

# FOR SALE

## TRACT 11 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 (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%

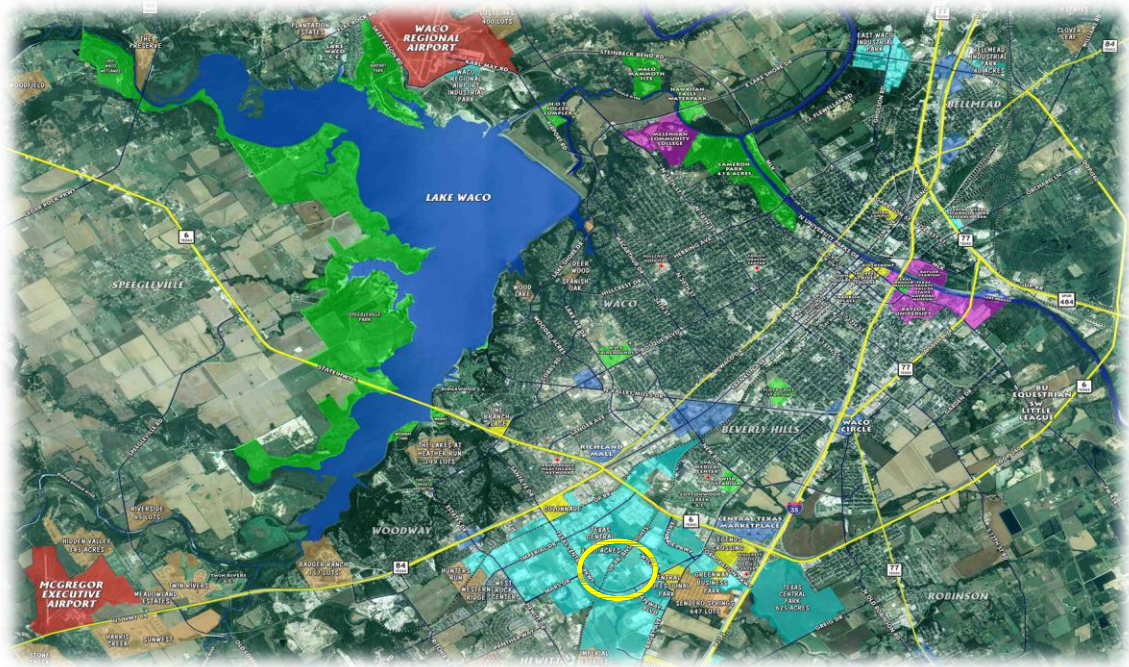
### SITE DETAILS

- Industrial, Commercial or Logistics Sites
- 13.64 acres total
- Tract in a master-planned business park
- 12.5 KV Oncor Delivery distribution
- 6" Atmos Energy HP Gas
- 16" City of Waco Water
- 12" City of Waco Sewer extension
- Distance to IH 35: 2.2 miles
- Distance to Highway 6/Lp340: 1.35 mi
- Distance to Highway 84: 2.15 miles
- Dimensions Lot 1(widest): 485' by 1150'
- High Point: 604'
- Low Point: 592'
- Slope (steepest): 0.81% (East)
- Protective Covenants
- Double Freeport Exemption

### PRICING

Lot Number	Acres	Price
All Lots	13.6	\$1.60 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.



Waco Industrial Foundation Tract 11 is located within the Texas Central Park, a 3700 acre master-planned park located in McLennan County. Nearby tenants include Sherwin Williams, Coca Cola North America, Caterpillar Work Tools, Caterpillar Logistics, AHP, and more. Although acquisition as one lot presents significant savings, preliminary engineering has been conducted to subdivide the site into multiple lots.

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 1,400 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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WACO  
CHAMBER™**

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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