

# FOR SALE

## TEXAS CENTRAL PARK TRACT 21



**GREATER  
WACO  
CHAMBER™**

WacoChamber.com

**Kristina Collins**  
Senior Vice President  
Economic Development

101 S. 3rd Street  
Waco, TX 76701

254.757.5635 phone  
254.757.5639 fax

kcollins@wacochamber.com



### 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%

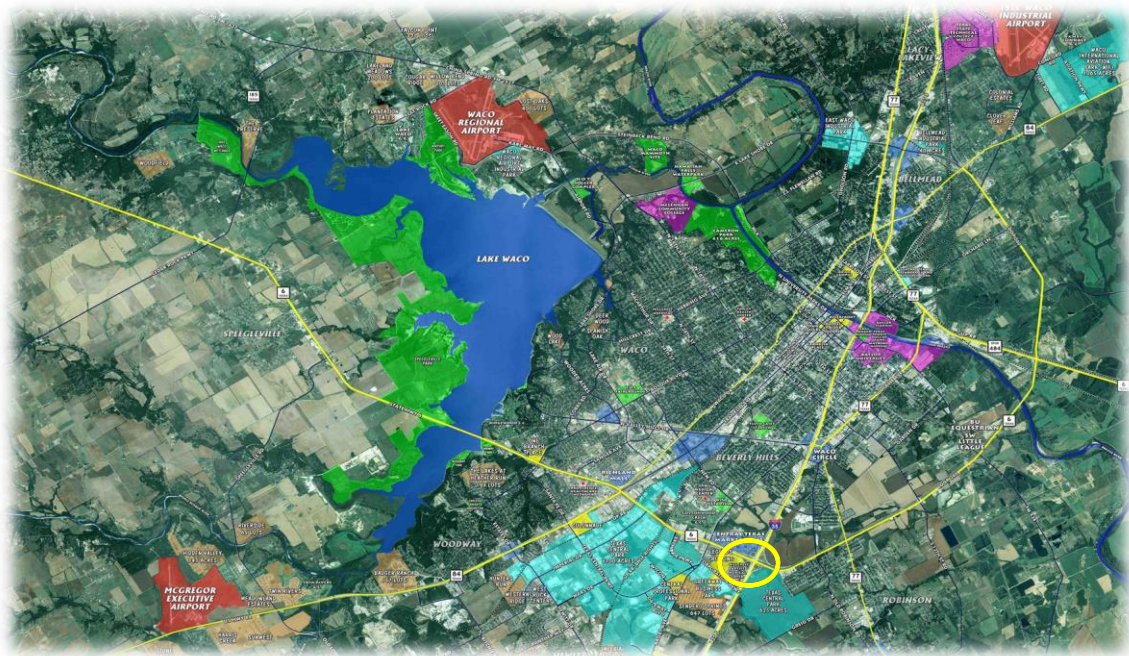
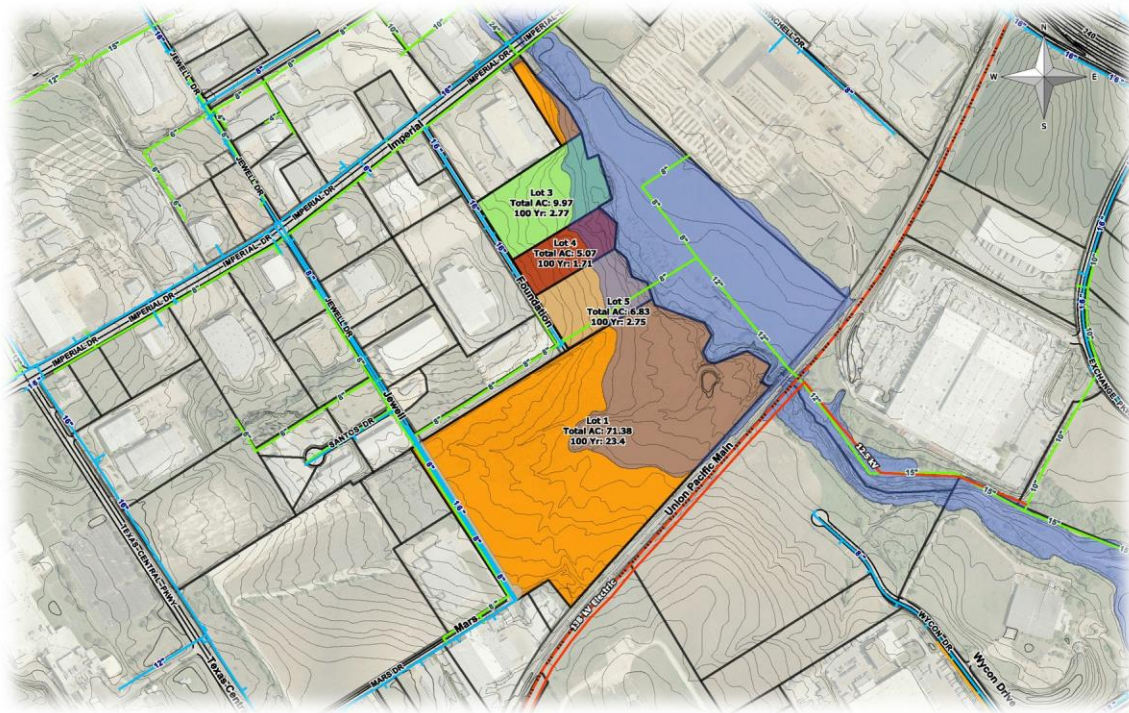
### SITE DETAILS

- Industrial and Distribution Sites
- 93 +/- acres w/ divisible lots
- Master-planned Business Park
- Union Pacific Railroad / BNSF Rights Class A Mainline (Eastern Boundary)
- 12.5 KV Oncor Delivery distribution
- 8-16" City of Waco Water
- 8-10" City of Waco Sewer
- 4" Atmos Energy gas on Mars and Foundation Dr
- Distance to IH 35: 3 miles
- Distance to Highway 6/Loop340: 1 mile
- Distance to Highway 84: 1.35 miles
- Dimensions (widest): 2150' by 1475'
- High Point: 600'
- Low Point: 564
- Slope (steepest): 1.7% (East)
- Double Freeport Exemption
- City of Waco / Midway School District

### PRICING

Lot Number	Acres	Price
Lot 1 (Small Lot)	10-30	\$1.25 psf
Lot 1 (Medium Lot)	31-50	\$1.15 psf
Lot 1 (Large Lot)	51+	\$1.00 psf
Lot 2 (Small Lot)	<10	\$1.25 psf
Lot 2 (Large Lot)	10+	\$1.00 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 21 is located within the Texas Central Park, a 3700 acre master-planned park located in McLennan County. Nearby tenants include American Vault, Clayton Homes, Central Texas Iron Works, Caterpillar Work Tools, Britco Structures and more. This site also provides rail access suitable for a rail served property. Proposed improvements include a roadway, linking Mars Dr to Jewell Dr.

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 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