For Sale
Texas Central Park tract 21

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

<table>
<thead>
<tr>
<th>Lot Number</th>
<th>Acres</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1 (Small Lot)</td>
<td>10-30</td>
<td>$1.25 psf</td>
</tr>
<tr>
<td>Lot 1 (Medium Lot)</td>
<td>31-50</td>
<td>$1.15 psf</td>
</tr>
<tr>
<td>Lot 1 (Large Lot)</td>
<td>51+</td>
<td>$1.00 psf</td>
</tr>
<tr>
<td>Lot 2 (Small Lot)</td>
<td>&lt;10</td>
<td>$1.25 psf</td>
</tr>
<tr>
<td>Lot 2 (Large Lot)</td>
<td>10+</td>
<td>$1.00 psf</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.
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

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.