For Sale

Campus Site at Texas Central Park

Site Details

- Hilltop site in Texas Central Park
- Divisible 96.3 acre site overlooking Lp340
- Master-planned subdivision
- Development covenants
- 12.5 KV Oncor Delivery distribution
- 138 KV Oncor Delivery transmission
- 6” Atmos Energy gas
- 16” City of Waco Water
- 8” City of Waco Sewer
- Visibility from Highway 6 and IH 35
- Distance to IH 35: 1.25 miles
- Distance to Highway 84: 2.5 miles
- Distance to Highway 6/Lp 340: <1 mi
- Dimensions (widest): 3050’ x 1600’
- High Point: 594’
- Low Point: 560’
- Slope (maximum): 3.4% (East)
- Foreign Trade Zone #246
- Double Freeport Exemption

Pricing

<table>
<thead>
<tr>
<th>Lot Number</th>
<th>Acres</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Acreage</td>
<td>96.3</td>
<td>$2.00/sq. ft.</td>
</tr>
<tr>
<td>Small Lots</td>
<td>15-30</td>
<td>$3.50/sq. ft.</td>
</tr>
<tr>
<td>Large Lots</td>
<td>31-45</td>
<td>$3.00/sq. ft.</td>
</tr>
</tbody>
</table>

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.
The Campus Site is a tract within the Texas Central Park, a 3700 acre master-planned park located in McLennan County. Nearby tenants include PolyGlass, AAFES, Wardlaw Claims, Coca Cola, Caterpillar, Domtar, and more. Additionally, nearby properties are targeting professional services, with this specific site best suited to (and therefore referred to as) a campus development. Internal roadways for a multi-lot option are viable, and could qualify for funding assistance from the landowner.

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

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.