**SITE DETAILS**

- Commercial site, zoned M-2
- 16.57 acres, estimated 6 buildable acres (FEMA LOMR Underway)
- 12.5 KV Oncor Delivery
- 12” Atmos Energy gas available
- 10” City of Waco Water
- 10-24” City of Waco Sewer
- Distance to IH 35: 2.68 mi
- Distance to Highway 84: 0.8 mi
- Highway 6/Loop 340 frontage
- Dimensions (widest): 1240’ x 570’
- High Point: 574’
- Low Point: 558’
- Slope (steepest): 1.35% (South)
- Triple Freeport Exemption

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**PRICING**

<table>
<thead>
<tr>
<th>Lot Number</th>
<th>Acres</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1 (All Acreage)</td>
<td>16.57</td>
<td>$2.00 psf</td>
</tr>
<tr>
<td>Lot 1 (Buildable Only)</td>
<td>5.9</td>
<td>$6.00 psf</td>
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</tbody>
</table>

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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.
Waco Industrial Foundation Tract 22 is located on Highway 6, Loop 340 and provides excellent Highway visibility and connectivity. Nearby tenants include Romark Logistics, NYK Logistics, and more. Additionally, the site provides access to triple freeport exemption on qualifying inventory.

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.