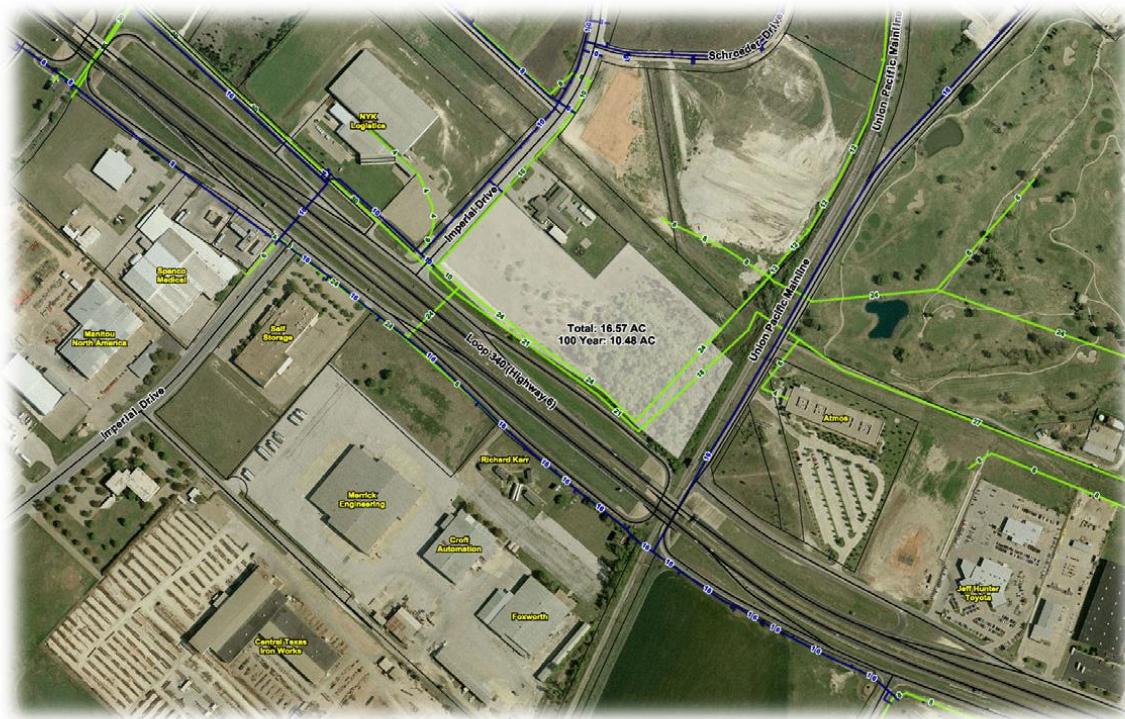


# FOR SALE

## TRACT 22 IN TEXAS CENTRAL PARK



**GREATER  
WACO  
CHAMBER™**

WacoChamber.com

**Kristina Collins**  
Senior Vice President  
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Waco, TX 76701

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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%

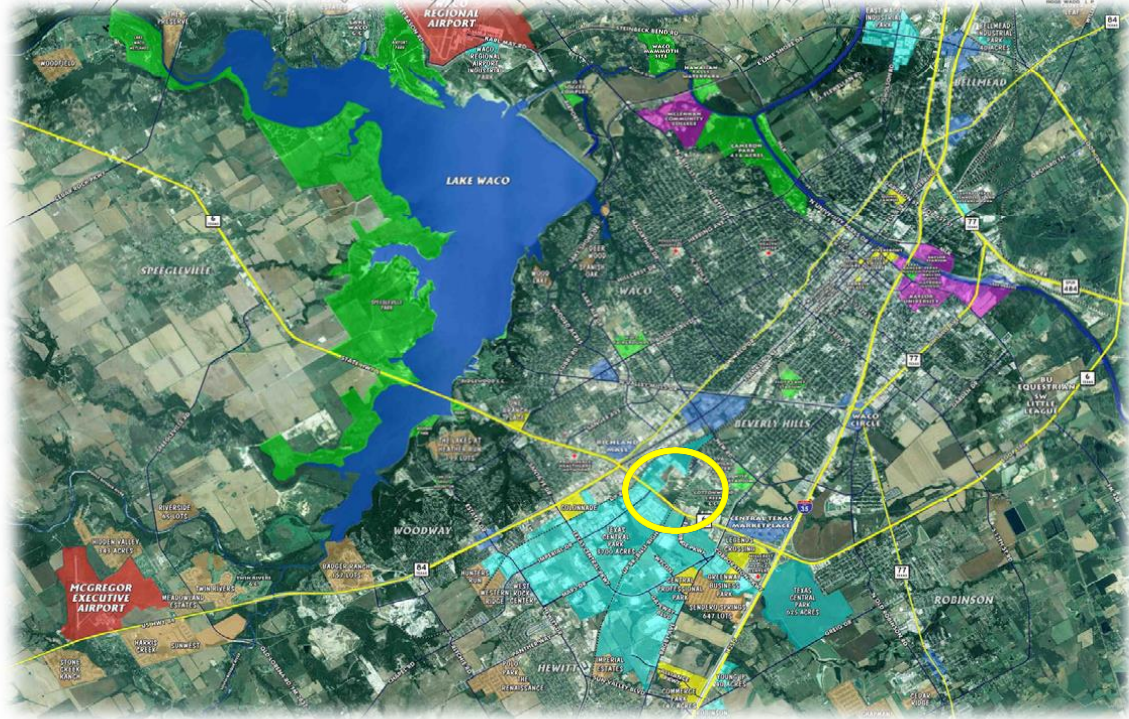
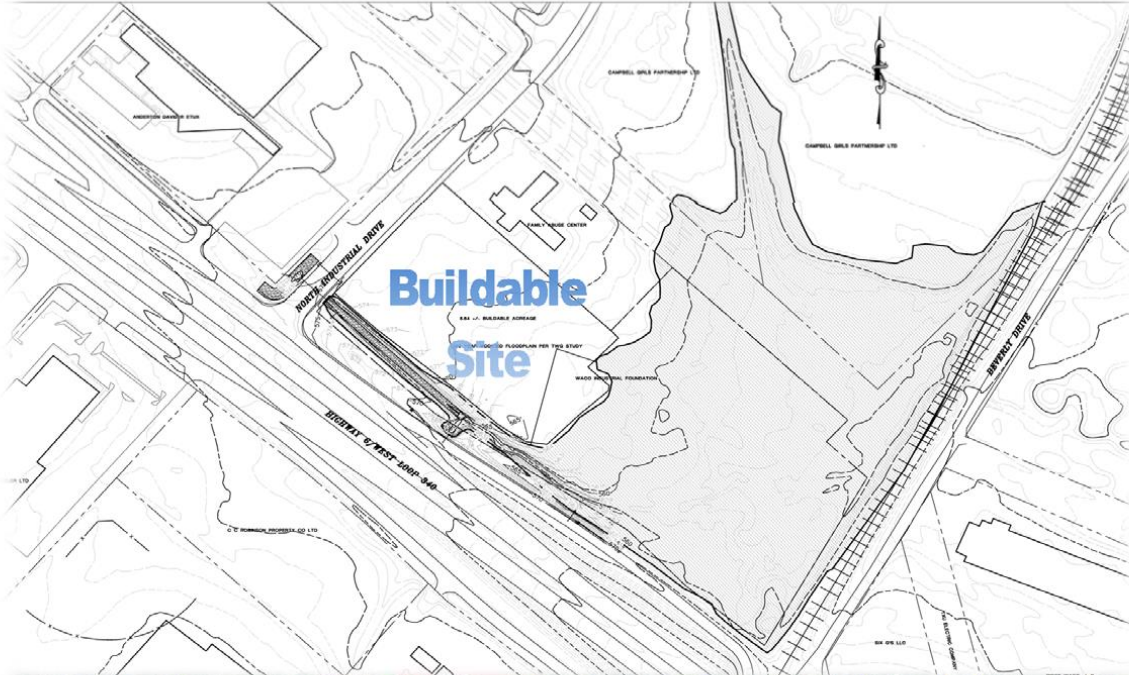
### SITE DETAILS

- 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

### PRICING

Lot Number	Acres	Price
Lot 1 (All Acreage)	16.57	\$ 2.00 psf
Lot 1 (Buildable Only)	5.9	\$ 6.00 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 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](http://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.