

FOR SALE

TEXAS CENTRAL PARK TRACT 25



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@waco-chamber.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%



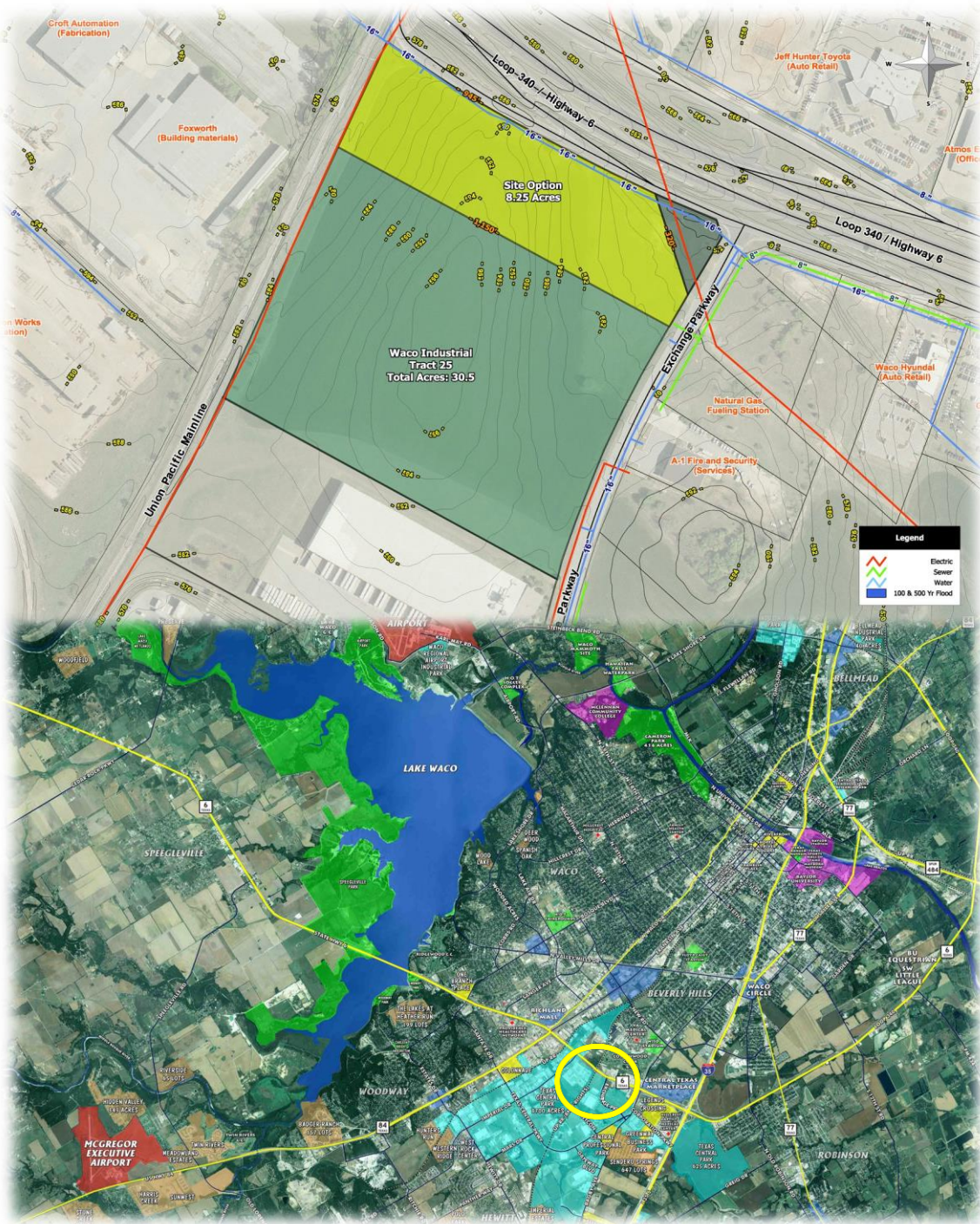
SITE DETAILS

- Commercial or Light Industrial, Not Zoned
- 30.5 acre, Master planned Tract
- Development Covenants and FTZ #246
- 12.5 KV Oncor Delivery Distribution
- 138 KV Oncor Delivery Transmission
- 4" Atmos Energy gas (HIP Main)
- 16" City of Waco Water
- 8" City of Waco Sewer
- Approximately 1,150' Loop 340 frontage
- Union Pacific Railroad / BNSF Rights
- Distance to IH 35: 1.5 miles
- Distance to Highway 84: 1.43 miles
- Dimensions: 1100' by 1135'
- High Point: 596'
- Low Point: 572'
- Slope (steepest): 3.34% (East)
- Foreign Trade Zone #246
- Double Freeport Exemption
- Discounted prices can be negotiated for qualifying companies

PRICING

Lot Number	Acres	Price
Commercial Frontage	8.25	\$5.00 psf
Industrial Site	21.6	\$2.00 psf
Lots 1 + 2	30.5	\$3.00 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 25 is located at the intersection of Highway 6/Loop 340 and Exchange Parkway. This hilltop site provides excellent highway visibility and connectivity. Nearby tenants include Polyglass, Army Air Force Exchange Services, dealerships for most major automotive brands and more. The site can be rail served, or utilized for commercial operations benefiting from highway visibility.

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 1000 acres are available for sale to meet the diverse needs of companies.

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.



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

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