For Sale
Gateway at Texas Central Park

SITE DETAILS
- 4 to 300+ acre sites for light industry/logistics
- 680 acre subdivision with configurable lots
- Master-planned Business Park, Heavy Utilities
- Union Pacific Rail / BNSF Rights Class A Mainline (Green Line—capacity remaining)
- 12.5 KV Oncor Delivery distribution (multiple)
- 2x 138 KV Oncor Delivery transmission
- 6" Amos Energy gas
- 8-16" City of Waco Water
- 8-27" City of Waco Sewer
- Distance to IH 35: 1 mile
- Distance to Highway 6/Loop340: 2 miles
- Dimensions (widest): 6750’ by 4750’
- Protective Covenants
- Double Freeport Exemption
- Tenants: Caterpillar Logistics, Domtar, Brazos Electric
- Incentive pricing available for qualified businesses
- Highway frontage lots <3 acres will have a $2.50 psf asking price

PRICING

<table>
<thead>
<tr>
<th>Lot</th>
<th>Area (ac)</th>
<th>Price (psf)</th>
<th>Total Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 6</td>
<td>3.95</td>
<td>$1.50</td>
<td>$5.88</td>
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<td>Lot 7</td>
<td>3.81</td>
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<td>Lot 8</td>
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<td>$1.50</td>
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<td>Lot 12</td>
<td></td>
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<tr>
<td>Lot 13</td>
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*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.*

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/Construction: 6%
- Financial Activities: 5%
- Information: 1%
- Other Services: 3%
The Gateway Business Park is a development within the Texas Central Park, a 3700 acre master-planned park located in McLennan County. Nearby tenants include Caterpillar, AHP, Brazos Electric, Glazers, Sherwin Williams, and more. Additionally, this property has been identified for Class A/B Industrial construction for a broad range of uses, including manufacturing, distribution, and related professional services.

Texas Central Park is situated south-west of the intersection of Interstate 35 and Texas Highway 6. The Park is home to over 88 tenants, 9,700 employees and 12,050,000 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

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.