

FOR SALE

TEXAS CENTRAL PARK TRACT 7



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%

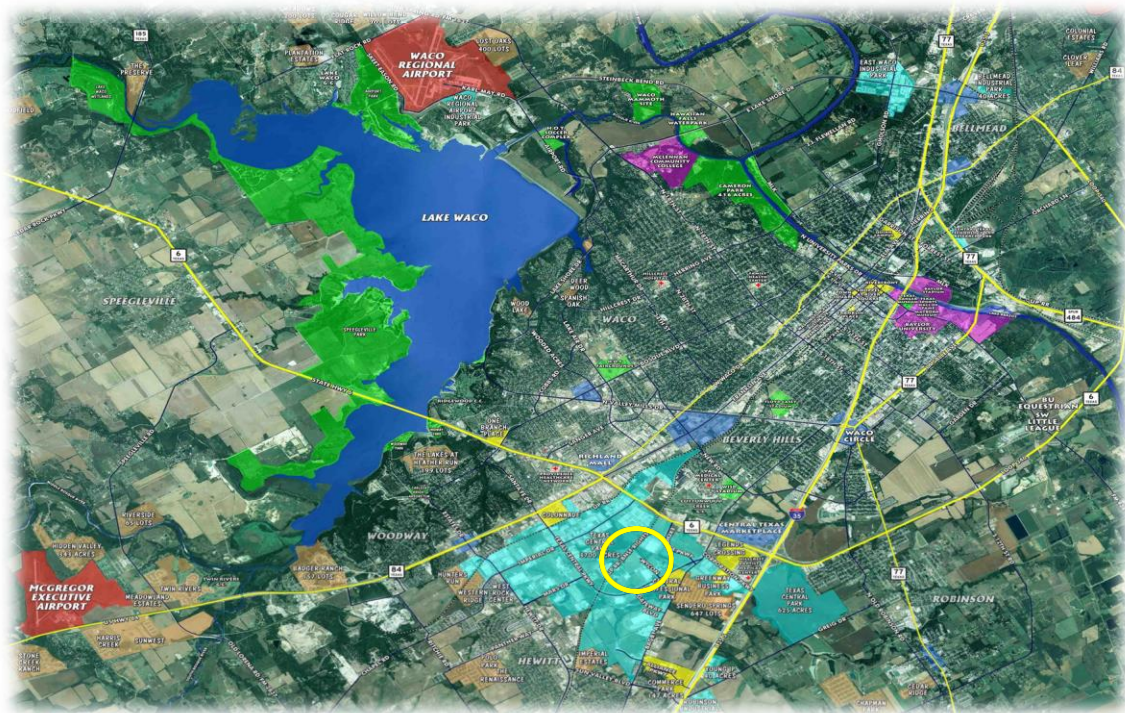
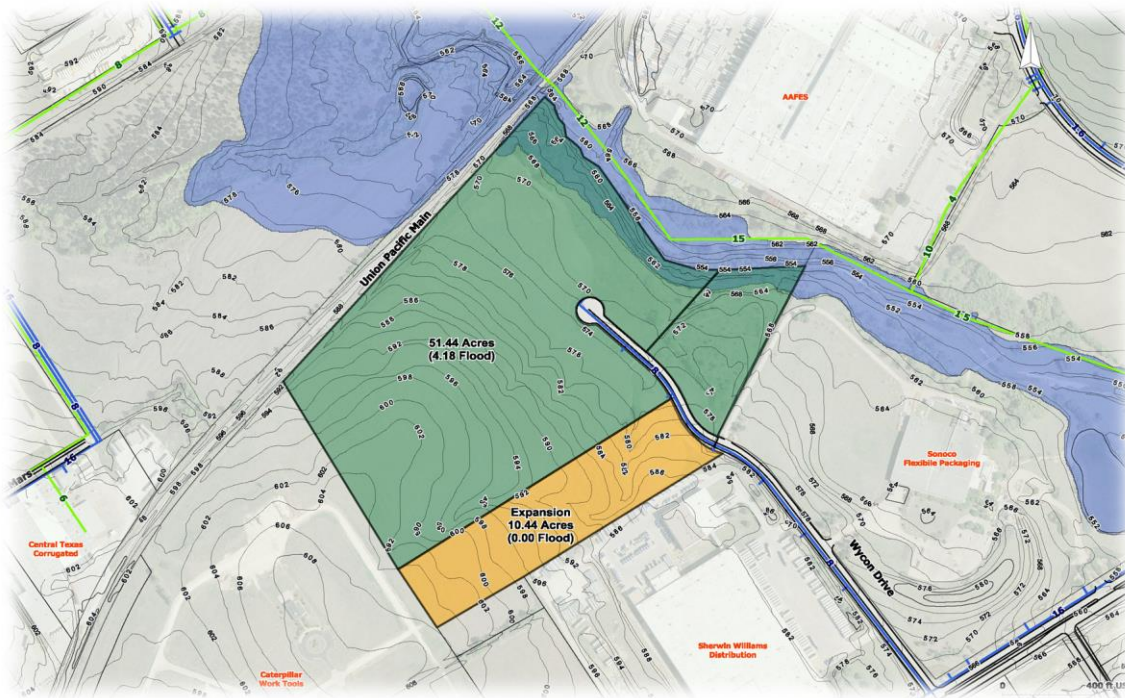
SITE DETAILS

- Industrial , Commercial and Office Sites
- Divisible 51.5 acres (up to 62 acres)
- Master-planned Subdivision
- Development Covenants
- 10.3 acre expansion lot available
- 12.5kV Oncor Electric Delivery distribution
- 138kV Oncor Electric Delivery transmission
- 4" Atmos Energy gas(~600' extension)
- 8" City of Waco Water
- 12-15" City of Waco Sewer
- Union Pacific Railroad / BNSF Rights Class A Mainline (Western Boundary)
- Distance to Interstate 35: 2.5 miles
- Distance to Highway 84: 3 miles
- Distance to Highway 6/Loop340: 1.7 miles
- Dimensions: 957' by 1745' (North)
- Slope: 2.2%
- Double Freeport Exemption
- Incentive pricing available for qualified businesses

PRICING

Lot Number	Acres	Price
All Lot Configurations	51.5	\$ 1.50 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 7 is located within the Texas Central Park, a 3700 acre master-planned park located in McLennan County. Nearby tenants include Sherwin Williams, Sonoco Flexible Packaging, Coca Cola North America, Caterpillar Work Tools, the Central Professional Park, and more. Additionally, this site provides rail siding suitable for a rail-served site.

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.

FOR MORE INFORMATION: WACOPROSPECTOR.COM



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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



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.