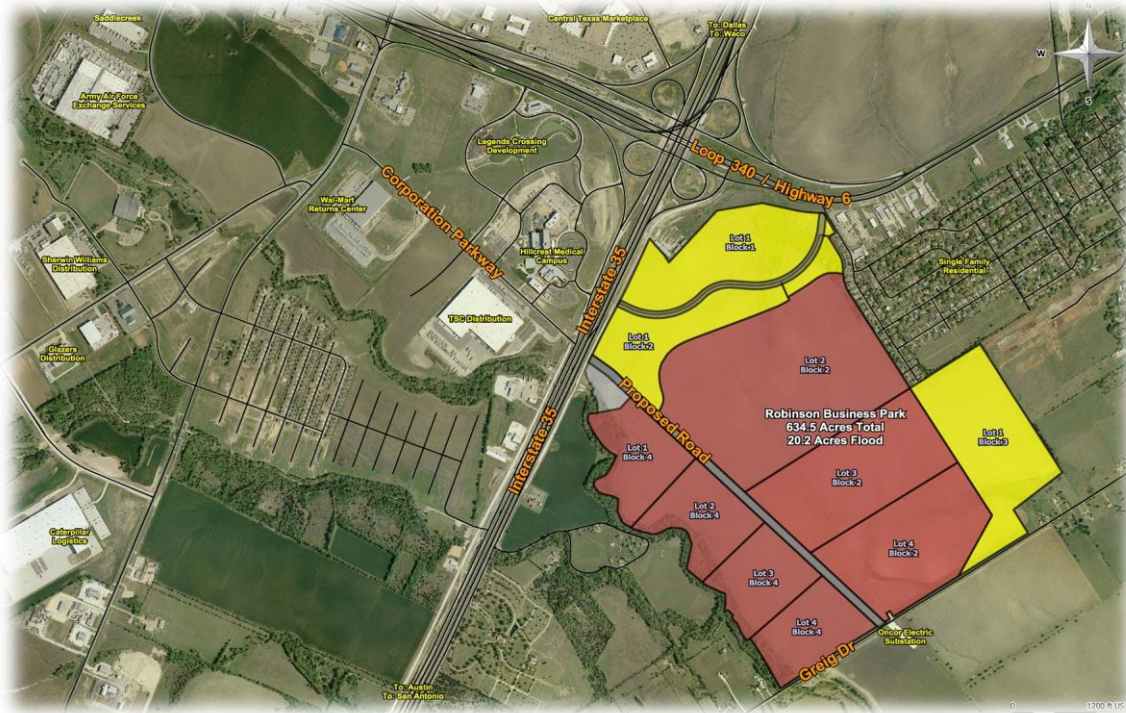


FOR SALE

ROBINSON BUSINESS PARK



**GREATER
WACO
CHAMBER™**

WacoChamber.com

Kristina Collins
Senior Vice President
Economic Development

101 S. 3rd Street
Waco, TX 76701

254.757.5635 phone
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kcollins@waco-chamber.com



**BUSINESS
ENVIRONMENT**

SITE DETAILS

- 635 Total Acres, Divisible Lot Sizes
- 460 Acres Industrial, 175 Commercial
- Interstate 35 and S. Loop 340 Frontage
- Highly Visible, Master-Planned Options
- Protective Development Covenants
- 12.5 & 135 KV Oncor Electricity
- 12" and 20" Atmos Energy Natural Gas
- 16" and 18" City of Waco Water Lines
- 20" WMARSS Reclaimed Water Line
- 36" WMARSS Sewer Line
- Distance to IH 35: Frontage
- Distance to Highway 84: 2.5 miles
- Distance to Highway : Frontage
- Dimensions (widest): 6,230' x 4,950'
- High Point: 546'
- Low Point: 496'
- Roads (green on map) built as needed by current landowner
- Located in the City of Robinson
- Triple Freeport Exemption

PRICING

Industrial Lots	Acres	Price	Commercial Lots	Acres	Price
Block 4, Lot 1	31.45	\$1.25 psf	Block 2, Lot 3	85.30	\$1.00 psf
Block 4, Lot 2	33.41	\$1.25 psf	Block 2, Lot 4	61.07	\$1.00 psf
Block 4, Lot 3	31.61	\$1.25 psf	Block 1, Lot 1	56.87	\$3.50 psf
Block 4, Lot 4	33.70	\$1.25 psf	Block 2, Lot 1	48.83	\$3.50 psf
Block 2, Lot 2	149.07	\$1.00 psf	Block 3, Lot 1	70.00	\$1.75 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.

LOCATION

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

POPULATION (2014)

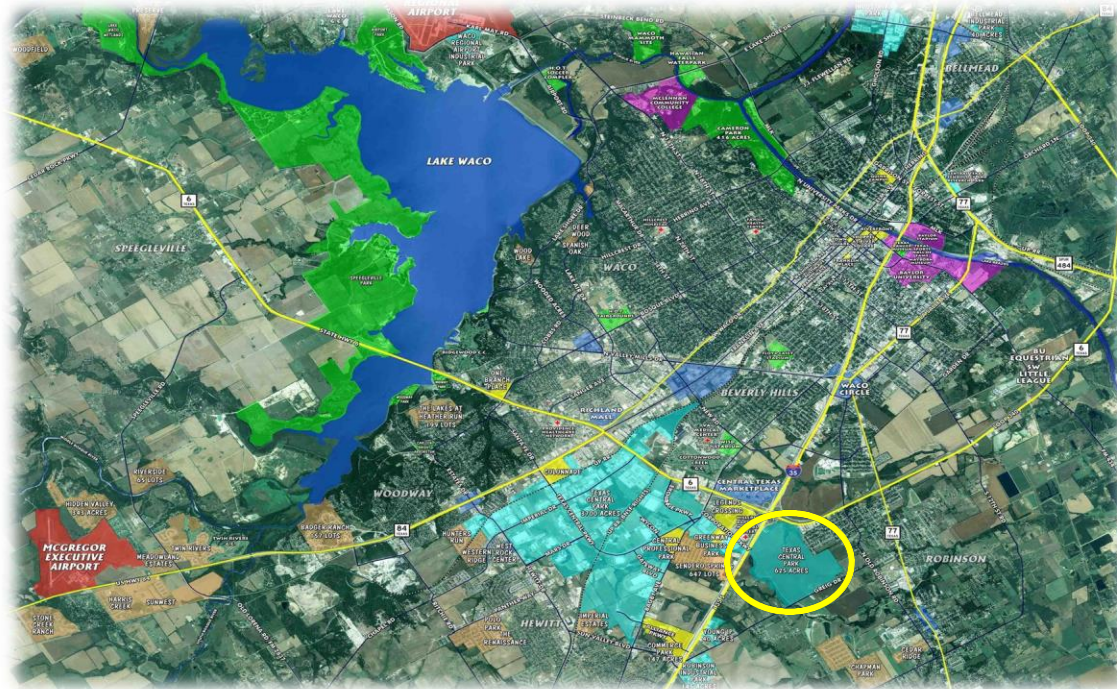
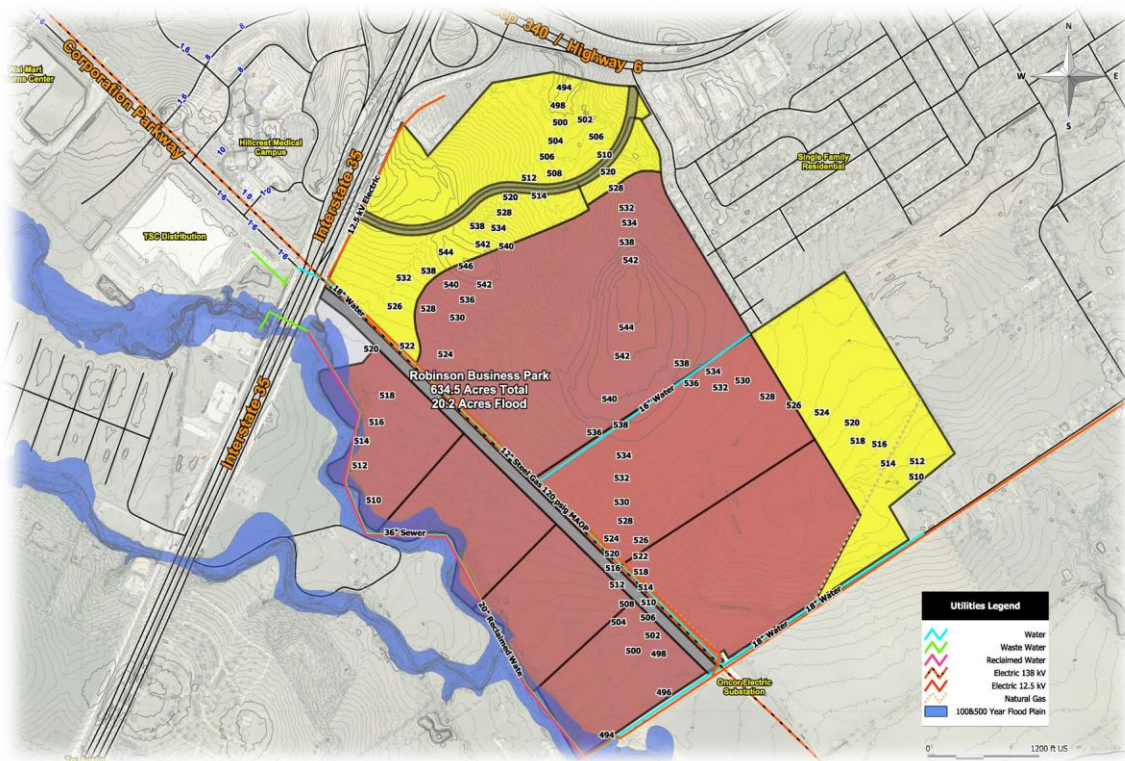
- MSA: 261,958
- Growth: 1.9% / Year
- Trend: Accelerating

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 Robinson Business Park is the newest addition to the Waco Industrial Foundation land portfolio. The property is one of the most visible business park sites on the Interstate 35 corridor, and offers a range of size and pricing options to prospective tenants. Mater-planned, Robinson Business Park has environmental and geotechnical assessments complete, and preliminary infrastructure engineering is available for review.

FOR MORE INFORMATION: 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