

FOR SALE

SITES IN TEXAS CENTRAL PARK



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 (2013)

- **MSA:** 234,906
- **Growth:** 24.2% (1990-2010)

WORKFORCE (2013)

- **Labor Force:** 116,285
- **Employment:** 109,573
- **Unemployment Rate:** 5.8%

DIVERSE ECONOMY

- **Education/Health:** 19%
- **Trade/ Transport:** 16%
- **Government:** 17%
- **Manufacturing:** 14%
- **Leisure/ Hospitality:** 9%
- **Prof. Services:** 8%
- **Financial Activities:** 6%
- **Mining/Construct.:** 6%
- **Information:** 1%
- **Other Services:** 4%

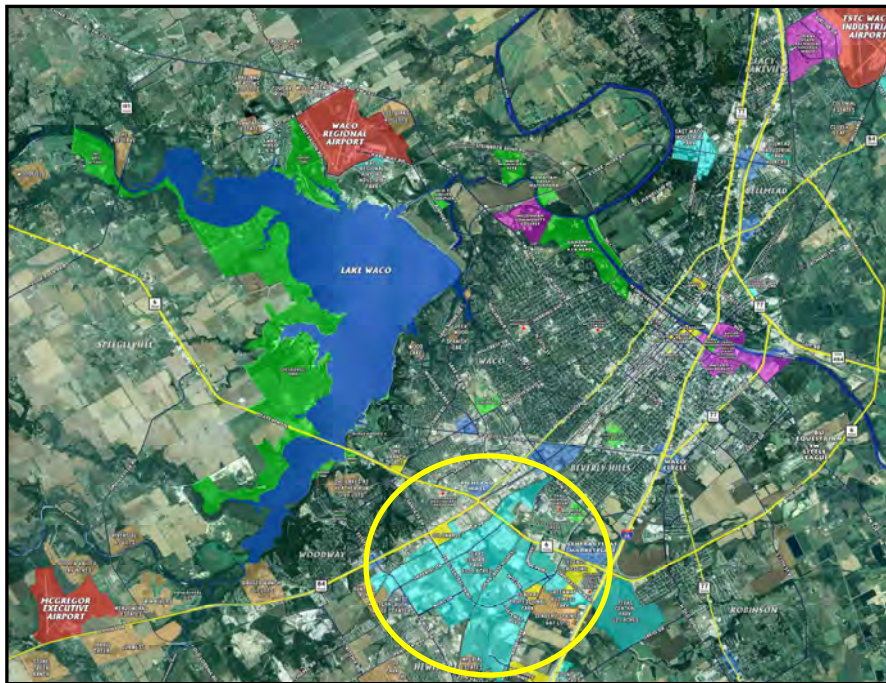
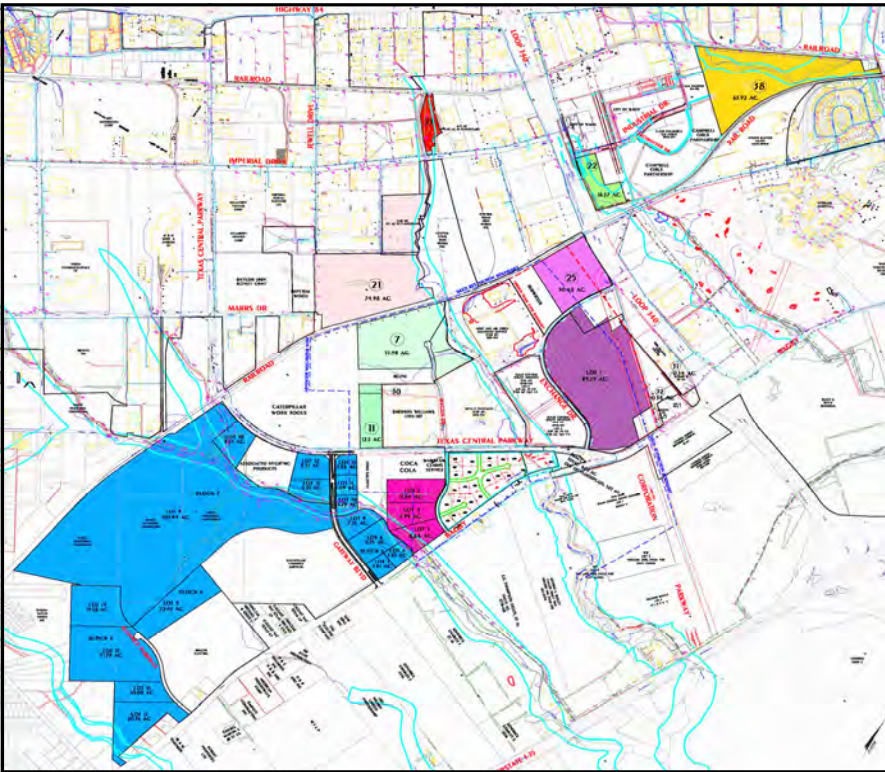
SITE DETAILS

- 3700 Total Acres in Southwest Waco
- Master Planned Business Park
- 9 Development Sites Remaining, totaling over 830 Acres
- 12.5 kV and 138 kV Oncor Electric Options
- Atmos Natural Gas Service
- Industrial-grade City of Waco Water, Gray Water, & Waste Water
- Protective Covenants on Select Sites
- Double Freeport Exemption on Qualifying Inventory
- Union Pacific Rail / BNSF Rights Class A Mainline (One of 3 Green Lines in Texas—capacity remaining)
- Bounded by US Highway 84, State Highway 6, and Interstate 35
- Incentive pricing available for qualified businesses
- Over 85 tenants, employing approximately 12,000, and spanning close to 13 million square feet of construction
- Tenants include companies such as Allergan, Mars Chocolate, L3, Marathon Norco, Alcoa, Caterpillar (Work Tools and Logistics), Coca Cola, Tractor Supply Company, Manintou NA, Domtar, and more

PRICING

Site Name	Available Acres	Price (PSF)
Gateway Business Park	444.27	\$0.80 to \$1.50
Corporate Campus	84.8	\$2.00
Professional Park	30.51	\$2.50 to \$3.50
Tract 7 on Wycon	56.0	\$1.35 to \$1.50
Tract 11 on Texas Central Parkway	13.5	\$1.75 to \$2.50
Tract 21 on Mars & Foundation	97.2	\$0.90 to \$1.25
Tract 22 on Highway 6	16.57	\$2.00 to \$3.00
Tract 25 on Highway 6	30.48	\$2.00 to \$5.00
Tract 38 on Industrial	63.92	\$0.60 to \$1.25

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.



Texas Central Park is centered on 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 1,400 acres are available for sale to meet the diverse needs of companies.

All sales of property owned by the Waco Industrial Foundation include preconstruction analysis and basic industrial utility service, including geotechnical studies and utilities extensions if required.

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
- Allergan
- Tractor Supply Company
- Wardlaw Claims Services
- Sanderson Farms, Inc.
- Coca Cola Enterprises
- Britco Structures
- Brazos Electric

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
- Allergan